Pradeep Balaji Patil Mob. 9730225666

B.Com (Banking & Insurance) L.L.B

ADVOCATE HIGH COURT

Office:-Vighnaharta Arcade, 4th Floor, Mujumdar Road, Near Spandan Hospital, New DP Road, Katrap, Badlapur (E) 421503 Email Id:- pradeep.349@rediffmail .com

Date :- 04/03/2024

To,

MAHA RERA,
Mumbai

LEGAL TITLE REPORT

SUB:- Title Clearance certificate with respect to Survey No. 206, Hissa No. 1/2(New Online 7/12 No. 206/1/2), Total Admeasuring Area 1100 Sq. Mtrs., Title Clearance certificate with respect to Survey No. 206, Hissa No. 5(New Online 7/12 No. 206/5), Total Admeasuring Area 7000 Sq. Mtrs., after amalgamation Total Plot area Admeasuring Area 8100 Sq. Mtrs. Situated at revenue Village:- Badlapur, Taluka:- Ambernath, District:- Thane (hereinafter referred as the said land)

ON OR TOWARDS EAST:
ON OR TOWARDS WEST:
ON OR TOWARDS NORTH:
ON OR TOWARDS SOUTH:
} As per Record of Rights

1/- I have investigated the title of the plot on the request of **M/S. ATHARV INFRASTRUCTURES PARTNERSHIP FIRM THROUGH PARTNERS SHRI. PRIYESH SOPANDEV CHOUDHARY** and following documents i.e. :-

Description of the property

Survey No. 206, Hissa No. 1/2(New Online 7/12 No. 206/1/2), Total Admeasuring Area 1100 Sq. Mtrs., Title Clearance certificate with respect to Survey No. 206, Hissa No. 5(New Online 7/12 No. 206/5), Total Admeasuring Area 7000 Sq. Mtrs., Situated at revenue Village:- Badlapur, Taluka:- Ambernath, District:- Thane

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The Documents are as follows:-

a) Read 7/12Survey No. 206, Hissa No. 1/2 extract issued by TALATHI SAJA SHIRGAON Mutation Entry No.63, 416, 1084, 1846, 3142, 4848, 5003, 5260, 5292, 6713.

b) Read 7/12 Survey No. 206, Hissa No. 5 extract issued by TALATHI SAJA SHIRGAON Mutation Entry No. 120, 322, 590 ,1812,4128 ,4186 ,5101, 5320, 6709, 7027,7694

1. Copy of **SALE DEED** for Survey No. 206, Hissa No. 1/2 (New Online 7/12 No. 206/1/2) Total Admeasuring Area 1100 Sq. Mtrs. Dated:- 18/11/2005 Register Document no. 4042/2005 **BETWEEN** Shri. Anant Halya Raut as Vendor and Shri. Ganesh Dhaku Kanade As Purchasers.

2. Copy of **SALE DEED** for Survey No. 206, Hissa No. 5 (New Online 7/12 No. 206/5) Total Admeasuring Area 7000 Sq. Mtrs., Dated:- 25/01/2008 Register Document no. 689/2008 **BETWEEN** 1)Shri. Harishchandra Janu Pisekar 2) Shri. Mahadev Janu Pisekar 3) Shri. Bhagwan Janu Pisekar 4) Shri. Hanuman Janu Pisekar 5) Smt. Pragati (Yamu) Baliram Pisekar 6) Smt. Bharthi Baliram Pisekar 7) Smt. Taibai Sitaram Raut as Vendor No. 1 to 7 Through Power Of Attorney Holders Shri. Avdhut Mahadev Pisekar and 1) Shri. Sharafat Husen Kasam Shaikh 2) Shri. Ashfak Shaikh Ali Majid Khatik As Purchasers.

3. Copy of **SALE DEED** for Survey No. 206, Hissa No. 1/2 (New Online 7/12 No. 206/1/2) Total Admeasuring Area 1100 Sq. Mtrs. Out Of Salable Area 1100 Sq. Mtrs. Dated:- 26/06/2008 Register Document no. 5252/2008 **BETWEEN** Shri. Ganesh Dhaku Kanade as Vendor and Smt. Yasmin Jakir Husen Shaikh As Purchasers.

4. Copy of **SALE DEED** for Survey No. 206, Hissa No. 5 (New Online 7/12 No. 206/5) Total Admeasuring Area 7000 Sq. Mtrs. Dated:- 06/04/2010 Register Document no. 3163/2010 **BETWEEN** 1) Shri. Sharafat Husen Kasam Shaikh

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2) Shri. Ashfak Shaikh Ali Majid Khatik as Vendor and 1) Shri. Harshal Subhash Ghorpade 2) Shri. Subhash Bhagaji Ghorpade As Purchasers.

5. Copy of **SALE DEED** for Survey No. 206, Hissa No. 1/2 (New Online 7/12 No. 206/1/2) Total Admeasuring Area 1100 Sq. Mtrs. Dated:- 24/12/2009 Register Document no. 8063/2009 **BETWEEN** Smt. Yasmin Jakir Husen Shaikh as Vendor and 1) Shri. Shridhar Pandurang Shinde 2) Smt. Padmavati Shridhar Shinde 3) Shri. Manoj Shridhar Shide 4) Smt. Kanchan Manoj Shinde As Purchasers.

6. Copy of **SALE DEED** for Survey No. 206, Hissa No. 1/2 (New Online 7/12 No. 206/1/2) Total Admeasuring Area 2830 Sq. Mtrs. Dated:- 14/05/2012 Register Document no. 4861/2012 **BETWEEN** 1) Shri. Anant Halya Raut 2) Shri. Sunil Anant Raut 3) Shri. Pundalik Anant Raut as Vendors and 1) Smt. Bebi Alies Vatsala Rajaram Thankar 2) Smt. Sandhaya Arun Bhoir 3) Smt. Manisha Bhagawan Bhoir As Purchasers.

7. Copy of **SALE DEED** for Survey No. 206, Hissa No. 1/2 (New Online 7/12 No. 206/1/2) Total Admeasuring Area 1100 Sq. Mtrs. Dated:- 03/05/2017 Register Document no. 5025/2017 **BETWEEN** 1) Shri. Shridhar Pandurang Shinde 2) Smt. Padmavati Shridhar Shinde 3) Shri. Manoj Shrodhar Shide 4) Smt. Kanchan Manoj Shinde as Vendors and 1) Shri. Rakesh Bhagwan Patil 2) Shri. Rohan Janardhan Patil 3) Shri. Prathamesh Ananta Patil As Purchasers.

8. Copy of **DEVELOPMENT AGREEMENT** for 1) Survey No. 206, Hissa No. 1/2 (New Online 7/12 No. 206/1/2) Total Admeasuring Area 1100 Sq. Mtrs., Survey No. 206, Hissa No. 5 (New Online 7/12 No. 206/5) Total Admeasuring Area 7000 Sq. Mtrs., Dated:-07/08/2023 Register Document No.10866/2023 BETWEEN 1) Shri. Subhash Bhagaji Ghorpade 2) Shri. Harshal Subhash Ghorpade 3) Shri Rakesh Bhagwan Patil 4) Shri. Rohan Janardhan Patil 5) Shri. Prathamesh Ananta Patil As Owners and M/s. Atharv Infrastructures Partnership Firm Through Partners 1) Shri. Priyesh Sopandev Choudhary As Developers.

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Date :- 04/03/2024

9. Copy of **POWER OF ATTORNEY** for 1) Survey No. 206, Hissa No. 1/2 (New Online 7/12 No. 206/1/2) Total Admeasuring Area 1100 Sq. Mtrs., 2) Survey No. 206, Hissa No. 5 (New Online 7/12 No. 206/5) Total Admeasuring Area 7000 Sq. Mtrs., Dated:-07/08/2023 Register Document No.10867/2023 **BETWEEN** 1) Shri. Subhash Bhagaji Ghorpade 2) Shri. Harshal Subhash Ghorpade 3) Shri Rakesh Bhagwan Patil 4) Shri. Rohan Janardhan Patil 5) Shri. Prathamesh Ananta Patil As Principals and M/s. Atharv Infrastructures Partnership Firm Through Partners 1) Shri. Priyesh Sopandev Choudhary As Power Of Attorney Holders.

10. Search report for 30 years from 1994 Till 2023

11. 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 **M/S. ATHARV INFRASTRUCTURES PARTNERSHIP FIRM** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land.

a) Shri. Subhash Bhagaji Ghorpade, Shri. Harshal Subhash Ghorpade, having Survey No. 206, Hissa No. 5 (New Online 7/12 No. 206/5), Admeasuring 7000 Sq. Mtrs.

b) Shri Rakesh Bhagwan Patil, Shri. Rohan Janardhan Patil, Shri. Prathamesh Ananta Patil having Survey No. 206, Hissa No. 1/2(New Online 7/12 No. 206/1/2), Admeasuring 1100 Sq. Mtrs.,

Survey No. 206, Hissa No. 1/2(New Online 7/12 No. 206/1/2), Admeasuring 1100 Sq. Mtrs., Survey No. 206, Hissa No. 5 (New Online 7/12 No. 206/5), Admeasuring 7000 Sq. Mtrs. Situated at revenue Village:- Badlapur, Taluka:- Ambernath, District:- Thane.

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3/- The report reflecting the flow of the title of the M/S. ATHARV INFRASTRUCTURES PARTNERSHIP FIRM THROUGH PARTNERS SHRI. PRIYESH SOPANDEV CHOUDHARY on the said land is enclosed herewith as annexure.

PRADEEP B. PATIL
Advocate

Date :- 04/03/2024

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Date :- 04/03/2024

FLOW OF THE TITLE OF THIS SAID LAND.

SUB:- Title Clearance certificate with respect to Survey No. 206, Hissa No. 1/2(New Online 7/12 No. 206/1/2), Total Admeasuring Area 1100 Sq. Mtrs.,, Title Clearance certificate with respect to Survey No. 206, Hissa No. 5(New Online 7/12 No. 206/5), Total Admeasuring Area 7000 Sq. Mtrs., Situated at revenue Village:- Badlapur, Taluka:- Ambernath, District:- Thane (hereinafter referred as the said land).

ON OR TOWARDS EAST:
ON OR TOWARDS WEST:
ON OR TOWARDS NORTH:
ON OR TOWARDS SOUTH:
} As per Record of Rights

SR. No.

1. 7/12 extract as on date of application for registration.

2. a) Survey No. 206, Hissa No. 1/2Mutation Entry No. 63, 416, 1084, 1846, 3142, 4848, 5003, 5260, 5292, 6713

b) Survey No. 206, Hissa No. 5Mutation Entry No. 120, 322, 590, 1812, 4128, 4186, 5101, 5320, 6709, 7027, 7694

3. Search report for 30 Years from 1994 to 2023 up to Date 22/12/2023 Taken from Sub –Registrar office at Ulhasnagar - 2 by my searcher Mr. Satish A. Farad (a.) (GRN No. MH012814190202324E, Dated :-22/12/2023) (b.) (GRN No. MH012814190202324E, Dated :-22/12/2023)

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Date :- 04/03/2024

4. That the said land owned by Shri. Subhash Bhagaji Ghorpade, Shri. Harshal Subhash Ghorpade, Shri Rakesh Bhagwan Patil, Shri. Rohan Janardhan Patil, Shri. Prathamesh Ananta Patil and no litigation found by search. That the title of said Plot is clean , Clear unencumbered and marketable.

Pradeep

PRADEEP B. PATIL
Advocate

Adv. PRADEEP B. PATIL MAH[illegible]647/ (Stamp)

Date :- 04/03/2024

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