



Mrs. Poonam Phalke- Jadhav B.A.LL.B

Resi. B/105, Gangeshwar Valley, First Floor, Near Swami Samarth Math, Nandivali, Dombivali (East)

Mob: 8108200056

FORMAT - A
(Circular No.: 28/2021)

To
MAHA RERA
MUMBAI OFFICE
MUMBAI

LEGAL TITLE REPORT

Subject:- Title Clearance Certificate with respect of Property being and bearing Survey No. 59/4/L, Plot No. 12, admeasuring 4.7826, along with construction of bungalow knowns Shrinivas Nilayamas situated at Village G.B. Patharli, Taluka Kalyan, Dist Thane, and within the limits of Sub Registrar District Thane & within the jurisdiction of Registration district Thane. (hereinafter referred as the said Plot)

I have investigated the title of the said property on the request of the M/s. Nilaya Enterprises and following documents i.e. :-

1) DESCRIPTION OF THE PROPERTY

All the piece and parcel of the land bearing Survey No. 59/4/L, Plot No. 12, admeasuring 4.7826, along with construction of bungalow knowns Shrinivas Nilayam situated at Village G.B. Patharli, Taluka Kalyan, Dist Thane, and within the limits of Sub Registrar District Thane & within the jurisdiction of Registration district Thane.

2) THE DOCUMENTS OF ALLOTMENT OF PLOT

- i. Computerized 7/12 extracts of the land bearing Survey No. 59/4/L, Plot No. 12, of Village G.B. Patharli, Taluka Kalyan, Dist Thane

- ii. Copy of Development Agreement dated 15/03/2022, which is executed between Narayan Raghunath Chari & Seshadri Raghunath Chari and Nilaya Enterprises which is registered with Sub-Registrar Kalyan -4 vide Serial No. 3275/2022.
 - iii. Copy of Search Report for 31 years (i.e., from year 1994 to year 2024) dated 20/04/2024 given by Mayur Surte.
- 3) On perusal of the above mentions documents and all other relevant documents relating to title of the said Property, I am of the Opinion that, Suresh Mahadev Kokane, Ashwini Uday Kokane, Priyanvada Abhay Ranade, Arpita Amit Kelkar, Manasi Mandar Joshi are the owners of the said property and have clear, marketable and free from encumbrances and Nilaya Enterprises have the development rights of the said property as per Development Agreement dated 08/09/2022

4) OWNERS OF THE ABOVEMENTIONED LAND

Owner of the said property is Narayan Raghunath Chari & Seshadri Raghunath Chari.

5) QUALIFYING COMMENTS/REMARK

This report is given subject to the following qualifications:

- a) The present Title Opinion Certificate is issued solely on the basis of the photocopies of the documents provided by my client and Search taken at respective Registration Offices. I was not provided with any original copies of the documents and therefore I presume that the photocopies are accurate photocopies of the originals. But I do not certify about the genuines about the signatures / thumb impressions etc appearing in various documents,
- b) I do not endorse any legality of the contents of the various documents provided to me including various orders issued by Judicial / Quasi Judicial / Tribunals etc, if any.



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- c) For the purpose though I assume that various documents have been duly stamped by paying proper Stamp Duty and Registration Fees but I am not authorized to certify about its genuineness, its correctness, its adequacy etc.
- d) I have not personally verified the boundaries of the Said Land / Property / Plot and my information is solely based upon the information provided by my client.
- e) I have not independently verified the area of the Said Land / Property / Plot. The information is based upon the various documents provided and perused and therefore I do not endorse about its correctness.
- f) I have not personally visited the Land / Property / Plot nor verified possession of my client over the Said Land / Property / Plot nor am I legally authorized to do so.
- g) The present Search Report and Title Opinion Certificate do not cover Court and Revenue Offices Search
- h) The said Search Report and Title Opinion Certificate is restricted to the verifying the marketability of the Said Land / Property / Plot and shall not be treated as Legal Opinion on any Indian Laws applicable in any manner whatsoever.
- i) The said Title Opinion Certificate is exclusively issued to my client at their request and therefore shall be binding upon my client only and he/she/they shall use it for their own purpose and shall not assign to any third party without my written consent. If found to be used by any third party without my

written consent then the present Title Opinion Certificate shall be deemed to be withdrawn with immediate effect and shall not be binding upon me.

- 6) The report reflecting the Flow of the title of the owner Nilaya Enterprises on the said Land is enclosed herewith as annexure.

Encl :

Date: April 23, 2024



Adv. Poonam Phalke - Jadhav

B.A.L.L.B.

Mah / 1378 / 2008



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(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

1) Description of Property :-

All that piece and parcel of the land bearing Survey No. 59/4/L, Plot No. 12, admeasuring 4.7826, along with construction of bungalow knowns Shrinivas Nilayam situated at Village G.B. Patharli, Taluka Kalyan, Dist Thane.

2) List of documents

- i. Computerized 7/12 extracts of the land bearing Survey No. 59/4/L, Plot No. 12, of Village G.B. Patharli, Taluka Kalyan, Dist Thane.
- ii. Copy of Development Agreement dated 15/03/2022, which is executed between Narayan Raghunath Chari & Seshadri Raghunath Chari and Nilaya Enterprises which is registered with Sub-Registrar Kalyan -4 vide Serial No. 3275/2022.
- iii. Copy of Search Report for 31 years (i.e., from year 1994 to year 2024) dated 20/04/2024 given by Mayur Surte.

After perusing the documents as aforesaid I give the brief history of survey no. 59/4/L, Plot No. 12 as under:

- 1) It appears from the Mutation Entry No.1384 dated 16/03/1964, it is recorded that Raghunath Chari Shevachari Kandal had purchased the captioned property from Sitaram Narayan Nevalkar and Ushabai

Sitaram Nevalkar vide Sale Deed dated 21/07/1972 and name of Raghunath Chari & Sheshachari were entered on 7/12 extract of the said property.

- 2) It appears from the Mutation Entry No. 2008 dated 21/07/1972 was entered on account of the enforcement of enactment of weight and measurement (Enforcement) Act, 1957 and Indian Coinage Act, 1957.
- 3) It appears from the Mutation Entry No. 5725 dated 04/12/2019 that as per order of Tahasildar, Kalyan bearing an order No. 155/durusti manyata/26/2019/2019 dated 03/12/2019 to correct original area of the 7/12 extract and accordingly following corrections was made :

Survey No.	Area as per 7/12	Pot kharabha	NA Area	Aaka rani	Area of possessors
59/4/L	Jirayat 0.0000 Bagayat 0.0000 Tri 0.0000 Varkas 0.0000 Other 0.0000	Po.kh. Varg -1 0.0000 Po.kh. Varg -2 0.0000	3.9465	0.13	Khata No. 10561 Name: Raghunath Chari Area: 3.9465 Aakarni :0.13 Po.kh. 0.0000

- 4) It appears from the Mutation Entry No. 5787 dated 11/03/2020 that as per order of Tahasildar, Kalyan bearing an order No. 155/durusti manyata/53/2020/2020 dated 09/03/2020 to correct original area of the 7/12 extract and accordingly following corrections was made :

Survey No.	Area as per 7/12	Pot kharabha	NA Area	Aaka rani	Area of possessors
59/4/L	Jirayat 0.0000 Bagayat 0.0000 Tri 0.0000 Varkas 0.0000 Other 0.0000	Po.kh. Varg -1 0.0000 Po.kh. Varg -2 0.0000	4.7826	0.13	Khata No. 10561 Name: Raghunath Chari Area: 4.7826 Aakarni :0.13 Po.kh. 0.0000



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5) It appears from the mutation entry No. 5862 dated 12/02/2021, it is recorded that, on death of Raghunath Chari Shevachari Kandal on 04/02/2007 the name of his legal heirs 1) K.S. Shakunthala (since deceased), 2) Narayan Raghunath Chari, 3) Seshadri Raghunath Chari, 4) K.T. Vijayalaxmi, 5) K.T. Padmavati, 6) Shrilaxmi Sharma are only the legal heirs, andwhereas by last testamentary Will of Raghunath Chari Shevachari Kandal dated 31/12/2004 executed and registered under Serial No. KLN-4-5256/2004 with the office of the Sub-Registrar of Assurance at Kalyan, according to said Will the captioned property has been transferred to 1) Narayan Raghunath Chari, 2) Seshadri Raghunath Chari and their names are entered on the 7/12 extract of the property.

6) It appears from the Mutation entry No. 6193 dated 27/06/2023 that as per Order of Tahasildar, Kalyan bearing an order No. Mahasul/hakkanond-1/Te-10/kavi-1060/2023 dated 20/06/2023 7/12 extract has been change and the following new changes have been made as under

Old	New
Survey No.	Survey No
59/4/L	59/4/L/Plot No. 12

7) Whereas by a Development Agreement dated 15/03/2022 made between M/s. Nilaya Enterprises of One Part and Narayan Raghunath Chari & Seshadri Raghunath Chari of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLN-4- 3275 of 2022 on 15/03/2022, In the said manner M/s, Nilaya Enterprises acquired Development Rights of the said Land by following all procedure prescribed by law.

8) Litigations if any.

No litigation about the said property is pending as per the information submitted by the owner in respect of the said property between the land owners and others in the local jurisdiction court at Kalyan, Dist Thane.

9) Search report:-

I have seen Search Report caused by Mayur Surte against the said property from the year 1994-2023 vide receipt no 12047 dated 14/07/2023 & for the year 2023-2024 vide receipt no 5967 dated 16/04/2024. The search was caused in the office of the Sub Registrar Kalyan1-5. In addition to the documents provided and the available entries in search report no entry is found encumbering the said property.

DATE JUNE 01, 2024

Phalke

Adv. Poonam Phalke - Jadhav
BALLB

Mah / 1378 / 2008