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B.A.LL.B.

ADVOCATE HIGH COURT

Off:
BAGUL NIWAS
Bk.No.147, R.No.1,
Tejumal Chakki Road,
Ulhasnagar – 421001,
Dist.Thane (Maharashtra)

Resi: AMBER PRIT C.H.S., "A" Wing, 3rd Floor, Room No.304, Kachore Gaon, Near Patri Pool, Kalyan (E) – 421201, Dist.Thane (Maharashtra) Mb:9422491672

Date:20/03/2024

To,
MahaRERA,
Mumbai.

LEGAL SEARCH REPORT

Sub:Search Report with regard to the land bearing (a) Gut / Hissa No.240, Khata No.2671, adm. 22.17 Gunthas and (b) Gut / Hissa No.240, Khata No.2671, Adm. 21 Gunthas, lying & being situated at Mauje: Vangini, Tal:Ambernath, Dist.Thane (Maharashtra) – hereinafter referred as "said Plot of Lands".

A) I have investigated the title of the said plot on the request of M/s.Satyashiv Builders & Developers NX, a partnership firm of Kaylan with following documents i.e.:

i) Description of the Property:

All that piece and parcel of Non-agricultral land bearing (a) Gut / Hissa No.240, Khata No.2671, adm. 22.17 Gunthas and (b) Gut / Hissa No.240, Khata No.2671, Adm. 21 Gunthas, lying & being situated at Mauje: Vangini, Tal:Ambernath, Dist.Thane (Maharashtra) Mauje:Vangini, Tal:Ambernath, Dist.Thane (Maharashtra) within the jurisdiction of

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the Hon'ble Sub-Registrar of Ambernath (hereinafter referred to as the **'said plots'**).

ii) **The documents of Allotment of Plot:**

a) Registered Development Agreement dated 23/08/2022, registered in the office of the Sub-Registrar, Ulhasnagar at Serial No.7368/2022 pertaining to the above described land property between (1)Smt.Rashmi Ramesh Shelar, (2) Shri Rahul Ramesh Shelar, (3) Shri Rohan Ramesh Shelar, (4) Smt.Kavita Sandip Pawar and (5) Smt.Kamini Manoj Patil being the owners on one side and M/s.Satyashiv Builders & Developers NX, through their partners (1) Shri Umesh Ashok Jadhav, (2) Smt.Darshana Umesh Jadhav, (3) Miss.Jhanvi Umesh Jadhav, (4) Smt.Yogita Mukesh Jadhav, (5) Shri Satyam Mukesh Jadhav, (6) Shri Shivam Mukesh Jadhav, (7) Shri Hemant Arun Sangle, (8) Smt.Swati Hemant Sangle, (9) Shri Sachin Arun Sangle, (10) Shri Yogesh Madhav Katkade, (11) Smt.Rupali Yogesh Katkade and (12) Shri Sandeep Madhav Katkade being the Builders & Developers.

b) Registered Power of Attorney dated 23/08/2022, registered in the office of the Sub-Registrar, Ulhasnagar at Serial No.7369/2022 pertaining to the above described land property granted and executed by (1)Smt.Rashmi Ramesh Shelar, (2) Shri Rahul Ramesh Shelar, (3) Shri Rohan Ramesh Shelar, (4) Smt.Kavita Sandip Pawar and (5) Smt.Kamini Manoj Patil in favour of M/s.Satyashiv Builders & Developers NX, through their partners (1) Shri Umesh Ashok Jadhav, (2) Shri Satyam Mukesh Jadhav, (3) Shri Hemant Arun Sangle and (4) Shri Sachin Arun Sangle, the Attorney Holders.

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c) Registered Agreement for Sale dated 24/08/2022, registered in the office of the Sub-Registrar, Ulhasnagar at Serial No.7379/2022 pertaining to the above described land property between (1) (1)Smt.Rashmi Ramesh Shelar, (2) Shri Rahul Ramesh Shelar, (3) Shri Rohan Ramesh Shelar, (4) Smt.Kavita Sandip Pawar and (5) Smt.Kamini Manoj Patil being the owners on one side and M/s.Satyashiv Builders & Developers NX, through their partners (1) Shri Umesh Ashok Jadhav, (2) Smt.Darshana Umesh Jadhav, (3) Miss.Jhanvi Umesh Jadhav, (4) Smt.Yogita Mukesh Jadhav, (5) Shri Satyam Mukesh Jadhav, (6) Shri Shivam Mukesh Jadhav, (7) Shri Hemant Arun Sangle, (8) Smt.Swati Hemant Sangle, (9) Shri Sachin Arun Sangle, (10) Shri Yogesh Madhav Katkade, (11) Smt.Rupali Yogesh Katkade and (12) Shri Sandeep Madhav Katkade being the Purchasers.

iii) Revenue Record:

7/12 extract relating to above described land property.

iv) Search Report:

Search Report for 30 years dated 19/03/2024.

A) Owners of the Land:

Sr.No.	Name of Owner	Gut / Hissa No.	Khata No.	Area
1.	M/s.Satyashiv Builders & Developers NX A partnership Firm	240	2671	22.17 Gunthas

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2.	M/s.Satyashiv Builders & Developers NX A partnership Firm	240	2671	21.00 Gunthas

B) Transaction of the Year 2018

Agreement of Sale

Given Area : 0-40-0

Vendors: (1) Shri Namdev Dashrath Shelar & (2) Smt.Anubai Ramchandra Khapre,

Purchasers: (1) Shri Umesh Ashok Jadhav, (2) Smt.Darshana Umesh Jadhav, (3) Miss.Janvhi Umesh Jadhav, (4) Smt.Yogita Mukesh Jadhav, (5) Shri Satyam Mukesh Jadhav, (6) Shri Shivam Mukesh Jadhav, (7) Shri Hemant Arun Sangle, (8) Smt.Swati Hemant Sangle and (9) Shri Sachin Arun Sangle.

Date of Registration: 05/01/2018

Registration No : 152/2018

Transaction of the Year 2018

Agreement of Sale

Given Area : 0-40-0

Vendors: (1) Shri Namdev Dashrath Shelar & (2) Smt.Anubai Ramchandra Khapre,

Purchasers: (1) Shri Umesh Ashok Jadhav, (2) Smt.Darshana Umesh Jadhav, (3) Miss.Janvhi Umesh Jadhav, (4) Smt.Yogita Mukesh Jadhav, (5) Shri Satyam Mukesh Jadhav, (6) Shri Shivam Mukesh Jadhav, (7) Shri Hemant Arun

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Sangle, (8) Smt.Swati Hemant Sangle and
(9) Shri Sachin Arun Sangle.

Date of Registration: 05/10/2018
Registration No : 12919/2018

C) Transaction of the Year 2019

Agreement of Sale
Given Area : 0-06-0
Vendor: Shri Namdev Dashrath Shelar
Purchaser: Shri Shrinivas Manohar Kamat.
Date of Registration: 01/04/2019
Registration No : 4894

D) Transaction of the Year 2022

Agreement of Sale
Given Area : 0-06-7
Vendor: Shri Namdev Dashrath Shelar
Confirming Party: Shri Shrinivas Manohar Kamat
Purchasers: (1) Shri Umesh Ashok Jadhav, (2) Smt.Darshana Umesh Jadhav, (3) Miss.Janvhi Umesh Jadhav, (4) Smt.Yogita Mukesh Jadhav, (5) Shri Satyam Mukesh Jadhav, (6) Shri Shivam Mukesh Jadhav, (7) Shri Hemant Arun Sangle, (8) Smt.Swati Hemant Sangle and (9) Shri Sachin Arun Sangle.

Date of Registration: 14/01/2022
Registration No : 696

E) Transaction of the Year 2022

Development Agreement

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Given Area : 0-21-00

Owners: 1)Smt.Rashmi Ramesh Shelar, (2) Shri Rahul Ramesh Shelar, (3) Shri Rohan Ramesh Shelar, (4) Smt.Kavita Sandip Pawar and (5) Smt.Kamini Manoj Patil

Developer : M/s.Satyashiv Builders & Developers NX, through their partners (1) Shri Umesh Ashok Jadhav, (2) Smt.Darshana Umesh Jadhav, (3) Miss.Jhanvi Umesh Jadhav, (4) Smt.Yogita Mukesh Jadhav, (5) Shri Satyam Mukesh Jadhav, (6) Shri Shivam Mukesh Jadhav, (7) Shri Hemant Arun Sangle, (8) Smt.Swati Hemant Sangle, (9) Shri Sachin Arun Sangle, (10) Shri Yogesh Madhav Katkade, (11) Smt.Rupali Yogesh Katkade and (12) Shri Sandeep Madhav Katkade.

Date of Registration: 23/08/2022

Registration No : 7368

F) <u>Transaction of the Year 2022</u>

Agreement of Sale

Given Area : 0-22-17

Vendors: (1) Smt.Rashmi Ramesh Shelar, (2) Shri Rahul Ramesh Shelar, (3) Shri Rohan Ramesh Shelar, (4) Smt.Kavita Sandeep Pawar and (5) Smt.Kamini Manoj Patil.

Purchasers: (1) Shri Umesh Ashok Jadhav, (2) Smt.Darshana Umesh Jadhav, (3) Miss.Jhanvi Umesh Jadhav, (4) Smt.Yogita Mukesh Jadhav, (5) Shri Satyam Mukesh Jadhav, (6) Shri Shivam

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Mukesh Jadhav, (7) Shri Hemant Arun Sangle, (8) Smt.Swati Hemant Sangle, (9) Shri Sachin Arun Sangle, (10) Shri Yogesh Madhav Katkade, (11) Smt.Rupali Yogesh Katkade and (12) Shri Sandeep Madhav Katkade.

Date of Registration: 28/04/2022
Registration No : 7379

FLOW OF THE TITLE OF THE SAID PROPERTY

Property Description:

Land bearing (a) Gut / Hissa No.240, Khata No.2671, adm. 22.17 Gunthas and (b) Gut / Hissa No.240, Khata No.2671, Adm. 21 Gunthas, lying & being situated at Mauje: Vangini, Tal:Ambernath, Dist.Thane (Maharashtra)

That originally the abovementioned property belongs to (1) Smt.Rashmi Ramesh Shelar, (2) Shri Rahul Ramesh Shelar, (3) Shri Rohan Ramesh Shelar, (4) Smt.Kavita Sandip Pawar and (5) Smt.Kamini Manoj Patil. The said owners have granted the development rights of the abovementioned property to M/s.Satyashiv Builders & Developers NX A partnership firm and also granted the power of attorney.

The Search of the abovementioned property in the Office of the Sub-Registrar, Ambernath on 19/03/2024 from the year 1995 to 2024 vide Challan No.MH001764974202324P has been carried out by

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S.S.Mulani, Searcher, Ulhasnagar-5 and accordingly he has issued the Search Report dated 19/03/2024 for the abovementioned property. I have gone through the documents made available to me as well as aforesaid Search Report and I do not find any adverse entry against the abovementioned property.

Thus the aforesaid M/s.Satyashiv Builders & Developers NX A partnership firm have become the absolute owners of the abovementioned plot property and are in exclusive possession of the same.

On the perusal of above described documents which made available to me in sound and good conditions, I do not find any adverse entry of any kind such as mortgage, lease, lien, sale, gift, agreement for sale, or of any encumbrance with regard to the above described land property. Hence I am of the opinion that the title of the abovesaid partnership firm namely M/s.Satyashiv Builders & Developers NX in respect of abovementioned Agricultural Land property is clear and marketable and the same is free from all encumbrances.

DECLARATION BY THE OWNER/S:

The owners have made joint declaration, inter alia, affirming that (a) the original documents are in their possession and custody, (b) no documents have been deposited by them with any bank or financial institution or a private financier in consideration of any loan any other credit facility or otherwise, (c) they are in exclusive physical possession, use and occupation of the said land from the dates on which they acquired without any obstruction, hindrance or claim or demand, (d)

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there is no boundary dispute concerning the said land, (e) there is also no suit or other legal proceeding field or pending in court of law or any injunction or attachment affecting the said land or any of them, (f) the said land has been transferred to their names in the record of rights and no legal heirs had been hide/excluded by the owners of any predecessors in title.

OBSERVATIONS:

I observed that, the owners have transfer the development rights to the said land in favour of M/s.Satyashiv Builders & Developers NX, through their partners (1) Shri Umesh Ashok Jadhav, (2) Smt.Darshana Umesh Jadhav, (3) Miss.Jhanvi Umesh Jadhav, (4) Smt.Yogita Mukesh Jadhav, (5) Shri Satyam Mukesh Jadhav, (6) Shri Shivam Mukesh Jadhav, (7) Shri Hemant Arun Sangle, (8) Smt.Swati Hemant Sangle, (9) Shri Sachin Arun Sangle, (10) Shri Yogesh Madhav Katkade, (11) Smt.Rupali Yogesh Katkade and (12) Shri Sandeep Madhav Katkade by Registered Development Agreement dated 23/08/2022, registered in the office of the Sub-Registrar, Ulhasnagar at Serial No.7368/2022.

CONCLUSION:

In my opinion based on my investigation and joint declaration made by the owners, I came to the conclusion that the owners i.e. M/s.Satyashiv Builders & Developers NX have clear and marketable title of the said land subject to development rights transferred in favour of M/s.Satyashiv Builders & Developers NX, through their partners (1) Shri Umesh Ashok Jadhav, (2) Smt.Darshana Umesh Jadhav, (3) Miss.Jhanvi Umesh Jadhav, (4) Smt.Yogita Mukesh Jadhav, (5) Shri Satyam Mukesh Jadhav,

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(6) Shri Shivam Mukesh Jadhav, (7) Shri Hemant Arun Sangle, (8) Smt.Swati Hemant Sangle, (9) Shri Sachin Arun Sangle, (10) Shri Yogesh Madhav Katkade, (11) Smt.Rupali Yogesh Katkade and (12) Shri Sandeep Madhav Katkade.

Date:20/03/2024

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