

N. Mahendra & Associates

Advocates and legal advisors

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Advocate, Mumbai High Court

PANDIT COMPLEX, 102/B-WING, MANERA GAON, OPP. MORYA NAGARI,
ULHASNAGAR - 421004. TEL: 91-0251-2585127

Date- 14/02/2024

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey No. 1 Hissa No. 1/4/2, area admeasuring about 500 sq. meters Revenue Assessment Rs. 50.00 situated at Village Dwarli, Tal. Ambarnath, Dist. Thane(hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of (M/s. Shri Balaji Infra Through its Partners Shri. Tushar Baban Patil, Shri. Ganesh Jethalal Mali, Shri. Arvind Lahu Rasal, Shri. Mahavir Ramchandra Mhatre) and following documents i.e.:-

1.) Description of the Survey No. 1 Hissa No. 1/4/2, area admeasuring about 500 sq. meters Revenue Assessment Rs. 50.00 situated at Village Dwarli, Tal. Ambarnath, Dist. Thane.

2.) The documents of allotment of plot:

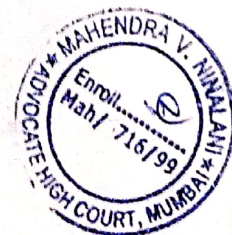
Registered Sale Deed Dated 29/01/2008:

Registered Sale Deed Between Mr. Ganesh Dattatray Rane(seller/owner) and Mr. Ghanshyam Santram Nisahd Vide Reg. No. 492/2008 dt. 29/01/2008 Area adm. 200 sq. mtrs. At Sub Registrar Ulhasnagar 421003

Registered Sale Deed Between Mr. Ganesh Dattatray Rane(seller/owner) and Mr. Lingayya Sailu Pachimatal, Mr. Rajesh Chandrayya Kasarapu Vide Reg. No. 493/2008 dt. 29/01/2008 Area adm. 500 sq. mtrs. At Sub Registrar Ulhasnagar 421003

Registered Development Agreement Dated 23/08/2023:

Registered Development Agreement between Mr. Lingayya Sailu Pachimatal, Mr. Rajesh Chandrayya Kasarapu confirming party & M/s. Shri Balaji Infra through its partner Shri. Tushar Baban Patil, Shri. Ganesh Jethalal Mali, Shri. Arvind Lahu Rasal, Shri. Mahavir Ramchandra Mhatre Vide Regn. No.11609/2023, Dated 23/08/2023 at Office of Sub Registrar Ulhasnagar 421003



Registered Power of Attorney Dated 23/08/2023:

Registered Power of Attorney between Mr. Lingayya Sailu Pachimatal, Mr. Rajesh Chandrayya Kasarapu confirming party & M/s. Shri Balaji Infra through its partner Shri. Tushar Baban Patil, Shri. Ganesh Jethalal Mali, Shri. Arvind Lahu Rasal, Shri. Mahavir Ramchandra Mhatre vide Reg. No. 11610/2023 Dated 23/08/2023 at Office of Sub Registrar Ulhasnagar 421003.

Search Report:

Search report for 30 years from 1993 till 2023 On perusal of the above mentioned documents, search taken by Shrikant Enterprises through its proprietor Shri. Shrikant J. Sirsat from Office of Sub Registrar Ulhasnagar 421003 and all other relevant documents relating to title of the said property I am of the opinion that the title of aforesaid property is clear, marketable and without any encumbrances.

Owners of Land:

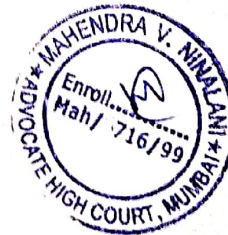
That the property Known as Survey No. 1 Hissa No. 1/4/2, area admeasuring about 500 sq. meters Revenue Assessment Rs. 50.00 situated at Village Dwarli, Tal. Ambernath, Dist. Thane belongs and owned by Mr. Lingayya Sailu Pachimatal, Mr. Rajesh Chandrayya Kasarapu.

Development rights for same are given to M/s. Shri Balaji Infra through its partner Shri. Tushar Baban Patil, Shri. Ganesh Jethalal Mali, Shri. Arvind Lahu Rasal, Shri. Mahavir Ramchandra Mhatre Vide Regn. No.11609/2023, Dated 23/08/2023 at Office of Sub Registrar Ulhasnagar 421003 also Power of Attorney is given to M/s. Shri Balaji Infra through its partner Shri. Tushar Baban Patil, Shri. Ganesh Jethalal Mali, Shri. Arvind Lahu Rasal, Shri. Mahavir Ramchandra Mhatre vide Reg. No. 11610/2023 Dated 23/08/2023 at Office of Sub Registrar Ulhasnagar 421003.

- 3.) The report reflecting the flow of the title of the M/s. Shri Balaji Infra through its partner Shri. Tushar Baban Patil, Shri. Ganesh Jethalal Mali, Shri. Arvind Lahu Rasal, Shri. Mahavir Ramchandra Mhatre on the said land is enclosed herewith as annexure.

Encl: Annexure.

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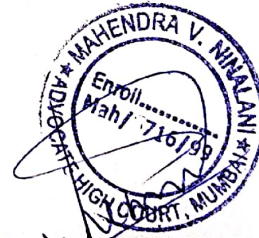
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FLOW OF THE TITLE OF THE SAID LAND.

- | | | |
|-----------------------------|---|---|
| 1) 7/12 Extract/C.T.S No. | : | Survey No. 1 Hissa No. 1/4/2, area admeasuring about 500 sq. meters Revenue Assessment Rs. 50.00 situated at Village Dwarli, Tal. Ambarnath, Dist. Thane |
| 2) Mutation Entry No. | : | Registered Sale Deed 492/2008 & 493/2008 dt. 29/01/2008
Registered Development Agreement 11609/2023 dt. 23/08/2023
Registered Power of Attorney 11610/2023 dt. 23/08/2023 |
| 3) Search report | : | from year 1993 to 2023 (30 years) |
| 4) Any other relevant title | : | No any other relevant title |
| 5) Litigations if any | : | No any litigation is pending |



Date- 14/02/2024

(Adv. Mahendra V. Nihalani)