// Shree //

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FORMAT- A

(Circular No.:-28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1) The Digital 7/12 Extract by Government site, which is in the name of Mrs.Rupali Gajanan Pandit.

2) Mutation Entry No.**2258**

As per Mutation entry no.**2258** & Search report, I come to know that in year 2011 the sale deed have taken place in between Vendor-Mr.Nirmala Dharma Egade, 2) Mr. Kailas Dharma Egade, 3)Mr. Ananta Dharma Egade, 4)Vanita Dharma Egade @ Mrs.Vanita Santosh Patil , 5)Sunita Dharma Egade @ Mrs.Sunita Subhash Kathore, 6)Mr. Chandrakant Duklya Egade, 7) Mr. Kundlik Duklya Egade, 8)Kanta Duklya Egade @ Mrs. Kanta Suresh Jadhav, 9)Kusum Duklya Egade @ Mrs.Kusum Laxman Kathore, Consent giver- Mr. Gajanan Keshav Pandit and Purchasers-Mrs. Rupali Gajanan Pandit in connection with property bearing Land having area 0-07-00 (H.R.P.) out of total area 1-23-00 (H.R.P.) in Survey No.221/8, & above House builtup area 100.00 (Sq.Ft) is situated at Mouje- Titwala, Tal-Kalyan, Dist.Thane vide KLN-2 Reg no.-12959/2011,dt.30/12/2011.

3) Search report for 21 years from 2003 till 13 June 2024. Taken from Joint Sub-Registrar's Office at.Kalyan and as per Search Report land owner Mrs. Rupali Gajanan Pandit had transfer development rights to M/s. Saiprasad Builders And Developers through Proprietor Prasad Subhash Kathore for development of said property and that is clearly mentioned as follows.

The land owner Mrs. Rupali Gajanan Pandit had entered Register Development Agreement in favor of the Developer M/s. Saiprasad Builders And Developers through Proprietor Prasad Subhash Kathore in connection with the property

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ADVOCATE

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bearing N.A. Land having area 350.00 (Sq. Mtrs.) + area 350.00 (Sq.Mtrs) in Survey No.221/8/1 is situated at Mouje-Titwala, Taluka- Kalyan, Dist-Thane vide respectively registration no.3831/2023 & 3834/2023, Dt.17/02/2023.

Thereafter, in support of said development agreements the owner of said property Mrs. Rupali Gajanan Pandit have entered Register Power of Attorney in favor of the Developer M/s. Saiprasad Builders And Developers through Proprietor Prasad Subhash Kathore in connection with the property bearing having area 700.00 (Sq. Mtrs.) in Survey No.221/8/1 is situated at Mouje-Titwala, Taluka- Kalyan, Dist-Thane, vide registration no.3835/2023, dt.17/02/2023 for develop the said land & sale the constructed units.

Thereafter, as per search report, I came to know that in the year 2024 in pursuance of Development Agreement vide reg no. KLN2- 3831/2023 & 3834/2023 the Supplimentory Deed/ Allotment have been taken place between Allotter/ Developer-M/s. Saiprasad Builders And Developers through Proprietor Prasad Subhash Kathore and Allotee/Owner- Mrs. Rupali Gajanan Pandit and as per said Suppliment Deed/allotment land owner have allote Shop No.3 & 4, Flat No.101, 102, 204, 303 & 403 in proposed building known as Mangalmurti Heights standing on Survey No.221/8/1, area 700.00 (Sq.Mtrs.) is situated at village-Titwala, Taluka- Kalyan, Dist- Thane vide Reg No.KLN2- 10236/2024, Dt.17/05/2024.

4) Any other relevant title.- No

5) Litigation if any- No.

SHIRISH B. PATIL ADVOCATE SHAHAPUR

Date : 13/06/2024

Shri.Shirish B.Patil.

(Advocate)

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FORMAT-A

(Circular No.:-28/2021)

To,

Maharera,

Maharashtra.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Survey No.221/8/1, Total area 0-07-00 (H.R.P.) i.e 700.00 (Sq.Mtrs.), Akar 0.07 (Rs.Ps.) is situated at Mouje-Titwala, Taluka-Kalyan, Dist-Thane (hereinafter refered as the said property)

I have investigated the title of the said plot on the request of **Developer M/s. Saiprasad Builders And Developers through Proprietor Prasad Subhash Kathore** and the following documents i.e.:-

1) Description of the property- **Survey No.221/8/1, total area 0-07-00 (H.R.P.) i.e 700.00 (Sq.Mtrs.), Akar 0.07 (Rs.Ps.)** Village- Titwala, Taluka-Kalyan, Dist-Thane.

2) The Agreement of allotment of Survey No.221/8/1, total area 0-07-00 (H.R.P.) i.e 700.00 (Sq.Mtrs.), Akar 0.07 (Rs.Ps.) as per Development Agreement vide Reg No.3831/2023 & 3834/2023.

3) The Digital 7/12 Extract by official government site.

Mutation entry no.**2258** & Search report, I come to know that in year 2011 the sale deed have taken place in between Vendor-Mr.Nirmala Dharma Egade, 2) Mr. Kailas Dharma Egade, 3)Mr. Ananta Dharma Egade, 4)Vanita Dharma Egade @ Mrs.Vanita Santosh Patil , 5)Sunita Dharma Egade @ Mrs.Sunita Subhash Kathore, 6)Mr. Chandrakant Duklya Egade, 7) Mr. Kundlik Duklya Egade, 8)Kanta Duklya Egade @ Mrs. Kanta Suresh Jadhav, 9)Kusum Duklya Egade @ Mrs.Kusum Laxman Kathore, Consent giver- Mr. Gajanan Keshav Pandit and Purchasers-Mr. Rupali

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// Shree //

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Gajanan Pandit in connection with property bearing Land having area 0-07-00 (H.R.P.) out of total area 1-23-00 (H.R.P.) in Survey No.221/8, & above House builtup area 100.00 (Sq.Ft) is situated at Mouje- Titwala, Tal-Kalyan, Dist.Thane vide KLN-2 Reg no.-12959/2011,dt.30/12/2011.

4) Search report for 18 years from 2003 till 04 Aug 2021 issued by Adv. Jitendra H. Oak. & Search report for 4 years from 2021 till 13 June 2024 issued by Adv.Shirish B.Patil.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property. I am of the opinion that the title of land owner **Mrs. Rupali Gajanan Pandit and Developer M/s. Saiprasad Builders And Developers through Proprietor Prasad Subhash Kathore** is clear, marketable and without any encumbrances.

Owners of the land

(1) Mrs.Rupali Gajanan Pandit, Survey no.221/8/1,

(5) Qualifying comments/remarks if any ……..

Property owner Mrs.Rupali Gajanan Pandit had transfer development rights to M/s. Saiprasad Builders and Developers through Proprietor Prasad Subhash Kathore for development of said property.

3/- The report reflecting the flow of the title of the **M/s. Saiprasad Builders And Developers through Proprietor Prasad Subhash Kathore** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date:13/06/2024

Shri.Shirish B.Patil

Advocate.

SHIRISH B. PATIL ADVOCATE SHAHAPUR