



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/P, Plot No. 11, admeasuring 493.00 Aar. sq..mtrs, along with ground + 2 floors in the building knowns Shanta Sadan Building as 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/P, Plot No. 11, admeasuring 493.00 Aar. sq..mtrs, along with ground + 2 floors in the building knowns Shanta Sadan Building 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/P, Plot No. 11, of Village G.B. Patharli, Taluka Kalyan, Dist Thane
 - ii. Copy of Development Agreement dated 08/09/2022, which is executed between Suresh Mahadev Kokane for himself and being a power of attorney holder of Arpita Amit Kelkar, Manasi Mandar Joshi, Ashwini Uday Kokane, for herself and being a power of attorney holder of Priyanvada Abhay Ranade alias Priyanvada Uday Kokane and Nilaya Enterprises which is registered with Sub-Registrar Kalyan -4 vide Serial No. 12032/2022.
 - 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 Suresh Mahadev Kokane, Ashwini Uday Kokane, Priyanvada Abhay Ranade, Arpita Amit Kelkar, Manasi Mandar Joshi.

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

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therefore I presume that the photocopies are accurate photocopies of the originals. But I do not certify about the geniuses 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.
- 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 geniuses, 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 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/P, Plot No. 11, admeasuring 493.00 Aar. sq.mtrs, along with ground + 2 floors in the building knowns Shanta Sadan Building 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/P, Plot No. 11, of Village G.B. Patharli, Taluka Kalyan, Dist Thane.
- ii. Copy of Development Agreement dated 08/09/2022, which is executed between Suresh Mahadev Kokane for himself and being a power of attorney holder of Arpita Amit Kelkar, Manasi Mandar Joshi, Ashwini Uday Kokane, for herself and being a power of attorney holder of Priyanvada Abhay Ranade alias Priyanvada Uday Kokane and Nilaya Enterprises which is registered with Sub-Registrar Kalyan -4 vide Serial No. 12032/2022.
- 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/P, Plot No. 11 as under:

- (1) It appears from the Mutation Entry No.1026 dated 15/11/1959, it is recorded that Mahadev Ganesh Kokane had purchased the captioned property from Sitaram Narayan Nevalkar and Ushabai Sitaram Nevalkar vide Sale Deed dated 12/08/1959 and name of Mahadev Ganesh Kokane was 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. 2934 dated 29/03/1978, it is recorded that, on death of Mahadev Ganesh Kokane on 13/02/1978 the name of his legal heirs 1) Shantabai Mahadev Kokane, 2) Usha Arun Patwardhan, 3) Suresh Mahadev Kokane, 4) Uday Mahadev Kokane were entered on the 7/12 extract of the property.
- (4) It appears from the mutation entry No. 6006 dated 08/02/2022, it is recorded that, on death of Shantabai Mahadev Kokane on 02/03/2011 the name of her legal heirs 1) SureshMahadev Kokane, 2) Uday Mahadev Kokane (expired on 05/07/2019) his legal heirs i) Ashwini Uday Kokane, ii) Priyanvada Abhay Ranade, 3) Usha Arun Pathwardhan (expired on 23/09/2018) her legal heirs i) Arpita Amit Kelkar, ii) Manasi Mandar Joshi were entered on the 7/12 extract of the property.
- (5) It appears from the Mutation entry No. 6192 dated 27/06/2023 that as per Order of Tahasildar, Kalyan bearing an order No. Mahasul/hakkanond-1/Te-10/kavi-1069/2023 dated 20/06/2023, 7/12 extract has been change and the following new changes have been made as under

Old Survey No.	New Survey No
59/4/P	59/4/P/Plot No. 11



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- (6) Whereas by a Development Agreement dated 08/09/2022 made between M/s. Nilaya Enterprises of One Part and Suresh Mahadev Kokane for himself and being a power of attorney holder of Arpita Amit Kelkar, Manasi Mandar Joshi, Ashwini Uday Kokane, for herself and being a power of attorney holder of Priyanvada Abhay Ranade alias Priyanvada Uday Kokane of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLN-4-12032 of 2022 on 08/09/2022, In the said manner M/s, Nilaya Enterprises acquired Development Rights of the said Land by following all procedure prescribed by law.

3) 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.

4) Search report:-

I have seen Search Report caused by Mayur Surte against the said property from the year 1994-2023 vide receipt no 12040 dated 14/07/2023 & for the years 2023 - 2024 vide receipt no 5965 dated 16/04/2024. The search was caused in the office of the Sub Registrar Kalyan 1-5. In addition to the documents provided and the available entries in search report no entry is found encumbering the said property.

Date: April 23, 2024