

FORMAT A

(Circular No. 28 of 2021)

Date: 16.04.2024

To,

Maha RERA

Mumbai

Subject: Title clearance certificate with respect to land bearing Survey no. 36, Hissa No. 23/3 Area admeasuring 10200 sq. mtrs. and Survey No. 36, Hissa No. 24 admeasuring 19200 sq. mtrs, situated at village AdivaliDhokli, Taluka Ambernath, District Thane.

I have investigated the title of the said plot on the request of M/s. KGI Realty Ltd. and following documents i.e.:

- 1) Description of the property.
- 2) The documents of allotment of Plot;
 - a. Registered Power of Attorney in favour of M/s. Elcarim Developers and Properties Pvt. Ltd. and its Directors dated 19.1.2010.
 - b. Conveyance Deed in favour of M/s. Elcarim Developers and Properties Pvt. Ltd. dated 27.1.2011 at Sr. No. 864 of 2011.
 - c. Registered Deed of Confirmation of dated 2.12.2020.
 - d. Registered Agreement for Sale in favour of M/s. KGI Realty Pvt. Ltd. by Elcarim Developers and Properties Pvt. Ltd. dated 16.12.2020 at Sr. No. 7310 of 2020.
 - e. Registered Deed of Conveyance in favour of M/s. KGI Realty Pvt. Ltd. executed by Elcarim Developers and Properties Pvt. Ltd. dated 16.12.2020 at Sr. No. 7316 of 2020.
- 3) 7/12 extracts issued by Gaon KamgarTalathiAmbernath 28.01.2021 and Online copy of the same downloaded on 05.04.2024.



Mutation Entry Nos.:

- a. Mutation Entry No. 540 dated 16.10.1987.
 - b. Mutation Entry No. 572 dated 18.9.1992.
 - c. Mutation Entry No. 713 dated 2.7.2008.
 - d. Mutation Entry No. 727 dated 25.9.2008.
 - e. Mutation Entry No. 910 dated 16.12.2008.
- 4) Search Report for 64 years from 1961 to 2020 dated 27.11.2020 and 2020 to 2024 dated 10/04/2024 by G. H. Jagtap, having office at 12, 1st Floor, A Wing, Madhav Baug Apartment, Station Road, Kalyan.
- 5) On perusal of the above mentioned documents and all other relevant documents relating to tile of the said property I am of the opinion that the title of M/s. KGI Realty Pvt. Ltd. is clear, marketable and without any encumbrances.

Owners of the land

1. M/s. KGI Realty Pvt. Ltd. having address at Mezzanine Floor, Sagarika Apt, Near Ghee Dry Fruits, Opp Regency Hotel, Chopda Court, Ulhasnagar 421003 is owner of land bearing Survey no. 36, Hissa No. 23/3 Area admeasuring 10200 sq. mtrs.
 2. M/s. KGI Realty Pvt. Ltd. having address at Mezzanine Floor, Sagarika Apt, Near Ghee Dry Fruits, Opp Regency Hotel, Chopda Court, Ulhasnagar 421003, is owner of land bearing Survey No. 36, Hissa No. 24 admeasuring 19200 sq. mtrs, situated at village Adivali Dhokli, Taluka Ambarnath, District Thane.
- 6) The Report reflecting the flow of the title of the M/s. KGI Realty Pvt. Ltd. on the said land is enclosed herewith as annexure.


Advocate.

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Encl: Annexure.

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On the basis of following documents, the flow of title is provided in forthcoming paragraphs:

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entries.
- 3) Search report for 30 years taken from Sub-Registrar office at Kalyan No. 1 and Ulhasnagar 1 and 3.
1. Land bearing Survey No. 36, Hissa No. 23/2 admeasuring 1 H 2 R and Survey no. 36, Hissa No. 24 admeasuring 1 H 92 R situated at Village Adivali -Dhokli, Tal.: Ambernath, Dist.: Thane was owned by Shri Yashwant Dharma Patil.
2. After death of Original Owner Shri Yashwant Dharma Patil names of his heirs Parvati Dharma Patil (Mother) and Vasudeo Dharma Patil (Brother) were recorded in 7 / 12 Extract vide Mutation Entry No. 540 dated 16.10.1987.
3. After death of Parvati Dharma Patil, names of her heirs being (i) Vasudeo Dharma Patil, (ii) Somubai Kalu Kade, (iii) JamnabaiDunda Patil and (iv) Tarabai Shankar Joshi, were recorded in Mutation Entry No. 572 dated 18.9.1992.
4. Vasuedo Dharma Patil died on 9.11.2006 leaving behind (i) Nirmala Vasudeo Patil, (ii) Sapna Vasudeo Patil, (iii) MamtaVasudeo Patil, (iv) SajanVasudeo Patil. Names of the said heirs were recorded vide Mutation Entry No. 713 dated 2.7.2008.
5. Smt. Somubai Kalu Kadu and JamnabaiDunda Patil executed a registered relinquishment deed dated 25.6.2008. Therefore, their names were deleted from revenue record vide Mutation Entry No. 727 dated 25.9.2008.



6. On 19.1.2010, Nirmala Vasudeo Patil for self and as Natural Guardian of Sapna Vasudeo Patil, Mamta Vasudeo Patil and Sajan Vasudeo Patil and Tarabai Shankar Joshi being land owners executed a registered Power of Attorney in favour of M/s. Elcarim Developers and Properties Pvt. Ltd. and its Directors. Said Power of Attorney was registered in the office of Sub-Registrar, Ulhasnagar – III at Serial No. 354 of 2010. All rights including right to sale were assigned in favour of the Power of Attorney holder.
7. The said lands were declared as surplus lands vide Order dated 30.6.1984 passed under Section 8 (4) of Urban Land (Ceiling on holding and Regulation) Act, 1976. An application dated 21.8.2010 was submitted by the land owners for deletion of remarks made other rights column. Taking into consideration the Provision of Urban Land (Ceiling and Regulation) Repeal act, 1999 and the judgment of the Hon'ble High Court delivered in the case of *Voltas Company Pvt. Ltd. Vs. State of Maharashtra* (Writ Petition No. 8356 of 2006), the Additional Collector and Competent Authority passed an order dated 25.8.2010 for deletion of ULC remarks made in other rights column of 7 / 12 extracts of said lands bearing Survey No. 36, Hissa No. 23 / 3 and Survey No. 36, Hissa No. 24.
8. Vide Order dated 19.10.2010 passed under section 36 of the Maharashtra Land Revenue Code, 1966 Sub-Divisional Officer, Ulhasnagar Division, Ulhasnagar granted permission for change of user of land bearing Survey No. 36, Hissa No. 24. The effect of the said Order was recorded in revenue record vide Mutation Entry No. 910 dated 16.12.2010.
9. On 27.1.2011, land owners executed a registered Conveyance Deed in favour of M/s. Elcarim Developers and Properties Pvt. Ltd. Said Deed of Conveyance was registered in the office of Sub-Registrar, Ulhasnagar – III at Serial No. 864 of 2011.



10. Vide a registered Deed of Confirmation dated 2.12.2020 (i) Sapna Vasudeo Patil, (ii) Sajan Vasudeo Patil, (iii) Manta Vasudeo Patil have confirmed the Deed of Conveyance dated 18.2.2011 executed by their mother (for herself and as their natural guardian). The said Deed of Confirmation was registered in office of Sub-Registrar, Ulhasnagar – III at Serial No. 6595 of 2020.
11. On 16.12.2020 M/s. Elcarim Developers and Properties Pvt. Ltd. executed a registered Agreement for Sale in favour of M/s. KGI Realty Pvt. Ltd. in respect of said lands bearing Survey No. 36, Hissa No. 23 / 3 and Survey No. 36, Hissa No. 24. Said agreement was registered at office of Sub-Registrar, Ulhasnagar – III at Serial No. 7310 of 2020.
12. Thereafter, Vide Registered Deed of Conveyance dated 16.12.2020 M/s. Elcarim Developers and Properties Pvt. Ltd. sold land bearing Survey No. 36, Hissa No. 23 / 3 and Survey No. 36, Hissa No. 24, in favour of M/s. KGI Realty Pvt. Ltd. The said Deed of Conveyance was registered in the office of Sub-Registrar, Ulhasnagar – III at Serial No. 7316 of 2020.
13. Vide registered Agreement dated 4.5.2021, M/s. KGI Realty Pvt. Ltd. has purchased the TDR to the extent of 1500 Sq. Mtrs. Said agreement was registered at the office of Sub-Registrar, Kalyan II at Serial No. 9253 of 2021.
14. Thereafter, vide registered Lease Deed dated 23.09.2021, M/s. KGI Realty Pvt. Ltd. has leased area admeasuring 25 sq. mtrs. out of total area of 19200 sq. mtrs. of S. No. 36/24 to Maharashtra State Electricity Distribution Company Ltd. Said Lease deed is registered at the office of Sub-Registrar, Ulhasnagar No. 2 at Serial No. 13894 of 2021.
15. Vide Agreement dated 10.11.2021 M/s. KGI Realty Pvt. Ltd. has handed over possession of land admeasuring 806.49 sq. mtrs. bearing S. No. 36/23/3 (part) and

- 4880.51 sq. mtrs. bearing S. No. 36/24 (part) to the Planning Authority for construction of D.P. road. Said Agreement was registered at the office of Sub-Registrar, Ulhasnagar No. 3 at Serial No. 9490 of 2021.
16. Thereafter, vide registered Lease Deed dated 20.11.2023, M/s. KGI Realty Pvt. Ltd. has leased area admeasuring 45 sq. mtrs. out of total area of 19200 sq. mtrs. of S. No. 36/24 to Maharashtra State Electricity Distribution Company Ltd. Said Lease deed is registered at the office of Sub-Registrar, Ulhasnagar No. 2 at Serial No. 15667 of 2021.
17. Pursuant to building permissions, M/s. KGI Realty Pvt. Ltd., has commenced the construction of buildings of project known as Kohinoor Eden. Furthermore, the Agreements have been executed in favour of prospective flat purchasers. Said Agreements are duly registered in the Office of Sub-Registrar Ulhasnagar No. 2 to 4.

Date: 16/04/2024


Advocate