

GURUNATH H. MHATRE

Advocate High Court

At-, Tal 203, B wing Mahahalaxmi Appt., Cherpoli, Shahapur, Dist. Thane – 421 601

* Mo. 09226225266/ 08551925266

Email- advgmhatre@gmail.com

FORMAT – A
(Circular No. 28/2021)

To

MahaRERA

Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land bearing Survey No. 133/7 area admeasuring 0-34-10 (H-R-P), situated at Village Vasind, Taluka Shahapur, District Thane. (herein after referred as “said Land”)

I have investigated the title of the said Land on the request of **Mr. Dattatray Shankar Thakare** and following documents i.e.:-

(i) Description of the property. :-

(i-a) The piece and parcel of Agricultural land bearing Survey No. 133/7 area admeasuring 0-34-10 (H-R-P), situated at Village Vasind, Taluka Shahapur, District Thane.

(ii) The documents of Allotment of land :-

(ii-a) Sale Deed dated 18/04/2019 vide registration no 1697/2019

(ii-b) Development Agreement Dated 20/12/2021 vide Registration No. 5678/2021 and Power of Attorney Registration No. 5679/2021

(ii-c) Development Agreement Dated 18/04/2023 vide Registration No. 1759/2023, 1761/2023 and 1763/2023, Power of Attorney Registration No. 1760/2023, 1762/2023 and 1764/2023

(ii-d) Lease Deed dated 17/01/2024 vide registration no 238/2024

(iii) Revenue Record:-



GURUNATH H. MHATRE

Advocate High Court

At-, Tal 203, B wing Mahahalaxmi Appt., Cherpoli, Shahapur, Dist. Thane – 421 601

* Mo. 09226225266/ 08551925266

Email- advgmhatre@gmail.com

The copy of 7/12 extract issued by Talathi saja Vasind, Tal. Shahpaur, Dist Thane. And Mutation Entry No. 250, 477, 479, 734, 1019, 1215, 1324, 2361, 2944, 3245, 5934 and 6067

(iv) Search Report:-

Search Report for 30 years from 1995 till 2024

(A) Owners of the land :-

Sr. No.	Name of Owner/s	Survey Nos.	Area (H-R-P)
1.	Ashok Keshav Khare	133/7	(0-28-10)
2.	1) Karuna Mahesh Vishe 2) Jayaram Kathod Chavan 3) Vidya Vidur Bhare	133/7	(0-06-00)

The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl. Annexure

Date : 25/06/2024



(Stamp and Sing)

GURUNATH H. MHATRE
Advocate High Court
Add: 203, Mahalaxmi Appt., Cherpoli,
Tal. Shahapur, Dist. Thane - 421 601

GURUNATH H. MHATRE

Advocate High Court

At-, Tal 203, B wing Mahahalaxmi Appt., Cherpoli, Shahapur, Dist. Thane – 421 601

* Mo. 09226225266/ 08551925266

Email- advgmhatre@gmail.com

FORMAT – A (Circular No. 28/2021)

FLOW OF THE TITLE REPORT OF THE SAID LAND.

Property : The piece and parcel of Agricultural land bearing Survey No. 133/7 area admeasuring 0-34-10 (H-R-P), situated at Village Vasind, Taluka Shahapur, District Thane is on Dated 06/08/2023.

(a) Revenue Records: Mutation Entry

(a-i) It is revealed from Mutation Entry No. 477 Dated 18/12/1945 of Village - Vasind, Talathi Saja Vasind, Taluka -Shahapur , Dist - Thane that it is in respect of land bearing Survey No. 133 Hissa No. 7. It's reveal that That Mr. Giridhar Dharamchand Gujar has expired On 05/09/1944 and has left behind following legal heirs:

Sr. No.	Name	Relation
1.	Vasantbaai Giridhar Gujar	Wife

(a-ii) It is revealed from Mutation Entry No. 413 Dated 28/05/1941 of Village - Vasind, Talathi Saja Vasind, Taluka -Shahapur , Dist - Thane that it is in respect of land bearing Survey No. 74 Hissa No 2. It's reveal that Mrs. Vsadntbai Giridhar Gujar has Donet the land bearing Survey No. 133 Hissa No 7 vide Gift Deed for Mrs. Jijabai Hemchand Gujar.

(a-iii) It is revealed from Mutation Entry No. 734 Dated 01/03/1958 of Village - Vasind, Talathi Saja Vasind, Taluka -Shahapur , Dist - Thane that it is in respect of land bearing Survey No. 133 Hissa No. 7. It's reveal that That Mrs. Jijabai Hemchand Gujar has expired On 15/10/1953 and has left behind following legal heirs:

Sr. No.	Name	Relation
1.	Rasiklal Hemchand Gujar Ramanlal Hemchand Gujar Danyakumar Hemchand Gujar	Son



GURUNATH H. MHATRE

Advocate High Court

At-, Tal 203, B wing Mahalaxmi Appt., Cherpoli, Shahapur, Dist. Thane – 421 601

* Mo. 09226225266/ 08551925266

Email- advgmhatre@gmail.com

- (a-iv) It is revealed from Mutation Entry No. 1019 Dated 10/04/1967 of Village - Vasind, Talathi Saja Vasind, Taluka -Shahapur , Dist - Thane that it is in respect of land bearing Survey No. 133 Hissa No 7. It's reveal that Mr. Shravan Nago Gaikawad has purchased the land bearing Survey No. 133/7 vide Order no. हुक्म नं. ४५/ता. ३०/०९/१९६६ Additional Mamaledar Shahapur from Mr. Rasikral Hemchand Gujar and others.
- (a-v) It is revealed from Mutation Entry No. 1215 Dated 26/12/1970 of Village - Vasind, Talathi Saja Vasind, Taluka -Shahapur , Dist - Thane that it is in respect of land bearing Survey No. 133 Hissa No 7. It's reveal that Hindrajsthan Housing Corporation through proprietor Mr. Kisanchand Jethanand Ramnani and Ramchandra Gulumal Sachadev has purchased the land bearing Survey No. 133/7 vide Sale Deed Dated 02/02/1967 from Mr. Shravan Nago Gaikawad.
- (a-vi) It is revealed from Mutation Entry No. 2361 Dated 17/12/1984 of Village - Vasind, Talathi Saja Vasind, Taluka -Shahapur , Dist - Thane that it is in respect of land bearing Survey No. 133 Hissa No 7. It's reveal that Manohar M. Paretkar and Sulabha Manohar Paretkar has purchased the land bearing Survey No. 133/7 vide Sale Deed dated 26/06/1984 from Hindrajsthan Housing Corporation through proprietor Mr. Kisanchand Jethanand Ramnani and Ramchandra Gulumal Sachadev.
- (a-vii) It is revealed from Mutation Entry No. 2944 Dated 14/08/1991 of Village - Vasind, Talathi Saja Vasind, Taluka -Shahapur , Dist - Thane that it is in respect of land bearing Survey No. 133 Hissa No 7. It's reveal that Mrs. Hirabai Keshav Khare has purchased the land bearing Survey No. 133/7 vide Sale Deed dated 11/01/1990 from Manohar M. Paretkar and Sulabha Manohar Paretkar
- (a-viii) It is revealed from Mutation Entry No. 5934 Dated 25/04/2018 of Village - Vasind, Talathi Saja Vasind, Taluka -Shahapur , Dist - Thane that it is in respect of land bearing Survey No. 133 Hissa No 7. It's reveal that Mrs. Hirabai Keshav Khare has Donate the land bearing Survey No. 133 Hissa No 7 vide Gift Deed no. 5595/2015 dated 30/11/2015 for Mr. Keshav Rambhau Khare and Ashok Keshav Khare.
- (a-ix) It is revealed from Mutation Entry No. 6067 Dated 29/05/2019 of Village - Vasind, Talathi Saja Vasind, Taluka -Shahapur , Dist - Thane that it is in respect of land bearing Survey No. 133 Hissa No 7. It's reveal that Karuna Mahesh Vishe, Jayaram Kathod Chavan and Vidya Vidur Bhere has purchased the land bearing Survey No. 133/7 vide Sale Deed no. 1697/2019 dated 18/04/2019 from Ashok Keshav Khare.

(b) Search in the office of Sub-Registrar's:



GURUNATH H. MHATRE

Advocate High Court

At-, Tal 203, B wing Mahahalaxmi Appt., Cherpoli, Shahapur, Dist. Thane – 421 601

* Mo. 09226225266/ 08551925266

Email- advgmhatre@gmail.com

I have perused a search report which is prepared after conducting thorough search in the office of Sub-Registrar of assurance Shahapur over its official website whereby I observed that-

- (b-1) There is 1st entry of Gift Deed in the year 2015, which reveals that Gift Deed was executed and registered by and between Hirabai Keshav Khare as Donor on 1st part And Ashok Keshav Khare as Purchaser on other Part-2 and Mra. Keshav Rambhau Khare as Confirming Party And registered with Sub – Registrar of Assurances at Shahpaur under Serial No. 5595/2015.
- (b-2) There is 2nd entry of Sale Deed in the year 2019, which reveals that Sale Deed was executed and registered by and between Ashok Keshav Khare as Vendors on 1st part And Karuna Mahesh Vishe, Jayaram Kathod Chavan and Vidya Vidur Bhare as Purchaser on other Part-2. And registered with Sub – Registrar of Assurances at Shahpaur under Serial No. 1697/2019.
- (b-3) There is 3rd entry of Development Agreement in the year 2023, which reveals that Development Agreement was executed and registered by and between Ashok Keshav Khare as Vendors on 1st part And M/s Shivshambho Construction through Partner Mr. Dattatray Shankar Thakare and Mr. Sumit Kaluram Vishe as Developer on other Part. The development rights to the said land has been transferred to Promoter/Developers. And registered with Sub – Registrar of Assurances at Shahpaur under Serial No. 5678/2021
- (b-4) There is 4th entry of Power Of Attorney in the year 2023, which reveals that Development Agreement was executed and registered by and between Ashok Keshav Khare as Assignee on 1st part And M/s Shivshambho Construction through Partner Mr. Dattatray Shankar Thakare and Mr. Sumit Kaluram Vishe as Assigner on other Part. And registered with Sub – Registrar of Assurances at shahapur under Serial No. 5679/2021
- (b-5) There is 5th entry of Development Agreement in the year 2023, which reveals that Development Agreement was executed and registered by and between jayaram Kathod Chavan as Vendors on 1st part And M/s Shivshambho Construction through Partner Mr. Dattatray Shankar Thakare and Mr. Sumit Kaluram Vishe as Developer on other Part. The development rights to the said land has been transferred to Promoter/Developers. And registered with Sub – Registrar of Assurances at Shahpaur under Serial No. 1759/2023
- (b-6) There is 6th entry of Power Of Attorney in the year 2023, which reveals that Development Agreement was executed and registered by and between Mr. jayaram



GURUNATH H. MHATRE

Advocate High Court

At-, Tal 203, B wing Mhalaxmi Appt., Cherpoli, Shahapur, Dist. Thane – 421 601

* Mo. 09226225266/ 08551925266

Email- advgmhatre@gmail.com

Kathod Chavan as Assignee on 1st part And M/s Shivshambho Construction through Partner Mr. Dattatray Shankar Thakare and Mr. Sumit Kaluram Vishe as Assigner on other Part. And registered with Sub – Registrar of Assurances at shahapur under Serial No. 1760/2023

(b-7) There is 7th entry of Development Agreement in the year 2023, which reveals that Development Agreement was executed and registered by and between Mrs. Vidya vidur Bhare as Vendors on 1st part And M/s Shivshambho Construction through Partner Mr. Dattatray Shankar Thakare and Mr. Sumit Kaluram Vishe as Developer on other Part. The development rights to the said land has been transferred to Promoter/Developers. And registered with Sub – Registrar of Assurances at Shahpur under Serial No. 1761/2023

(b-8) There is 8th entry of Power Of Attorney in the year 2023, which reveals that Development Agreement was executed and registered by and between Mrs. Vidya Vidur Bhare as Assignee on 1st part And M/s Shivshambho Construction through Partner Mr. Dattatray Shankar Thakare and Mr. Sumit Kaluram Vishe as Assigner on other Part. And registered with Sub – Registrar of Assurances at shahapur under Serial No. 1762/2023

(b-9) There is 9th entry of Development Agreement in the year 2023, which reveals that Development Agreement was executed and registered by and between Mrs. Karuna Mahesh Vishe as Vendors on 1st part And M/s Shivshambho Construction through Partner Mr. Dattatray Shankar Thakare and Mr. Sumit Kaluram Vishe as Developer on other Part. The development rights to the said land has been transferred to Promoter/Developers. And registered with Sub – Registrar of Assurances at Shahpur under Serial No. 1763/2023

(b-10) There is 10th entry of Power Of Attorney in the year 2023, which reveals that Development Agreement was executed and registered by and between Mrs. Karuna Mahesh Vishe as Assignee on 1st part And M/s Shivshambho Construction through Partner Mr. Dattatray Shankar Thakare and Mr. Sumit Kaluram Vishe as Assigner on other Part. And registered with Sub – Registrar of Assurances at shahapur under Serial No. 1764/2023

(b-11) There is 11th entry of Lease Deed in the year 2024, for Survey no 133 area adm. 25.00 sq.mt. which reveals that Lease Deed was executed and registered by and between Mr. Ashok Keshav Khare, Karuna Mahesh Vishe, Jayaram Kathod Chavan, Vidya Vidur Bhare through it's Power of Attorney holder Mr. Sumit Kaluram Vishe sa a Lessors on 1st part And Maharashtra State Electricity Distribution Company Ltd through Vivie Madhukarrao Singalvar as Lessee on other Part. And registered with Sub – Registrar of Assurances at shahapur under Serial No. 238/2024.



GURUNATH H. MHATRE

Advocate High Court

At-, Tal 203, B wing Mahahalaxmi Appt., Cherpoli, Shahapur, Dist. Thane – 421 601

* Mo. 09226225266/ 08551925266

Email- advgmhatre@gmail.com

(c) 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 or 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) there is no boundary dispute concerning the said land, e) there is also no suit or other legal proceeding filed or pending in any 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.

(d) Observations:

I observed that, the owners have transferred the development rights to the said land in favour of M/s Shivshambho Construction through Partner Mr. Dattatray Shankar Thakare. And Mr. Sumit Kaluram Vishe by registered Development Agreement no. 5678/2021, dated 20/12/2021 and Development Agreement no. 1759/2023, 1761/2023 & 1763/2023 dated 18/04/2023.

(e) Conclusion

In my opinion based on my investigation and joint declaration made by the owners, I came to conclusion that, the owners i.e Mr. Ashok Keshav Khare, Mrs. Karuna Mahesh Vishe, Mrs. Vidya Vidur Bhare and Jayaram Kathod Chavan have clear and marketable title of the said land. but subject to Development rights transferred in favour of M/s Shivshambho Construction through Partner Mr. Dattatray Shankar Thakare. And Mr. Sumit Kaluram Vishe.

Date : 25/06/2024



(Stamp and Sign)

GURUNATH H. MHATRE
Advocate High Court
Add: 203, Mahahalaxmi Appt., Cherpoli,
Tal. Shahapur, Dist. Thane - 421 601