



NILESH S. PATIL

B.Com., D.T.M., LL.M.,
ADVOCATE HIGH COURT

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FORMAT - A

(Circular:- 28/2021 dated 08/03/2021)

LEGAL TITLE REPORT

To
Maha RERA
Mumbai.

Sub:- Title clearance certificate with respect to all those pieces and parcels of land lying, being and situate at **Village Titwala**, Taluka Kalyan, District Thane bearing :

Sr. No.	Survey No.	Plot No. / Hissa No.	Area (in Sq. Meters)
1.	351	83	365.50 Sq. Meters
2.	352	84	344.00 Sq. Meters
3.	353	85	312.00 Sq. Meters
4.	190	9/A	137 Sq. Meters
5.	190	9/B	460 Sq. Meters
6.	190	10	1310 Sq. Meters
7.	190	10/B	290 Sq. Meters
8.	190	12	445.85 sq. meters out of total area of 800.00 sq. meters

within the limits of Kalyan Dombivali Municipal Corporation and within the Jurisdiction of Registration District Thane and Sub-Registration District Kalyan.

I have investigated the title of the said property on the request of **M/s. SAI GANESH ENTERPRISES**, a Partnership firm, having its Office at: A/9, Balkrushn Apartment, Ghanshyam Gupte Road, Dombivali (West) – 421 301, District Thane and have perused the following documents:



1. Description of the Property

All those pieces and parcels of land lying, being and situate at Village Titwala, Taluka Kalyan, District Thane bearing :

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within the limits of Kalyan Dombivali Municipal Corporation and within the Jurisdiction of Registration District Thane and Sub-Registration District Kalyan.

2. The Document of Allotment of Plot

- i. 7/12 extract issued by Talathi Office, Kalyan.
- ii. Relevant Mutation Entries.
- iii. Development Agreement dated 12/04/2019 registered at the Office of Sub-Registrar of Assurances at Kalyan-4 under Sr. No. 4890/2019 made and executed between Mrs. Manisha Prakash Jage as the Owner and M/s. Sai Ganesh Enterprises, a Partnership firm as the Developers, the M/s. Sai Ganesh Enterprises, a Partnership firm acquired the development rights in respect of the said land bearing Survey No. 352 (Old Survey No. 187/1 to 10 (P) + 190 /11 (P), (Plot No. 84), area 344 Sq. meters from Mrs. Manisha Prakash Jage.





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- iv. Development Agreement dated 16/04/2019 registered at the Office of Sub-Registrar of Assurances at Kalyan-4 under Sr. No. 5113/2019 made and executed between Mrs. Rohini Prakash Lele and others as the Owner and M/s. Sai Ganesh Enterprises, a Partnership firm as the Developers and M/s. Sai Ganesh Enterprises, a Partnership firm acquired the development rights in respect of said land bearing Survey No. 353 (Old Survey No. 187/1 to 10 (P) + 190 /11 (P), (Plot No. 85) area 312 sq. meters from Mrs. Rohini Prakash Lele and others.
- v. Development Agreement dated 23/05/2019 registered at the Office of Sub-Registrar of Assurances at Kalyan-4 under Sr. No. 7236/2019 dated 23/05/2019 made and executed between Mrs. Anita Nandkumar Mane as the Owner and M/s. Sai Ganesh Enterprises, a Partnership firm as the Developers, and M/s. Sai Ganesh Enterprises, a Partnership firm acquired the development rights in respect said land bearing Survey No. 351 (Old Survey No. 187/1 to 10 (P) + 190 /11 (P), (Plot No. 83) area 365.50 sq. meters from Mrs. Anita Nandkumar Mane.
- vi. Survey No. 352, Survey No. 353 and Survey No. 351 being adjacent to each other amalgamated the same and submitted Building Plans for the development of such amalgamated property with Kalyan Dombivali Municipal Corporation and Kalyan Dombivali Municipal Corporation approved the said Plans and granted Building Commencement Certificate bearing No. KDMC/TPD/BP/KD/2021-22/02 dated 19/04/2021 and the same is further revised under permission bearing No. KDMC/TPD/ BP/KD/2021-22/02/174 dated 19/07/2021.



- vii. Development Agreement dated 02/11/2021, registered at the Office of Sub-Registrar of Assurances at Kalyan-3 under Sr. No. 12340/2021 dated 02/11/2021, made and executed between Mr. Yogesh Martand Joshi and others as the Owners and Sau. Shweta Yogesh Joshi and Others as the Confirming Party and M/s. Sai Ganesh Enterprises, a Partnership firm as the Developers and M/s. Sai Ganesh Enterprises, a Partnership firm acquired the development rights in respect of said land bearing Survey No. 190, Hissa No. 9/A, 9/B, 10 and 10/B totally admeasuring 2197 Sq. meters.
- viii. The collector Thane by and under his order bearing No. MAHSUL/ T-2/ JAMINBAB/ SANAD/ SR-32/ 2022 dated 05/07/2022 has granted sanad in respect to the Non-Agricultural use of said land bearing Survey No. 190, Hissa No. 9/A, 9/B, 10 and 10/B totally admeasuring 2197 Sq. meters.
- ix. Development Agreement dated 17/03/2023 registered at the Office of Sub-Registrar of Assurances at Kalyan-2 under Sr. No. 6605/2023 dated 17/03/2023 made and executed between Mr. Anand Dattatray Jadhav as the Owner and M/s. Sai Ganesh Enterprises, a Partnership firm as the Developers, the M/s. Sai Ganesh Enterprises, a Partnership firm herein acquired the development rights in respect said land bearing Survey No. 190 Hissa No. 12, area of land admeasuring 445.85 sq. meters out of total area of 800.00 sq. meters from Mr. Anand Dattatray Jadhav.
- x. Building Permission granted by the Kalyan Dombivali Municipal Corporation bearing No.KDMC/TPD/BP/KD/2021-22/02/164 dated 27/07/2023.
- xi. Deed of Transfer of Transferable Development Rights dated 18/12/2023 registered at the Office of Sub-Registrar of Assurances at Kalyan-3 under Sr. No. 18235/2023 dated 18/12/2023 made and executed between M/s. Sai Shakti Enterprises, a partnership Firm for self and constituted attorney holder of Mr. Harishchandra Krishna Patil and others as the Owners and M/s. Sai Shakti Enterprises, a





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partnership Firm as the Vendors/Transferors and the M/s. Sai Ganesh Enterprises, a Partnership firm herein, therein called the Transferees.

xii. Revised building permission obtained from Kalyan Dombivali Municipal Corporation bearing No. KDMC/TPD/BP/KD/2021-22/02/397 dated 22/03/2024.s

xiii. Search report for 30 years from 1992 to 2021.

xiv. Search report for 4 years from 2020 till 2023.

xv. Search report for 6 years from 2019 till 2024.

2. On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property. I am of the opinion that the title of the owners in respect of the captioned property/land appears to be clear, marketable and free from reasonable doubts and encumbrances M/s. SAI GANESH ENTERPRISES, a Partnership firm, had acquired development rights in the captioned Property.

Owners of the Lands

- I) Mrs. Anita Nandkumar Mane is the owner of land bearing Survey No. 351 (Old Survey No. 187/1 to 10 (P) + 190 /11 (P), Plot No. 83) area 365.50 sq. meters of Village Titwala.
- II) Mrs. Manisha Prakash Jage is the owner of land bearing Survey No. 352 (Old Survey No. 187/1 to 10 (P) + 190 /11 (P), Plot No. 84), area 344 Sq. meters of Village Titwala.
- III) 1) Mrs. Rohini Prakash Lele 2) Mr. Prakash Govind Lele 3) Mrs. Reshma Prakash Lele are the owners of land bearing Survey No. 353 (Old Survey No. 187/1 to 10 (P) + 190 /11 (P), Plot No. 85) area 312 sq. meters of Village Titwala.



IV) 1) Mr. Yogesh Martand Joshi 2) Mr. Heramb Martand Joshi are the owners of land bearing Survey No. 190 Hissa No. 9/A, Survey No. 190 Hissa No. 9/B, 190 Hissa No. 10 and 190 Hissa No. 10/B totally admeasuring 2197 Sq. meters of Village Titwala.

V) Mr. Anand Dattatray Jadhav is the owner of land bearing Survey No. 190 Hissa No. 12, area of land admeasuring 445.85 sq. meters out of total area of 800.00 sq. meters of Village Titwala

are the Land owners of said property all those pieces and parcels of land lying, being and situate at **Village Titwala**, Taluka Kalyan, District Thane bearing :

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within the limits of Kalyan Dombivali Municipal Corporation and within the Jurisdiction of Registration District Thane and Sub-Registration District Kalyan (hereinafter called and referred as said Property).

3. The report reflecting the flow of the title of the M/s. SAI GANESH ENTERPRISES, a Partnership firm, on the said land is enclosed herewith as an annexure.

Encl. Annexure.

Date : 02/04/2024

NILESH S. PATIL
(Advocate)

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Date : 02/04/2024

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(Circular No: 28/2021 dated 08/03/2021)

FLOW OF THE TITLE OF THE SAID LAND.

1. 7/12 extracts
Survey No. 352 (Old Survey No. 187/1 to 10 (P) + 190 /11 (P),
(Plot No. 84),
Survey No. 353 (Old Survey No. 187/1 to 10 (P) + 190 /11 (P),
(Plot No. 85),
Survey No. 351 (Old Survey No. 187/1 to 10 (P) + 190 /11 (P),
(Plot No. 83),
Survey No. 190, Hissa No. 9/A,
Survey No. 190, Hissa No. 9/B,
Survey No. 190, Hissa No. 10,
Survey No. 190, Hissa No. 10/B,
Survey No. 190 Hissa No. 12.
2. Relevant Mutation Entries.
3. Development Agreement dated 12/04/2019 registered at the Office of Sub-Registrar of Assurances at Kalyan-4 under Sr. No. 4890/2019 made and executed between Mrs. Manisha Prakash Jage as the Owner and M/s. Sai Ganesh Enterprises, a Partnership firm as the Developers, the M/s. Sai Ganesh Enterprises, a Partnership firm acquired the development rights in respect of the said land bearing Survey No. 352 (Old Survey No. 187/1 to 10 (P) + 190 /11 (P), (Plot No. 84), area 344 sq. meters from Mrs. Manisha Prakash Jage.



4. Development Agreement dated 16/04/2019 registered at the Office of Sub-Registrar of Assurances at Kalyan-4 under Sr. No.5113/2019 made and executed between Mrs. Rohini Prakash Lele and others as the Owner and M/s. Sai Ganesh Enterprises, a Partnership firm as the Developers and M/s. Sai Ganesh Enterprises, a Partnership firm acquired the development rights in respect of said land bearing Survey No. 353 (Old Survey No. 187/1 to 10 (P) + 190 /11 (P), (Plot No. 85) area 312 sq. meters from Mrs. Rohini Prakash Lele and others.
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6. Survey No. 352, Survey No. 353 and Survey No. 351 being adjacent to each other amalgamated the same and submitted Building Plans for the development of such amalgamated property with Kalyan Dombivali Municipal Corporation and Kalyan Dombivali Municipal Corporation approved the said Plans and granted Building Commencement Certificate bearing No. KDMC/TPD/BP/KD/2021-22/02 dated 19/04/2021 and the same is further revised under permission bearing No. KDMC/TPD' BP/KD/2021-22/02/174 dated 19/07/2021.
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8. The collector Thane by and under his order bearing No. MAHSUL/T-2/JAMINBAB/SANAD/SR - 32/2022 dated 05/07/2022 has granted Sanad in respect to the Non-Agricultural use of said land bearing Survey No. 190, Hissa No. 9/A, 9/B, 10 and 10/B totally admeasuring 2197 Sq. meters.
9. Development Agreement dated 17/03/2023 registered at the Office of Sub-Registrar of Assurances at Kalyan-2 under Sr. No. 6605/2023 dated 17/03/2023 made and executed between Mr. Anand Dattatray Jadhav as the Owner and M/s. Sai Ganesh Enterprises, a Partnership firm as the Developers, the M/s. Sai Ganesh Enterprises, a Partnership firm herein acquired the development rights in respect said land bearing Survey No. 190 Hissa No. 12, area of land admeasuring 445.85 sq. meters out of total area of 800.00 sq. meters from Mr. Anand Dattatray Jadhav.
10. Building Permission granted by the Kalyan Dombivali Municipal Corporation bearing No. KDMC/TPD/BP/KD/2021-22/02/164 dated 27/07/2023 ;
11. Deed of Transfer of Transferable Development Rights dated 18/12/2023 registered at the Office of Sub-Registrar of Assurances at Kalyan-3 under Sr. No. 18235/2023 dated 18/12/2023 made and executed between M/s. Sai Shakti Enterprises, a partnership Firm for self and constituted attorney holder of Mr. Harishchandra Krishna Patil and others as the Owners and M/s. Sai Shakti Enterprises, a partnership Firm as the Vendors/Transferors and the M/s. Sai Ganesh Enterprises, a Partnership firm herein, therein called the Transferees.
12. Revised building permission obtained from Kalyan Dombivali Municipal Corporation bearing No. KDMC/TPD/BP/KD/2021-22/02/397 dated 22/03/2024.
13. Title Certificate dated 28/03/2023 issued by Adv. Abhishek P. Badawane.



14. Search Report dated 26/03/2021 for 30 Years from 1992 to 2021 Taken from Sub Registrar Office at Kalyan and Search report dated 02/08/2023 for 4 years from 2020 till 2023 from Sub Registrar Office at Kalyan and Search report dated 23/03/2024 for 06 years from 2019 till 2024 from Sub Registrar Office at Kalyan.
15. No other Relevant Title.
16. No Litigations.

The Present title is issued based on the revenue records, deeds and document and search report produced before me and I bear no responsibility of any act, deeds or thing which is not brought to my knowledge or is not placed before me or any fact concealed from me.

Date : 02/04/2024.



NILESH S. PATIL
(Advocate)

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