



CIRCULAR NO. 28/2021

To

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to bearing Old Survey No 422, New Survey No 103, Hissa No 2, Old Survey No 424, New Survey No 104, Hissa No 3 and 4, Old Survey No 425, New Survey No 100, Hissa No 6, 9, 10, 11, admeasuring 13600 Sq. meters land bearing lying being and situate at Revenue village Navghar, Taluka & District Thane-401107 and Sub-District of Thane and within Limits of Mira Bhayandar Municipal Corporation. (Hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of M/s Aristone Builders following documents i.e.: -

1) Description of the property.

- a) Old Survey No 422, New Survey No 103, Hissa No 2, Old Survey No 424, New Survey No 104, Hissa No 3 and 4, Old Survey No 425, New Survey No 100, Hissa No 6, 9, 10, 11, admeasuring 13600 Sq. meters lying being and situate at Revenue village Navghar, Taluka & District Thane-401203

2) The documents of allotment of plot

- I. By Development Agreements

3) 7 /'12 extracts and mutation copies

4) Search report for 30 years from 1993 till 2024



- I. 2/ - On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property pertaining to the aforesaid property and CERTIFY that in my opinion the title in view of M/s Aristone Builders become solely entitled to carry out development in the said land

And deal with the construction area thereon, the land is freehold private land and there have been no changes in the tenure of the land and the title of the land is clear, marketable and without ant encumbrances

Owners of the land

1. **Smt. Sunanda Kesarinath Patil, Shri Shailesh Kesarinath Patil, Shri Kanchan Kesarinath Patil, Shri Praful Kesarinath Patil, Shri Dilip Eknath Patil, Shri Praveen Eknath Patil, Shri Vikas Eknath Patil, Shri Nitin Eknath Patil, Shri Chandrakant Jagananth Patil, Shri Suresh Jagananth Patil and Shri Dattaray Jagannath Patil**, bearing Old Survey No 422, New Survey No 103, Hissa No 2, Old Survey No 424, New Survey No 104, Hissa No 3 and 4, Old Survey No 425, New Survey No 100, Hissa No 6, 9 admeasuring 12560 Sq. meters, lying being and situate at Revenue village Navghar, Taluka & District Thane.
2. **Shri Dharmendra Bhaskar Reddy, Shri CHandrashekar K. Limye, Shri Bhaskar R. Reddy, Shri Srinivas Bhaskar Reddy**, bearing New Survey No 100, Hissa No 10,11 admeasuring 1040 Sq. meters, lying being and situate at Revenue village Navghar, Taluka & District Thane.

SWAPNIL GAWDE

Bscit.GDCA.LL.B
ADVOCATE



☎ 9167244335

☎ 8286971351

adv. sdgawde@gmail.com

2) Qualifying comments/remarks if any...

3/- The report reflecting the flow of the title of the Owner on the said land is enclosed herewith as annexure.

Encl: Annexure.

(CIRCULAR- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7 / 12 extract
- 2) Search report for 30 years from 1993 till 2023 Taken from Sub-Registrar' office at Vasai.
- 4) Any other relevant title.
- 5) Litigations if any NO.

Date: 12/06/2024


SWAPNIL D. GAWDE
ADVOCATE HIGH COURT
(MAH / 12603 / 2021)
35/745, Adarsh Nagar, Prabhadevi
Mumbai - 400 030.
Mob.: 9167244335

**FLOW OF TITLE OF THE SAID PROPERTY**

This is to certify that I have investigated the title in respect an land bearing Old Survey No 422, New Survey No 103, Hissa No 2, Old Survey No 424, New Survey No 104, Hissa No 3 and 4, Old Survey No 425, New Survey No 100, Hissa No 6, 9, 10, 11, admeasuring 13600 Sq. meters land bearing lying being and situate at Revenue village Navghar, Taluka & District Thane-401107 and within the limits of Mira Bhayandar Municipal Corporation developed by M/s Aristone Builders (hereinafter referred as Promoter) and have to state as hereunder.

1. Shri Jagannath Pandurang Patil was the owner of the following land, situate, lying and being at Village Navghar, Bhayander (East), Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation, Taluka and District Thane.

Sr. Nos.	Old Survey Nos.	New Survey Nos.	Hiss a Nos.	Area in sq.meters
1.	425	100	9	3960.00
2.	425	100	6	1090.00
3.	422	103	2	1770.00
4.	424	104	3	2910.00
5.	424	104	4	2830.00

(For short the land described in the foregoing table shall be hereinafter jointly and collectively referred to as the "**Said First Property**")



2. Shri Jagannath Pandurang Patil died intestate on 24th July, 1971 leaving behind his widow by name Smt. Budhibai Jagannath Patil, five sons namely Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattatray Jagannath Patil, Shri Suresh Jagannath Patil, two daughters namely Smt. Neerabai Babaji Patil and Smt. Maltibai Harishchandra Bhoir as his heirs and legal representatives entitled to the estate of the deceased including the said first property.
3. By a Mutation Entry No. 4137, dated 12th November, 1979, the names of Smt. Budhibai Jagannath Patil, Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattatray Jagannath Patil, Shri Suresh Jagannath Patil Smt. Neerabai Babaji Patil and Smt. Maltibai Harishchandra Bhoir came to be recorded in the 7/12 extract of the said first property as the heirs of late Shri Jagannath Pandurang Patil.
4. By a Mutation Entry No. 242, dated 1st May, 1990, the names of Smt. Budhibai Jagannath Patil, Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattatray Jagannath Patil, Shri Suresh Jagannath Patil, Smt. Neerabai Babaji Patil and Smt. Maltibai Harishchandra Bhoir came to be recorded in the 7/12 extract of the said first property as the heirs of late Shri Jagannath Pandurang Patil.



5. Smt. Neerabai Jagannath Patil died intestate in or about the year 1992 leaving behind two sons namely Shri Chintaman Babaji Patil, Shri Jaywant Babaji Patil and a daughter by name Smt. Bharti Ramesh Thakur as her heirs and legal representatives entitled to the undivided share of the deceased in the said first property.
6. By executing a Deed of Release, dated 27th March, 1995 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/1671/1995 Smt. Maltibai Harishchandra Patil, Shri Chintaman Babaji Patil, Shri Jaywant Babaji Patil and Smt. Bharti Ramesh Thakur had released, relinquished and given up their undivided share in the said first property in favour of Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattaray Jagannath Patil, Shri Suresh Jagannath Patil.
7. Smt. Budhibai Jagannath Patil died intestate on 30th March, 1997 leaving behind Shri Chandrakant Jagannath Patil, Shri Suresh Jagannath Patil, Shri Dattatray Jagannath Patil, Shri Kesarinath Jagannath Patil (since deceased), Shri Eknath Jagannath Patil (since deceased), Smt. Maltibai Harishchandra Patil, two grandsons namely Shri Chintaman Babaji Patil, Shri Jaywant Babaji Patil and a granddaughter by name Smt. Bharti Ramesh Thakur as her heirs and legal representatives entitled to the undivided share of the deceased in the said first property.



8. By a Mutation Entry No. 537, dated 1st March, 2004, Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattaray Jagannath Patil, Shri Suresh Jagannath Patil came to be recorded in the 7/12 extract of the said first property as the heirs of late Smt. Budhibai Jagannath Patil.
9. Shri Kesarinath Jagannath Patil died intestate on 21st February, 2009 leaving behind his widow by name Smt. Sunanda Kesarinath Patil, three sons namely Shri Shailesh Kesarinath Patil, Shri Kanchan Kesarinath Patil and Shri Praful Kesarinath Patil as his heirs and legal representatives entitled to the undivided share of the deceased in the said first property.
10. Shri Eknath Jagannath Patil died intestate on 19th June, 2014 leaving behind his widow by name Smt. Girjabai Eknath Patil, who died intestate on 22nd October, 2020, four sons namely Shri Dilip Eknath Patil, Shri Praveen Eknath Patil, Shri Vikas Eknath Patil and Shri Nitin Eknath Patil as his heirs and legal representatives entitled to the undivided share of the deceased in the said first property.
11. By a Mutation Entry No. 2053, dated 25th June, 2014, the names of Smt. Girjabai Eknath Patil, Shri Dilip Eknath Patil, Shri Praveen Eknath Patil, Shri Vikas Eknath Patil and Shri Nitin Eknath Patil came to be recorded in the 7/12 extract of the said first property as the heirs of late Shri Eknath Jagannath Patil.



12. In the premises aforesaid, Smt. Sunanda Kesarinath Patil, Shri Shailesh Kesarinath Patil, Shri Kanchan Kesarinath Patil, Shri Praful Kesarinath Patil, Shri Dilip Eknath Patil, Shri Praveen Eknath Patil, Shri Vikas Eknath Patil, Shri Nitin Eknath Patil, Shri Chandrakant Jagananth Patil, Shri Suresh Jagananth Patil and Shri Dattaray Jagannath Patil are absolutely seized and possessed off and/or otherwise well and sufficiently entitled to the said first property.
13. By an Agreement, dated 6th May, 2023, registered in the Office of Sub-Registrar of Assurance at Thane under Sr.No. TNN-4/8178/2023, Smt. Sunanda Kesarinath Patil, Shri Shailesh Kesarinath Patil, Shri Kanchan Kesarinath Patil, Shri Praful Kesarinath Patil, Shri Dilip Eknath Patil, Shri Praveen Eknath Patil, Shri Vikas Eknath Patil, Shri Nitin Eknath Patil, Shri Chandrakant Jagananth Patil, Shri Suresh Jagananth Patil and Shri Dattaray Jagannath Patil had jointly granted development rights of the said first property to the Promoter at the price and on the terms and conditions stipulated therein.
14. In pursuance to the Agreement, dated 6th May, 2023, registered in the Office of Sub-Registrar of Assurance at Thane under Sr.No. TNN-4/8178/2023, Smt. Sunanda Kesarinath Patil, Shri Shailesh Kesarinath Patil, Shri Kanchan Kesarinath Patil, Shri Praful Kesarinath Patil, Shri Dilip Eknath Patil, Shri Praveen Eknath Patil, Shri Vikas Eknath Patil, Shri Nitin Eknath Patil, Shri Chandrakant Jagananth Patil, Shri Suresh Jagananth Patil and Shri Dattaray Jagannath Patil had executed an Irrevocable General



Power of Attorney of even date registered in the Office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/2640/2023 in favour of the partners of Promoter conferring upon them several powers inter-alia power to develop the said first property.

15. Shri Kashinath Dama Patil was the owner of the following land, situate, lying and being at Village Navghar, Bhayander (East), Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation, Taluka and District Thane.

Sr. Nos.	Old Survey Nos.	New Survey Nos.	Hissa Nos.	Area in sq.meters
1	425	100	10	530.00

(For short the land described in the foregoing table shall be hereinafter jointly and collectively referred to as the "**Said Second Property**")

16. By executing a registered Conveyance deed, dated 3rd June, 1969, Shri Kashinath Dama Patil had sold, transferred and conveyed the Second property to Shri Mahadev harishchandra Patil for the Cosndieration mentioned therein.
17. By executing an Agreement, dated 10th December, 1992 Shri Mahadev Harishchandra Patil had agreed to sell and assign the development rights of the Second property to M/s. Harsh Unique Gruh Nirman Pvt. Ltd., at the price and on the terms and conditions stipulated therein.



18. By executing an Agreement for sale Cum development, Dated 16 January, 1998 M/s. Harsh Unique Gruh Nirman Pvt Ltd., had agreed to sell, assign and transfer its right, title and interest in the Second property to M/s. Kanakia Properties Pvt. Ltd., at the price and on the terms and conditions stipulated therein.
19. M/s. Kanakia Properties Pvt. Ltd., had filed Company Petition No. 258 of 2007 read with Company Application No. 360 of 2007 to merge and amalgamate M/s. Kanakia Properties Pvt. Ltd., and M/s. Kanakia Construction Co. Pvt. Ltd.
20. By virtue of an Order, dated 22nd June, 2007 passed by the Hon'ble High Court of Judicature at Bombay in Company Petition No. 258 of 2007 read with Company Application No 360 of 2007, M/s. Kanakia Properties Pvt Ltd., came to be merged with M/s. Kanakia Construction co. Pvt. Ltd., and accordingly, the Second property vested in M/s. Kanakia Spaces Pvt Ltd.
21. By an order, dated 14th September, 2007 the registrar of companies had re-incorporated M/s. Kanakia Construction Co. Pvt. Ltd., as M/s. Kanakia Spaces Pvt. Ltd., and thereupon, the Second property vested in M/s. Kanakia Spaces Pvt. Ltd.
22. By executing a Development Agreement, dated 27th September, 2009, M/s. Kanakia Spaces Pvt. Ltd., had agreed to sell, assign and transfer all its right, title and interest including the development rights of Second property to M/s. Sadguru



Construction at the price and on the terms and conditions stipulated therein.

23. In Pursuance of Development Agreement, dated 27th September, 2009, M/s Kanakia Spaces Pvt. Ltd., had executed a two power of attorney viz. General Power of Attorney dated 27th September, 2009 and General Power of Attorney, dated 16th March 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/02354/2010 in favour of partners of M/s Sadhguru Construction conferring upon them several powers interalia power to sell the second property to the person or persons of their choice including power to execute a deed of conveyance and / or any other instruments in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.
24. By an Agreement for Sale dated 19th September 2011, M/s Sadguru Construction had agreed to sell the second property to Shri Dharmendra Bhaskar Reddy, Shri CHandrashekar K. Limye, Shri Bhaskar R. Reddy, Shri Srinivas Bhaskar Reddy and Shri Deepak Kishore Ambani for the construction thereon.
25. Shri Deepak Kishore Ambani had 25% undivided share in Second property and by a Deed of Conveyance, dated 25th February, 2016 registered in the office of Sub-Registrar of Assurance at thane Sr.No.TNN-7/2341/2016, Shri Deepak Kishore Ambani had sold, transferred and conveyed his 25% undivided share in the second property to the Shri Bhaskar . Reddy herein for the consideration mention therein.



26. In the manner aforesaid Shri Dharmendra Bhaskar Reddy, Shri CHandrashekar K. Limye, Shri Bhaskar R. Reddy, Shri Srinivas Bhaskar Reddy are seized, possessed and /or well and sufficiently entitled for the said second property and accordingly their names appear in the Land Records i.e. 7/12 extract of the said first property under Mutation Entry No. 3165 as owners of said second property
27. Shri Jagannath Patil was the owner of the following land, situate, lying and being at Village Navghar, Bhayander (East), Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation, Taluka and District Thane.

Sr. Nos.	Old Survey Nos.	New Survey Nos.	Hissa Nos.	Area in sq.meters
1	425	100	11	510

(For short the land described in the foregoing table shall be hereinafter jointly and collectively referred to as the “**Said Third Property**”)

28. Shri Jagannath Patil died interstate behind in shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Dattaray Jagannath Patil, Shri Chandrakant Jagannath Patil and Shri Suresh Jagannath Patil as his heirs and legal representatives entitled to the estate of the deceased including third property.



29. By a Development Agreement, dated 31st December, 2007, Shri Kesarinath Jagannath Patil, Shri Dattaray Jagannath Patil, Shri Chandrakant Jagannath Patil and Shri Suresh Jagannath Patil had agreed to grant the development rights of the third property to M/s. Kanakia Properties Pvt. Ltd., whose name later on came to be changed as M/s. Kanakia Spaces Pvt. Ltd., vide an Order, dated 22rd June, 2007 passed by the Hon'ble High Court of Judicature at Bombay in Company Petition No. 258 of 2007 read with Company Application No. 360 of 2007 at the price and on the terms and conditions stipulated therein.
30. By an agreement, dated 27th September 2009 registered in the office of sub – Registrar of assurance at thane under Sr. No. TNN-7/7010/2009, M/s. Kanakia Spaces Pvt. Ltd., had agreed to sell, assign and transfer all its right, title and interest in respect of third property to M/s. Sadguru Construction at the price and on the terms and conditions stipulated therein.
31. By a Deed of Conveyance, dated 4th August, 2016, registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/3669/2016 , Shri Shailesh Kesarinath Patil, Smt. Kanchan Kesarinath Patil, Shri Praful Kesarinath Patil, Sunanda Kesarinath Patil, Smt. Girjabai Eknath Patil, Shri Dilip Eknath Patil, Shri Pravin Eknath Patil, Shri Vikas Eknath Patil and Shri Nitin Eknath Patil, Shri Dattaray Jagannath Patil, Shri Chandrakant Jagannath Patil and Shri Suresh Jagannath Patil with the consent and confirmation of M/s. Sadguru Construction had sold, transferred and conveyed the second property to the



Shri Dharmendra Bhaskar Reddy, Shri CHandrashekar K. Limye, Shri Bhaskar R. Reddy, Shri Srinivas Bhaskar Reddy, herein for the consideration mentioned therein for the said Third Property.

32. In the premises aforesaid (Second and Third Property), Shri Dharmendra Bhaskar Reddy, Shri CHandrashekar K. Limye, Shri Bhaskar R. Reddy, Shri Srinivas Bhaskar Reddy are absolute seized and possessed and sufficient entitled to second and third property.
33. The Promoter are builders and developers by profession and approach, Shri Dharmendra Bhaskar Reddy, Shri CHandrashekar K. Limye, Shri Bhaskar R. Reddy, Shri Srinivas Bhaskar Reddy to develop the said property by amalgamating the same with adjoining properties bearing old survey no 425/9,425/6,422/2,424/3,424/4 , New Survey No 100/9,100/6,103/2,104/3,104/4 which the promoter have entered into Development Agreement Dated 4th May 2023 Registered in the office of Sub-Registrar of Assurance at Thane under Sno TNN4/8178/2023 dated 15th May 2023.
34. Shri Dharmendra Bhaskar Reddy, Shri CHandrashekar K. Limye, Shri Bhaskar R. Reddy, Shri Srinivas Bhaskar Reddy have agreed to grant the Development rights of the said Second and Third property for consideration mentioned therein and registered the Development agreement dated 06th of June 2023 Sno TNN4-10235-2023.



35. The Promoter being the developer of the following land, situate, lying and being at Village Navghar, Bhayander (East), Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation, Taluka and District Thane.

Sr. Nos.	Old Survey Nos.	New Survey Nos.	Hissa Nos.	Area in sq.meters
1	425	100	9	3960
2	425	100	6	1090
3	425	100	10	530
4	425	100	11	510
5	422	103	2	1770
6	424	104	3	2910
7	424	104	4	2830

(For short the land described in the foregoing table shall be hereinafter jointly and collectively referred to as the "**Said Property**")

Yours Faithfully


SWAPNIL D. GAWDE
ADVOCATE HIGH COURT
(MAH / 12603 / 2021)
35/745, Adarsh Nagar, Prabhadevi
Mumbai - 400 030.
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