Vijay Singh & Associates

Advocates, Legal Advisor, Consultants, Company Secretaries &
Notary Public (Government Of India)

FORMAT – A

(Circular No:- 28/2021)

To,

Maharera,

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to:

(i) All that piece and parcel of land bearing Survey No.128 Hissa No. 4 (pt.), corresponding C.T.S No. 541/D, admeasuring 409.8 sq. meters, being part of larger land bearing Survey No. 128/4 admeasuring 1057.90 sq. mtrs., situate at Village Eksar, Taluka Borivali, in the Mumbai Suburban District and Sub-district of Mumbai City (hereinafter referred to as **"THE FIRST LAND"**);

(ii) All that piece and parcel of land bearing Survey No. 128, Hissa No. 5 (pt.), and bearing corresponding CTS No. 540/C, admeasuring 68.9 sq.mtrs., being part of larger land bearing Survey No. 128 Hissa No. 5 admeasuring 931.8 sq. mtrs., lying, being situate at Village Eksar, Taluka Borivali, in the Mumbai Suburban District and Sub-district of Mumbai City (hereinafter referred to as **"THE SECOND LAND"**);

(iii) All that piece and parcel of land bearing Survey No. 128, Hissa No. 9, CTS No. 544, admeasuring 50 sq. meters as per Property Card and 51 sq. meters, as per 7/12 extract, situate at Village Eksar, Taluka Borivali, in the Mumbai Suburban District and Sub-district of Mumbai City (hereinafter referred to as **"THE SAID THIRD LAND"**) (hereinafter the said first land, the said second land and the said third land are collectively referred to as **"THE SAID LANDS"**).

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I have investigated the title of the said Lands on the request of Mr. Tarun Rasikbhai Dave and following documents:-

1. Description of the properties
2. Heirship Certificate
3. Release Deeds
4. Indemnity Bond
5. Conveyance Deeds
6. Deed of Undertaking
7. Property Cards
8. Search report dated 27th February, 2023 in respect of the said first land, taken by Mr. N.D.Rane, search clerk at the office of the Sub-registrar at Mumbai, Bandra, Goregaon and Borivali for the period 1990 till 2023,
9. Search report dated 27th February, 2023 in respect of the said second land, taken by Mr. N.D.Rane, search clerk at the office of the Sub-registrar at Mumbai, Bandra, Goregaon and Borivali for the period 1982 till 2023, and
10. Search report dated 27th February, 2023 in respect of the said third land, taken by Mr. N.D.Rane, search clerk at the office of the Sub-registrar at Mumbai, Bandra, Goregaon and Borivali for the period 1981 till 2023.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said lands, I am of the opinion that the title of Mr. Tarun Rasikbhai Dave is clear, marketable and without any encumbrances.

Owner of the lands:



(i) Mr. Tarun Rasikbhai Dave is the owner of All that piece and parcel of land bearing Survey No. 128 Hissa No. 4 (pt.), corresponding C.T.S No. 541/D, admeasuring 409.8 sq. meters, being part of larger land bearing Survey No. 128/4 admeasuring 1057.90 sq. mtrs., situate at Village Eksar, Taluka Borivali, in the Mumbai Suburban District and Sub-district of Mumbai City;

(ii) All that piece and parcel of land bearing Survey No. 128, Hissa No. 5 (pt.), and bearing corresponding CTS No. 540/C, admeasuring 68.9 sq.mtrs., being part of larger land bearing Survey No. 128 Hissa No. 5 admeasuring 931.8 sq. mtrs., lying, being situate at Village Eksar, Taluka Borivali, in the Mumbai Suburban District and Sub-district of Mumbai City (hereinafter referred to as **"THE SECOND LAND"**);

(iii) All that piece and parcel of land bearing Survey No. 128, Hissa No. 9, CTS No. 544, admeasuring 50 sq. meters as per Property Card and 51 sq. meters, as per 7/12 extract, situate at Village Eksar, Taluka Borivali, in the Mumbai Suburban District and Sub-district of Mumbai City (hereinafter referred to as **"THE SAID THIRD LAND"**).

The reports reflecting the flow of the Title of Mr. Tarun Rasikbhai Dave on the said lands are enclosed herewith as annexures.

FLOW OF THE TITLE OF THE FIRST LAND

Sr.No.

i) Search report dated 27/02/2023, in respect of the said First land taken by Mr. N.D.Rane, search clerk at the office of the Sub-registrar at Mumbai, Bandra, Goregaon and Borivali for the period 1990 till 2023.

ii) Mr. Laxman Narayan Thakur was the owner of all that piece and parcel of land bearing survey no.128 Hissa no.4 CTS.No. 541/D admeasuring 409.8 sq meters as per property card dated 12/12/2016 being part of larger Land bearing survey no.128/4 admeasuring 1057.90 sq.mtrs situate at Borivali (w), Mumbai -400092 lying, being

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at village Eksar Taluka Borivali, in registration district and sub-district of Mumbai Suburban (hereinafter the said land bearing CTS.No.541/D admeasuring 409.8 sq.meters or thereabouts is referred to as the Said Land).

iii) The said Mr. Laxman Narayan Thakur died intestate on or about 21/06/1986, leaving behind (i) Champubai Laxman Thakur (wife) (ii) Tukaram Laxman Thakur (son) (iii) Tulsidas Laxman Thakur (son), (iv) Parshuram Laxman Thakur (son),(v) Janardhan Laxman Thakur (son), (vi) Suresh Laxman Thakur (son)(vii) Shaashikant Laxman Thakur (son),(viii) Diwakar Laxman Thakur (son(ix) Chintaman Laxman Thakur (son) and (x) Nalini Laxman Thakur alias Nalini Vinayak Gharat (married daughter) as his only heirs and legal representative entitled to his estate including the said land under the law by which he was governed at the time of his death.

(iv) The said Mr. Tukaram Laxman Thakur died intestate on or about 04/08/1990, leaving behind (i) Pushpa Tukaram Thakur (wife), (ii) Vinod Tukaram Thakur (son), (iii)Hemant Tukaram Thakur (son) and (iv) Pinki Tukaram Thakur alias Rajani Nitin Patil (married daughter), as his only heirs and legal representatives entitled to his estate including the said first land under the law by which he was governed at the time of his death.

(v) The said Mr. Parshuram Laxman Thakur died intestate on or about 13/03/2008, leaving behind (i) Kumud Parshuram Thakur (wife), (ii) Jayesh Parshuram Thakur (son), (iii) Kiran Parshuram Thakur (son) and (iv) Kavita Parshuram Thakur alias Kavita Kalpesh Patil (married daughter) as his only heirs and legal representatives entitled to his estate including the said first land under the law by which he was governed at the time of his death.

(vi) The said Mr. Diwakar Laxman Thakur died intestate on or about 15/09/2012, as a bachelor and without any heirs.

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(vii) The said Mrs Champubai Laxman Thakur died intestate on or about 03/12/2012, leaving behind (i) Tulsidas Laxman Thakur (son), (ii) Janardhan Laxman Thakur (son), (iii) Suresh Laxman Thakur (son), (iv) Shashikant Laxman Thakur (Son), (v) Chintaman Laxman Thakur (son), (vi) Nalini Laxman Thakur alias Nalini Vinayak Gharat (married daughter) and vii) Pushpa Tukaram Thakur (daughter in law), (viii) Vinod Tukaram Thakur (grandson), (ix) Hemant Tukaram Thakur (grandson) (x) Pinki Tukaram Thakur alias Rajani Nitin Patil (married granddaughter) [(vii) to (x) being legal heirs of late Mr. Tukaram Laxman Thakur], and (xi) Kumud Parshuram Thakur (daughter in law), (xii) Jayesh Parshuram Thakur (grandson), (xiii) Kiran Parshuram Thakur (grandson) and (xiv) Kavita Parshuram Thakur alias Kavita Kalpesh Patil (married granddaughter) [(xi) to (xiv) being legal heirs of late Mr. Parshuram Laxman Thakur] as her only heirs and legal representatives entitled to her estate including the said first land under the law by which she was governed at the time of her death.

(viii) The said Mr. Chintaman Laxman Thakur died intestate on or about 22/02/2015, leaving behind (i) Devyani Chintaman Thakur (wife), and (ii) Nirjala Chintaman Thakur (minor daughter), as his only heirs and legal representatives entitled to his estate including the said first land under the law by which he was governed at the time of his death.

(ix) The said Mr. Tulsidas Laxman Thakur died intestate on or about 02/07/2015, leaving behind (i) Ashay Tulsidas Thakur (son), and (ii) Ashwin Tulsidas Thakur (son) his only heirs and legal representatives entitled to his estate including the said second land under the law by which he was governed at the time of his death, his wife Hema Tulsidas Thakur, pre-decease him on 04/11/2004.

(x) Under the circumstances, the said (a) Pushpa Tukaram Thakur, (b) Vinod Tukaram Thakur, (c) Hemant Tukaram Thakur, (d) Pinki Tukaram Thakur alias Rajani Nitin Patil, (e) Ashay Tulsidas Thakur,



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(f) Ashwin Tulsidas Thakur, (g) Kumud Parshuram Thakur, (h) Jayesh Parshuram Thakur, (i) Kiran Parshuram Thakur, (j) Kavita Parshuram Thakur alias Kavita Kalpesh Patil, (k) Janardhan Laxman Thakur, (l) Suresh Laxman Thakur (m) Shashikant Laxman Thakur, (n) Devyani Chintaman Thakur, (o) Nirjala Chintaman Thakur (minor) and (p) Nalini Laxman Thakur alias Nalini Vinayak Gharat being the Owners/Vendors herein who are well and sufficiently entitled to undivided share right, title and/or interest in the said first land as the owners thereof.

(xi) Vide a Conveyance Deed dated 31/12/ 2020, duly signed and registered with the Sub-Registrar of Assurances at Borivali, bearing no. BRL-2/483/2021, executed by and between (a) Pushpa Tukaram Thakur, (b) Vinod Tukaram Thakur, (c) Hemant Tukaram Thakur, (d) Pinki Tukaram Thakur alias Rajani Nitin Patil, (e) Janardhan Laxman Thakur, (f) Devyani Chintaman Thakur, (g) Nirjala Chintaman Thakur (minor), (h) Nalini Laxman Thakur alias Nalini Vinayak Gharat, (i) Suresh Laxman Thakur, (j) Shashikant Laxman Thakur, (k) Ashay Tulsidas Thakur, (l) Ashwin Tulsidas Thakur, (m) Kumud Parshuram Thakur, (n) Jayesh Parshuram Thakur, (o) Kiran Parshuram Thakur and (p) Kavita Parshuram Thakur alias Kavita Kalpesh Patil (the Owners/Vendors therein) and Mrs. Bhavna Mahendra Vyas (Confirming Party No.1) and Mr. Kamlakar Mukund Mhatre (Confirming Party No.2 therein) and Mr. Tarun Rasikbhai Dave (the Purchaser therein); the Owners/Vendors therein did thereby sell, grant, transfer, convey, assign and assure all their undivided share, right, title and/or interest in the said unto the Purchaser therein for a consideration and on the terms and conditions as stated therein.

FLOW OF THE TITLE OF THE SECOND LAND

Sr.No.

i) Search report dated 27th February, 2023 in respect of the said Second land taken by N.D.Rane, search clerk at the office of the Sub-registrar at Mumbai, Bandra, Goregaon and Borivali for the period 1982 till 2023.

ii) During their life time, (1) Mr. Damodar Nathu Patil, (2) Laxman Nathu Patil and (3) Atmaram Nathu Patil, were the owners of the said second land.

iii) The said Mr. Damodar Nathu Patil died intestate on or about 19/04/1991, leaving behind (i) Shankar Damodar Patil (son), (ii) Gopinath Damodar Patil (Son), (iii) Pandurang Damodar Patil (son), (iv) Madhuram Damodar Patil (son) and (v) Jayabai Ramchandra Patil alias Leelabai Ramchandra Patil (married daughter) as his only heirs and legal representatives entitled to his estate, including his 1/3rd undivided share in the said second land, under the law by which he was governed at the time of his death. Kaveribai Damodar Patil, wife of the said Damodar Nathu Patil pre-deceased him on 30/5/1976.

iv) The said Mr. Shankar Damodar Patil died intestate on or about 15/04/2007, leaving behind (i) Gauri Shankar Patil (wife), (ii) Vasant Shankar Patil (son), (iii) Jayprakash Shankar Patil (son), (iv) Nandkumar Shankar Patil (Son), (v) Jaymala Ramchandra Mhatre (married daughter), (vi) Kesaribai Narendra Bhoir (married daughter) and (vii) Mandabai Vasudev Gharat (married daughter) as his only heirs and legal representatives entitled to his estate, including the said second land, under the law by which he was governed at the time of his death.

v) The said Mr. Gopinath Damodar Patil died intestate on or about 31/7/2018, leaving behind (i) Kantilal Gopinath Patil (son), (ii) Jaywant Gopinath Patil (son) (iii) Hausabai Vinayak Bhoir (married daughter), (iv) Yamunabai Pursottam Patil (married daughter) and (v) Vanita Atmaram Bhoir (married daughter) as his only heirs and legal

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representatives entitled to his estate, including the said second land, under the law by which he was governed at the time of his death. Banubai Gopinath Patil, wife of the said Gopinath Damodar Patil pre-deceased him on 31/7/2009.

vi) The said Mr. Pandurang Damodar Patil died intestate on or about 07/10/1971, leaving behind (i) Vatsalabai Pandurang Patil (wife), (ii) Suresh Pandurang Patil (son), and (iii) Anjani alias Anjali Dinanath Patil (married daughter) as his only heirs and legal representatives entitled to his estate, including the said land, under the law by which he was governed at the time of his death.

vii) The said Mr. Madhuram Damodar Patil died intestate on or about 06/11/2018, leaving behind Lilabai Madhuram Patil (wife) as his only heirs and legal representative entitled to his estate, including the said land, under the law by which he was governed at the time of his death. The said Madhuram Patil had no children.

viii) Under the circumstances, in as far as the heirs of Damodar Nathu Patil's family is concerned, the said (1) Gauribai Shankar Patil, (2) Vasant Shankar Patil, (3) Jayprakash Shankar Patil, (4) Nandkumar Shankar Patil, (5) Jaymala Ramchandra Mhatre, (6) Kesaribai Narendra Bhoir, (7) Mandabai Vasudev Gharat, (8) Kantilal Gopinath Patil, (9) Jaywant Gopinath Patil, (10) Hausabai Vinayak Bhoir, (11) Yamuna Pursottam Patil, (12) Vanita Atmaram Bhoir, (13) Vatsala Pandurang Patil, (14) Suresh Pandurang Patil, (15) Anjani alias Anjali Dinanath Patil, (16) Lilabai Madhuram Patil and (17) Jayabai Ramchandra Patil alias Leelabai Ramchandra Patil are entitled to Damodar Patil's 1/3rd undivided share, right, title and/or interest in the said second land.

ix) By a Release Deed dated 27th July, 2021, registered with the Sub registrar of Assurances at Borivali, under serial no. BRL-4-9336-2021 at Borivali (1) Manohar Laxman Patil, (2) Kamlabai Vitthal Raut, (3) Chandrabai Jagannath Patil (being legal heirs of Late Laxman Nathu

Patil), (4) Parshuram Atmaram Patil, (5) Arun Atmaram Patil, (6) Mahendra Atmaram Patil, (7) Anant Atmaram Patil, (8) Savitribai Vasant Patil, (9) Jayanti Harishchandra Patil alias Jamnabai Harishchandra Patil, (10) Narmada Suryakant Kini, (11) Meeta Manoj Bhoir alias Damyanti Manoj Bhoir, (12) Suresh Pandurang Patil and (13) Manjula Nandkumar Raut alias Manjabai Nandakumar Patil (being legal heirs of Atmaram Nathu Patil) have released and relinquished all and whatsoever subsisting undivided share, right, title, interest in the said second land to the extent of their aggregate 2/3rd share (1/3rd +1/3rd) undivided share in favour of Mrs. Laxmibai Moreshvar Patil.

x) By a Conveyance Deed dated 25th August, 2021, registered with the Sub-Registrar of Assurances at Borivali, under serial no. BRL-6-12127-2021 at Borivali, Mrs. Laxmibai Moreshvar Patil, conveyed, released and relinquished all her 2/3rd undivided share i.e. 66.667% share, right, title and/or interest in favour of Mr. Bhavik Mangesh Mhatre in respect of the said second land.

xi) Vide a Conveyance Deed dated 23rd November, 2021, duly signed and registered with the Sub-Registrar of Assurances at Borivali, bearing no. BRL-6/17777/2021, executed by and between Mr. Bhavik Mangesh Mhatre (the Owner/Vendor therein) and Mr. Tarun Rasikbhai Dave (the Purchaser therein); the Owner/Vendor therein did thereby sell, grant, transfer, convey, assign and assure 2/3rd undivided share, right, title and/or interest in the said second land unto the Purchaser therein for a consideration and on the terms and conditions as stated therein.

xii) Heirship certificate dated 01st January, 2022, issued by the Hon'ble Court of Civil Judge (J.D.) Thane, under Miscellaneaous Application No. 816/2021, certifies that the said (1) Vasant Shankar Patil, (2) Gauribai Shankar Patil, (3) Jayprakash Shankar Patil, (4) Nandkumar Shankar Patil, (5) Jaymala Ramchandra Mhatre, (6) Kesaribai

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Narendra Bhoir, (7) Mandabai Vasudev Gharat (8) Kantilal Gopinath Patil, (9) Jaywant Gopinath Patil, (10) Hausabai Vinayak Bhoir, (11) Yamuna Purshottam Patil, (12) Vanita Atmaram Bhoir, (13) Vatsalya Pandurang Patil, (14) Suresh Pandurang Patil, (15) Anjani alias Anjali Dinanath Patil, (16) Lilabai Madhuram Patil and (17) Jayabai Ramchandra Patil alias Lilabai Ramchandra Patil are the heirs of Mr. Damodar Nathu Patil.

xiii) By and under Conveyance Deed dated 21st March, 2022, registered with the Sub-Registrar of Assurances at Borivali, under serial no. BRL/6/5955/2022, (1) Gauribai Shankar Patil, (2) Vasant Shankar Patil, (3) Jayprakash Shankar Patil, (4) Nandkumar Shankar Patil, (5) Jayamala Ramchandra Mhatre, (6) Kesaribai Narendra Bhoir, (7) Mandabai Vasudev Gharat, (8) Kantilal Gopinath Patil, (9) Jaywant Gopinath Patil, (10) Hausabai Vinayak Bhoir, (11) Yamuna Purshottam Patil, (12) Vanita Atmaram Bhoir, (13) Vatsala Pandurang Patil, (14) Suresh Pandurang Patil, (15) Anjali Dinanath Patil, (16) Lilabai Madhuram Patil and (17) Jayabai Ramchandra Patil aias Leelabai Ramchandra Patil, conveyed, released and relinquished all their aggregate 1/3rd undivided share i.e. 33.33% share, right, title and/or interest in favour of Mr. Bhavik Mangesh Mhatre in respect of the said second land.

xiv) Vide a Conveyance Deed dated 29th March, 2022, duly signed and registered with the Sub-Registrar of Assurances at Borivali, bearing no. BRL-6/8399/2022, executed by and between Mr. Bhavik Mangesh Mhatre (the Owner/Vendor therein) and Mr. Tarun Rasikbhai Dave (the Purchaser therein); the Owner/Vendor therein did thereby sell, grant, transfer, convey, assign and assure 1/3rd undivided share, right, title and/or interest in the said second land subject to rights of Mrs. Bhavna Vyas unto the Purchaser therein for a consideration and on the terms and conditions as stated therein.

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FLOW OF THE TITLE OF THE THIRD LAND

Sr.No

i) Search report dated 27th February, 2023, in respect of the said Third Land taken by Mr. N.D.Rane, search clerk at the office of the Sub-registrar at Mumbai, Bandra, Goregaon and Borivali for the period 1981 till 2023.

ii) Mutation entry no. 4696 dated 15/09/1992, reflects that by an order dated 18/04/1992, of Mumbai City Civil Court, (1) Andrew Mathes Rodrigues (2) John Mathes Rodrigues (3) Walter Mathes Rodrigues alias Willam alias Kleton alias Warenteen (4) Francis Mathes Rodrigues (5) Janubai Anton Divate alias Janubai Anton Koli (6) Philomina Maxy Koli and (7) Natal Duming Uttankar alias Nataline Duming Uttankar alias Natorine Duming Tau came to be recorded as joint owners of the said third land, entitled to undivided share in the said land.

iii) Pursuant to aforesaid (1) Andrew Mathes Rodrigues, (2) John Mathes Rodrigues, (3) Walter Mathes Rodrigues alias Willam alias Kleton alias Warenteen, (4) Francis Mathes Rodrigues and (5) Philomina Maxy Koli became proportionately entitled to undivided share in the said third land.

iv) Thereafter Andrew Mathes Rodrigues died intestate on or about 31/12/2010 leaving behind (1) Marshall Andrew Rodrigues alias Marshal Andru Rodrigues (son), (2) Simon Andrew Rodrigues (son), (3) Thomas Andrew Rodrigues (son), (4) Mary simon ambrose (married daughter), (5) Sushila Vaibhav Mestry alias Sushila Dominic Koli (married daughter) and (6) Theresa Andrew Rodrigues (widow), as his only heirs and legal representatives entitled to his estate, including the said third land, under the law by which he was governed at the time of his death.

v) Theresa Andrew Rodrigues died intestate on or about 05/05/2016, leaving behind (1) Marshall Andrew Rodrigues (son), (2) Simon

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Andrew Rodrigues (son) (3) Thomas Andrew Rodrigues (son), (4) Mary Simon Ambrose (married daughter), (5) Sushila Vaibhav Mestry alias Sushila Dominic Koli (married daughter) as her only heirs and legal representatives entitled to her estate, including the said third land, under the law by which she was governed at the time of her death.

vi) By a Release Deed dated 06/08/2019 registered with Sub Registrar Assurances at Borivali under no. BRL/4/11433/2019, the aforesaid (1) Simon Andrew Rodrigues (2) Thomas Andrew Rodrigues, (3) Mary Simon Ambrose, (4) Sushila Vaibhav Mestry alias Sushila Dominic Koli, (5) John Mathes Rodrigues, (6) Walter Mathes Rodrigues alias Willam alias Kleton alias Warenteen, (7) Francis Mathes Rodrigues, (8) Philomina Maxy Koli released and relinquished all their proportionate undivided share right title and/or interest (being an aggregate of 96%) unto and in favour of Mr. Marshall Andrew Rodrigues alias Marshal Andru Rodrigues, in their ancestral land being the said third land without any consideration.

vii) By virtue of aforesaid the said Mr. Marshall Andrew Rodrigues alias Marshal Andru Rodrigues, has absolutely become entitled to the said land as sole owner thereof and is well and sufficiently seized and possessed of the said third land.

viii) Vide a Conveyance Deed dated 30th March, 2021, duly signed and registered with the Sub-Registrar of Assurances at Borivali, bearing no. BRL-5/7350/2021, executed by and between Marshal Andrew Rodrigues alias Marshal Andru Rodrigues (the Owner/Vendor therein) and Mr. Tarun Rasikbhai Dave (the Purchaser therein); the Owner/Vendor therein did thereby sell, grant, transfer, convey, assign and assure all their undivided share, right, title and/or interest in the said third land unto the Purchaser therein for a consideration and on the terms and conditions as stated therein.

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By virtue of aforesaid the said Mr.Tarun Rasikbhai Dave has absolutely become entitled to the said lands as sole owner thereof and is well and sufficiently seized and possessed of the said lands and got his name on the records and became the owner of the said lands.

Date:- 14th June 2023

Vijay Singh and Associates
Advocates

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