ADV. ANITA WAMANRAO PATIL

BB.A,LL.B

ADVOCATE HIGH COURT, MUMBAI

OFFICE : 108 SHREE SAMARTH KRUPA APARTMENT, VEER SAVARKAR MARG, VIRAR (EAST), TALUKA : VASAI, DISTRICT : PALGHAR, 401305. CONTACT NO. 9790556900

EMAIL ID :adv.anitapatil10@gmail.com

Dat. 12/08/2025

FORMAT – A

(Circular No:- 28 /2021)

To

Mahashtra Real Estate Regulatory

Authority, Mumbai.

LEGAL TITLE REPORT

SUB: Title Clearance Certificate with respect to plot no. Survey No. 109, Hissa No. 1A, admeasuring H.R. 0-42-70 Assessed at Rs. 4.00 Paise, lying being and situate at Village DONGARE, Taluka Vasai, District Palghar.

Situated at -Survey No. 109, Hissa No. 1A, admeasuring H.R. 0-42-70 Assessed at Rs. 4.00 Paise, lying being and situate at Village DONGARE, Taluka Vasai, District Palghar, within the area of Sub Registrar Vasai 1 to 6. (hereinafter referred as the Said plot "said Property").

I have investigated the title of the said plot on the request of Mr.SHIVSHANKAR REVANSIDHA KABADE Partner of Balaji Enterprises, a Partnership Firm having its office at Shop No 12, Siddhivinayak Tower, Near Makwana Complex, Virar (East),Taluka Vasai, Dist Palghar, Maharashtra 401305. and following documents i.e. :-

1. **Description of the property**

   Non Agricultural land bearing Survey No. 109, Hissa No. IA, admeasuring H.R. 0-42-70 Assessed at Rs. 4.00 Paise, lying being and situate at Village DONGARE Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai 1 to 6.

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2. **The documents of allotment of Plot.**

   a) Conveyance Deed Dated 16/03/2021 Between Asha Narayan Patil, 2. Godibai Dattatreya Patil, 3. Jayanti daughter of Hari Patil 4. Deepak Joma Patil 5. Nitin Narayan Patil, 6. Babybai Rama Patil, 7. Bhau Joma Patil 8. Rajani Bhalchandra Patil 9. Ramesh Joma Patil, 10. Rohini Moreshwar Patil, 11. Shri Vasudeo Hari Patil and M/S.BALAJI ENTERPRISES THROUGH IT'S PARTNERS Mr. SHIVSHANKAR REVANSIDHA KABADE, vide conveyance dated 16.03.2021 registered in the of Sub-Registered at Vasai- V, Virar at serial No. 3800/2021 for a total consideration of Rs. 2,08,58,000/- (Rs. Two crore eight lakh Fifty eight thousand only).

   b) Commencement Certificate issued by Vasai Virar City Municipal Corporation having Building Permit No. VVCMC/TP/CC/VP-6330/237/2023-24.

3. 7/12 extract or property card issued by talathi Saja,Dongare Tal Vasai, Dist Palghar dated 02/05/2025, mutation entry no 1604,1635,1686,1689,1728.

4. Search report for 30 years from Year 1995 till Year 2025.

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 **M/s Balaji Enterprises** is clear, marketable and without any encumbrances.

(If any encumbrances please mention in separate sheet)

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Owners of the land

M/S. BALAJI ENTERPRISES is the Owner of the land bearing Survey No. 109, Hissa No. IA, admeasuring H.R. 0-42-70 Assessed at Rs. 4.00 Paise, lying being and situate at Village DONGARE Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai 1 to 6.

(4) Qualifying comments / remarks if any **No**

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

Encl : Annexure

Advocate

Date:- 12/08/2025

(stamp)

Letter Head

12/8/2025

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Advocate High Court
Office No.108, Shree Samartha Krupa Apt.
Gawad Wadi, Veer Savarkar Marg,
Virar (East), Tal. Vasai, Dist. Palghar - 401305

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SEARCH REPORT

Sub:-Tittle Clearance certificate with Respect to Non-Agricultural bearing:-

THIS IS TO CERTIFY that I have caused search to be taken in the office of the Sub-Registrar at Vasai Virar and Nallasopara Sub Registrar office Vasai 1 to 6, Dated 05/08/2015, Based on the year 1982 to 2021 I have search Sub Registrar Nallsasopara Virar, Vasai Receipt No. Vasai2-16623, dated 04/ 07/2024, of 2021 to 2024 and have also examined the Relevant Record in respect of Agricultural land bearing:-Survey No. 109, Hissa No. 1A, admeasuring H.R. 0-42-70 Assessed at Rs. 4.00 Paise, lying being and situate at Village DONGARE, Taluka Vasai, District Palghar, belonging to M/S. BALAJI ENTERPRISES and have found the following entries to have been made thereon.

1937-Nil 1938-Nil 1939-Nil 1940-Nil

1940-Nil 1941-Nil 1942-Nil 1943-Nil.

1944-Nil 1945-Nil 1946-Nil 1947-Nil.

1948-Nil 1949-Nil 1950-Nil 1951-Nil

1952-Nil. 1953-Nil 1954-Nil 1955-Nil

1956-Nil 1957-Nil 1958-Nil 1959-Nil

1960-Nil 1961-Nil 1962-Nil 1963-Nil

1964-Nil 1965-Nil 1966-Nil. 1967-Nil

1968-Nil 1969-Nil 1970-Nil 1971-Nil

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1972-By Mutation entry no. 5378, dated 21/8/1972 area ofthe said land alongwith other land in the village was converted into decimal system as per Indian Coinage Act, 1958 and Enforcement act 1955. The said entry is certified on 26/10/1972.

1973-Nil 1974-Nil 1975-Nil 1976-Nil

1977-By Heirship. Khatedar Mr. Hari Aalo Patil died intestate four to five years back leaving behind him 1) Shri. Narayan Hari Patil, (son) 2) Shri. Vasudeo Hari Patil, (son) 3) Smt. Ramabai Joma Patil (daughter) 4) Smt. Babybai Rama Gharat (daughter) 5) Smt. Godibai Dattatreya Bhoir (daughter) 6) Smt. Kamli Hari Patil (daughter) 7) Smt. Jayanti Hari Patil (daughter) 8) Smt. Vithabai Hari Patil (daughter) being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death. The name of deceased is deleted and the names of above heirs was entered in the 7/12 extract vide mutation entry no. 5518, dated 23/3/1977. Certified on 6/7/1977.

1978-Nil	1979-Nil	1980-Nil	1981-Nil.	1982-Nil
1983-Nil	1986-Nil	1987-Nil	1988-Nil	1989-Nil

1990- By Heirship. Khatedarinbai. Smt. Kamli Hari Patil died intestate two years back leaving behind him legal heir her brother 1) Shri. Narayan Hari Patil, expired legal heirs 1) Smt. Chandrabhaga Narayan Patil, (brother wife) 2) Shri Nitin Narayan Patil (Nephew) 3) Smt. Rohini Moreshwar Bhoir (Niece) 4) Smt. Asha Narayan Patil (Niece) 5) Smt. Shantibai Hari Patil (wife) 6) Smt. Ramabai Joma Patil (sister) 7) Smt.Babybai Rama Patil (sister) 8) Godavari Dattareya Bhoir (sister) 9) Jayanti Suresh Bhoir (sister) being the legal heirs according to the Hindu Succession Act, by which she was governed at the time of his death. The name of deceased is deleted and the names of above heirs was entered in the 7/12extract vide mutation entry no. 7446, dated 15/5/1990.Certified on 6/6/1990.

ANITA W. PATIL
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1990- By Heirship. Khatedarinbai. Shri. Narayan Hari Patil died intestate on 10/5/1989 leaving behind him legal heir 1) Smt. Chandrabhaga Narayan Patil, (wife) 2) Shri Nitin Narayan Patil (son) 3) Smt. Rohini Moreshwar Bhoir (daughter) 4) Smt. Asha Narayan Patil (daughter) being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death. The name of deceased is deleted and the names of above heirs was entered in the 7/12extract vide mutation entry no. 7447, dated 15/5/1990.Certified on 6/6/1990.

1997- As per Aaakarband villages 1) Naringi and Dongre as per separate new aakarbandh issued from District Inspector of Land Record Thane and Order no. ADM/4037 issued from Commisioner, Mumbai Division, Mumbai and as per Govt. Circular Revenue and Forest Dept. no. TSC/1069/32810 Special dated 9/12/1970 This record is made as per detail below:

Original village name Naringi

New Survey no.	Old Survey no.
109	106

Reference; Mutation entry no. 1 dated 1/8/1997, certified on 2/8/1997.

1998-Nil 1999-Nil 2000-Nil 2005-Nil. 2006-Nil.

2007- By Heirship. Shri. Narayan Hari Patil died intestate on 7/5/1989 leaving behind him legal heir 1) Shri Nitin Narayan Patil (son) 2) Smt. Rohini Moreshwar Bhoir (daughter) 3) Smt. Asha Narayan Patil (daughter) being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death. Deceased wife expifred since back and therefore the name of deceased is deleted and the names of above heirs was entered in the 7/12 extract vide mutation entry no. 649, dated 1/10/2007.Certified on 23/10/2007.

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2007- By Heirship. Khatedar Shrimati. Vithabai Hari Patil died intestate on 1/7/1993 leaving behind him legal heirs 1) Vasudeo Hari Patil (son) age 60 years 2) Shri Nitin Narayan Patil (grandson) age 36 years, 3) Smt. Rohini Moreshwar Bhoir (daughter) age 38 years, 4) Smt. Asha Narayan Patil (grand daughter) 32 years 6) Smt. Ramabai Joma Patil (daughter) age 65 years 7) Smt. Babybai Rama Patil (daughter) age 58 years 8) Godabai Dattareya Bhoir (daughter) age 55 years 9) Jayanti Suresh Bhoir (daughter) age 50 years being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death. Deceased wife expired since back and therefore the name of deceased is deleted and the names of above. heirs was entered in the 7/12 extract vide mutation entry no. 650, dated 1/10/2007.Certified on 23/10/2007.

2008-Nil 2009-Nil 2010-Nil 2011-Nil

2012-Nil 2013-Nil 2014-Nil 2015-Nil 2016-Nil.

2017-As per edit model use under E-Mutation project of Handwriting and Computer right of record (Village Form 7/12 extract) is to be match properly as per Order and Government Circular No. BHU.A.PRA.KRA.180/L -1 dated 7/5/2016. Tehsildar Vasai District Palghar REV/KMSM/7601, District Palghar have passed order dated 21/6/17 the correction is made in computerized 7/12 extract (66/8).

Ref: Mutation entry no. 1468.

2018-Nil. 2019-Nil 2020-Nil

2021- Type of mutation. (Unregistered)

Type of Record. (Purchased)

Date Of Information 29.03.2021

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Date Of Mutation 09.04.2021

Type Of Mutation (Unregistered)

Type of Record. Order & documents.

Date Of Information 15.04.2021

Date Of Mutation 28.05.2021

As per order Ns. Mahsul/KT//T/JAMINBAL/ Kari/2232/SR/284/2021 dated 31.03.2021 The aforesaid land is shown in the name of Nitin Narayan Patil & Others & he had named application to Tahsildar Saheb, Vasai for converting the said land into Nonagricultural land and as per the order the said land is converted into non-agricultural forresidence use by paying conversion Tax. And accordingly conversion Tax is paid by Challan No. MH001450486620202 1M of 31/03/2021 of Rs. 3000/- to Govt. therefore N.A. record is shown in 7/12 extract of said land ride Mutation entry No. 171, certified on 17.06.2021.

Asha Narayan Patil, 2. Godibai Dattatreya Patil, 3. Jayanti daughter of Hari Patil 4. Deepak Joma Patil 5. Nitin Narayan Patil, 6. Babybai Rama Patil, 7. Bhau Joma Patil 8. Rajani Bhalchandra Patil 9. Ramesh Joma Patil, 10. Rohini Moreshwar Patil, 11. Shri Vasudeo Hari Patil, have sold and conveyed the said land to **M/S. BALAJI ENTERPRISES** vide convence dated 16.03.2021 registered in the of Sub-Registered at Vasai- V, Virar at serial No. 3800/2021 for a total consideration of Rs. 2,08,58,000/- (Rs. Two crore eight lakh Fifty eight thousand only). Vide mutation entry no. 1689 dated 09.04.2021 certified on 27.05.2021.

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This record is made for application and from copy of conveyance bearing No. 3800/2021 dated 16.03.2021 issued from Sub-Registrar Vasai - V and from copy of declaration is shown in 7/12 extract of said land ride Mutation entry No. 171, certified on 09.04.2021 as per record the conveyance deed.

I HEREBY CERTIFY THAT I HAVE EXAMINED THE SEARCH OF THE ABOVESAID PROPERTY, SITUATE AT VILLAGE MOUJE: DONGARE, TALUKA AND REGISTRATION SUB-DISTRICT VASAI, DISTRICT AND REGISTRATION DISTRICT PALGHAR. AND IN MY OPINION THE ABOVE SAID PROPERTY IS CLEAR AND MARKETABLE.

Owner of the Land	Survey No. Hissa No.
M/S. BALAJI ENTERPRISES	109/1/A

2022: Nil 2023: Nil

2024: Nil up to this date.

Qualifying Comments / Remarks if any - **No.**

The Report Reflecting the flow of the title of the owners on the said land.

Any other Relevant title :- No.

Litigation if Any :-No.

Dated 12th DAY OF August 2025 AT VIRAR.

ADV. ANITA W. PATIL * BBA. LLB. * MUMBAI HIGH COURT

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(Circular No:-28 /2021)

FLOW OF THE TITLE OF THE SAID LAND.

By Mutation entry no. 5378, dated 21/8/1972 area of the said land along with other land in the village was converted into decimal system as per Indian Coinage Act, 1958 and Enforcement act 1955. The said entry is certified on 26/10/1972.

Mr. Hari Aalo Patil died intestate four to five years back leaving behind him 1) Shri. Narayan Hari Patil, (son) 2) Shri. Vasudeo Hari Patil, (son) 3) Smt. Ramabai Joma Patil (daughter) 4) Smt. Babybai Rama Gharat (daughter) 5) Smt. Godibai Dattatreya Bhoir (daughter) 6) Smt. Kamli Hari Patil (daughter) 7) Smt. Jayanti Hari Patil (daughter) 8) Smt. Vithabai Hari Patil (daughter) being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death. The name of deceased is deleted and the names of above heirs was entered in the 7/12 extract vide mutation entry no. 5518, dated 23/3/1977. Certified on 6/7/1977.

Smt. Kamli Hari Patil died intestate two years back leaving behind him legal heir her brother 1) Shri. Narayan Hari Patil, expired legal heirs 1) Smt. Chandrabhaga Narayan Patil, (brother wife) 2) Shri Nitin Narayan Patil (Nephew) 3) Smt. Rohini Moreshwar Bhoir (Niece) 4) Smt. Asha Narayan Patil (Niece) 5) Smt. Shantibai Hari Patil (wife) 6) Smt. Ramabai Joma Patil (sister) 7) Smt.Babybai Rama Patil (sister) 8) Godavari Dattareya Bhoir (sister) 9) Jayanti Suresh Bhoir (sister) being the legal heirs according to the Hindu Succession Act, by which she was governed at the time of his death. The name of deceased is deleted and the names of above heirs was entered in the 7/12extract vide mutation entry no. 7446, dated 15/5/1990.Certified on 6/6/1990.

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Shri. Narayan Hari Patil died intestate on 10/5/1989 leaving behind him legal heir 1) Smt. Chandrabhaga Narayan Patil, (wife) 2) Shri Nitin Narayan Patil (son) 3) Smt. Rohini Moreshwar Bhoir (daughter) 4) Smt. Asha Narayan Patil (daughter) being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death. The name of deceased is deleted and the names of above heirs was entered in the 7/12extract vide mutation entry no. 7447, dated 15/5/1990.Certified on 6/6/1990.

Shri. Narayan Hari Patil died intestate on 7/5/1989 leaving behind him legal heir 1) Shri Nitin Narayan Patil (son) 2) Smt. Rohini Moreshwar Bhoir (daughter) 3) Smt. Asha Narayan Patil (daughter) being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death. Deceased wife expired since back and therefore the name of deceased is deleted and the names of above heirs was entered in the 7/12 extract vide mutation entry no. 649, dated 1/10/2007.Certified on 23/10/2007.

Shrimati. Vithabai Hari Patil died intestate on 1/7/1993 leaving behind him legal heirs 1) Vasudeo Hari Patil (son) age 60 years 2) Shri Nitin Narayan Patil (grandson) age 36 years, 3) Smt. Rohini Moreshwar Bhoir (daughter) age 38 years, 4) Smt. Asha Narayan Patil (grand daughter) 32 years 6) Smt. Ramabai Joma Patil (daughter) age 65 years 7) Smt. Babybai Rama Patil (daughter) age 58 years 8) Godabai Dattareya Bhoir (daughter) age 55 years 9) Jayanti Suresh Bhoir (daughter) age 50 years being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death. Deceased wife expired since back and therefore the name of deceased is deleted and the names of above. heirs was entered in the 7/12 extract vide mutation entry no. 650, dated 1/10/2007.Certified on 23/10/2007.

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As per order Ns. Mahsul/KT//T/JAMINBAL/ Kari/2232/SR/284/2021 dated 31.03.2021 The aforsaid land is shown in the name of Nitin Narayan Patil & Others & he had named application to Tahsildar Saheb, Vasai for converting the said land into Nonagricultural land and as per the order the said land is converted into non-agricultural for residence use by paying conversion Tax. And accordingly conversion Tax is paid by Challan No. MH001450486620202 1M of 31/03/2021 of Rs. 3000/- to Govt. therefore N.A. record is shown in 7/12 extract of said land ride Mutation entry No. 171, certified on 17.06.2021.

1.Asha Narayan Patil, 2. Godibai Dattatreya Patil, 3. Jayanti daughter of Hari Patil 4. Deepak Joma Patil 5. Nitin Narayan Patil, 6. Babybai Rama Patil, 7. Bhau Joma Patil 8. Rajani Bhalchandra Patil 9. Ramesh Joma Patil, 10. Rohini Moreshwar Patil, 11. Shri Vasudeo Hari Patil, have sold and conveyed the said land to **M/S. BALAJI ENTERPRISES** vide conveyance dated 16.03.2021 registered in the of Sub-Registered at Vasai- V, Virar at serial No. 3800/2021 for a total consideration of Rs. 2,08,58,000/- (Rs. Two crore eight lakh Fifty eight thousand only). Vide mutation entry no. 1689 dated 09.04.2021 certified on 27.05.2021.

This record is made for application and from copy of conveyance bearing No. 3800/2021 dated 16.03.2021 issued from Sub-Registrar Vasai - V and from copy of declaration is shown in 7/12 extract of said land ride Mutation entry No. 171, certified on 09.04.2021 as per record the conveyance deed.

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EMAIL ID :adv.anitapatil10@gmail.com

Litigation if Any; - **Nil**

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 Balaji Enterprises** is clear, marketable and without any encumbrances.

Sr. No.

1) **7/12 extract.**
2) **Mutation Entry 1604,1635,1686,1689,1728.**
3) **Search report for 30 years from Year 1995 till Year 2025**

Date:- 12/08/2025

Advocate.

(stamp)

12/8/2025

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