



KIRAN BADGUJAR

B.A., LL. B.

Advocate High Court

4/576, Suryodaya C.H.S. Ltd.,
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Ref. No.: DGT-Paradise-2021

Date: 26 MAR 2021

To,
MahaRERA,
Bandra Kurla Complex, Mumbai

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to plot being lands bearing Survey No. 7/10, 7/11, 7/18, 7/19, 7/20A and 7/28 situate at Village Kopar, Talathi Saja: Kalher, Taluka Bhiwandi and District Thane, (more particularly described below and hereinafter referred as the "said plot").

1/- I have investigated the title of said plot on the request of Adrika Developers Private Limited, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office situated at Lawrence & Mayo House, First Floor, 276, Dr. D. N. Road, Fort, Mumbai 40000, and following documents i.e. :-

1) Description of the property :

All that piece and parcel of plot being Non-Agricultural lands bearing Survey Nos' 7/10 area 380.00 sq. meter, 7/11 area 510.00 sq. meter, 7/18 area 450.00 sq. meter, 7/19 area 510.00 sq. meter, 7/20A area 950.00 sq. meter and 7/28 area 100.00 sq. meter, total area 2900.00 sq. meter, lying, being and situate at Village Kopar, Talathi Saja: Kalher, Taluka Bhiwandi and District Thane and within the limits of Panchayat Samiti Bhiwandi and Zilla Parishad Thane

2) The documents of allotment of said plot :-

i. In respect of Survey Nos' 7/10 and 7/20A (Old 7/20Pt), said Adrika Developers Private Limited have acquired the rights, title, interest and absolute ownership vide Deed of Conveyance, registered at Sr. No. BVD1/6184 of 2009 on 14.10.2009 from the predecessors in title Sanjay Nemchand Dodhia, Hasmukh Nemchand Dodhia and Mukesh Nemchand Dodhia.

ii. In respect of Survey No. 7/11, said Adrika Developers Private Limited have acquired the rights, title, interest and absolute ownership vide Deed of Conveyance, registered at Sr. No. BVD1/3582 of 2010 on 10.05.2010 from the predecessors in title Sanjay Nemchand Dodhia, Hasmukh Nemchand Dodhia and Mukesh Nemchand Dodhia.



iii. In respect of Survey No. 7/18, said Adrika Developers Private Limited have acquired the rights, title, interest and absolute ownership vide Deed of Conveyance, registered at Sr. No. BVD1/6171 of 2009 on 14.10.2009 from the predecessors in title Sanjay Nemchand Dodhia, Hasmukh Nemchand Dodhia and Mukesh Nemchand Dodhia.

iv. In respect of Survey No. 7/19, said Adrika Developers Private Limited have acquired the rights, title, interest and absolute ownership vide Deed of Conveyance, registered at Sr. No. BVD1/8608 of 2011 on 15.11.2011 from the predecessors in title (i) Krushnabai Vishnu Patil, (ii) Surdas Vishnu Patil, (iii) Devram Vishnu Patil, (iv) Keshrinath Vishnu Patil, (v) Parumal Vishnu Patil, (vi) Mangesh Vishnu Patil, (vii) Suman Baliram Patil, (viii) Gangubai Rohidas Madhavi, (ix) Jijabai Gorakhnath Patil, (x) Champa Vishnu Patil, (xi) Rukmini Kamlakar Tare, (xii) Rekha Prabhakar Patil, (xiii) Anandibai Pandharinath Mhatre, (xiv) Vikas Shivram Patil, (xv) Avin Shivram Patil, (xvi) Nilesh Shivram Patil and (xvii) Vilas Shivram Patil.

v. In respect of Survey No. 7/28, said Adrika Developers Private Limited have acquired the rights, title, interest and absolute ownership vide Deed of Conveyance, registered at Sr. No. BVD1/2691 of 2021 on 12.02.2021 from the predecessors in title Deepak Kishan Goradia.

3) 7/12 extracts or property card in respect of said plot has been issued by Talathi Saza Kalher, Taluka Bhiwandi and District Thane all dated 26.03.2021 and the mutation numbers by which the name of Adrika Developers Private Limited has been recorded are Mutation Nos' 870, 912, 866, 1095 and 1426 respectively.

4) Search Report issued by Adv. S. D. Kulkarni, Thane for the search taken from the office of concerned Sub-Registrar of Assurances in respect of said plot for the period of 30 years from 1990 till 15.03.2021 shows no adverse transaction so as to affect the title of said plot.

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 Adrika Developers Private Limited, the Owners is clear, marketable and without any encumbrances.



Owners of the land:

- (1) Adrika Developers Private Limited – Survey No. 7/10
- (2) Adrika Developers Private Limited – Survey No. 7/20A
- (3) Adrika Developers Private Limited – Survey No. 7/11
- (4) Adrika Developers Private Limited – Survey No. 7/18
- (5) Adrika Developers Private Limited – Survey No. 7/19
- (6) Adrika Developers Private Limited – Survey No. 7/28

(7) Qualifying comments/remarks if any :

- i. By and under above mentioned registered documents, said Adrika Developers Private Limited are the absolute owners and who have acquired rights, title and interest in respect of said plot for valuable consideration and on the terms and conditions as more particularly contained therein and by virtue of aforesaid documents, they have been put into actual physical and legal possession of said lands.
- ii. Necessary statutory permissions for acquiring the rights, title and interest in respect of said plot has been obtained by the said Adrika Developers Private Limited.
- iii. Said plot does not fall under the provisions of Urban Land (Ceiling and Regulations) Act, 1976 - since repealed w.e.f. 29th November, 2007.
- iv. On perusal of 7/12 extracts, it appears prima facie that the said plot has not been declared as "Forest", under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.
- v. On perusal of 7/12 extracts of said plot, prima facie it appears that said plot is not Adivasi plot.
- vi. The Owners desirous to commence the construction on the plot admeasuring 791.09 square meters or thereabouts being the portion of said lands i.e. Survey Nos. 7/10(pt), 7/11(pt), 7/18(pt), 7/19(pt), 7/20A and 7/28(pt) by constructing the buildings thereon in accordance with the Commencement Certificate bearing No. SORT/BSNA/2501/BP/Kopar-Kalher-01/1647/2019 dated 27.08.2019



read with amendment Commencement Certificate No. SORT/BSNA/2501/BP/Kopar-Kalher -01/797/2020 dated 16.10.2020 read with corrigendum bearing No. SROT/BSNA/2501/BP-Kopar-Kalher-01/836/2020 dated 28/10/2020 read with amended Commencement Certificate No. SORT/BSNA/2501/BP/Kopar-Kalher-01/950/2020 dated 01.12.2020 issued by Mumbai Metropolitan Region Development Authority (MMRDA) and as may be amended from time to time.

3/- The report reflecting the flow of the title of said Adrika Developers Private Limited, the Owners in respect of the said plot is enclosed herewith as Annexure.

Encl : Annexure.

Date : 26 MAR 2021


(KIRAN BADGUJAR)
Advocate



ANNEXURE

FLOW OF THE TITLE OF THE SAID PLOT :

Sr. No.	Survey/Hissa No.	Flow of title
1.	7/10	1. Originally said lands were class-II tenure and owned by (i) Etavari Bhima Gharat, (ii) Lalchand Bhima Gharat, (iii) Shivnath Bhima Bharat, (iv) Bhalu Bhima Gharat and (v) Kunti Sundar Bhoir (" said original owners ").
2.	7/20A(Old /20Pt)	<p>2. After due permission from the Competent Authority, vide Conveyance Deed, registered at Sr. No. BVD1/1651 of 2009 on 19.03.2009 said lands were conveyed by said original owners to Sanjay Nemchand Dodhia, Hasmukh Nemchand Dodhia and Mukesh Nemchand Dodhia ("said Sanjay Nemchand Dodhia and others")</p> <p>3. Vide Conveyance Deed, registered at Sr. No. BVD1/6184 of 2009 on 14.10.2009 said lands were conveyed by said Sanjay Nemchand Dodhia and others to Adrika Developers Pvt. Ltd., the present Owners.</p> <p>4. By virtue of said Conveyance Deed, the name of said Adrika Developers Pvt. Ltd. has been recorded on 7/12 extracts vide Mutation No. 870.</p> <p>5. At present 7/12 extracts dated 26.03.2021 in respect of said lands stands in the name of Adrika Developers Pvt. Ltd.</p> <p>6. Search Report for 30 years from 1990 till 15.03.2021 taken from the concerned Sub-Registrar Office, not reflects any adverse transaction.</p> <p>7. Perusal of submitted documents and instructions there is no litigation pertaining to said lands.</p>



3.	7/11	<p>1. Originally said land was class-II tenure and owned by Arjun Kaliram Patil ("said original owner").</p> <p>2. After due permission from the Competent Authority, vide Conveyance Deed, registered at Sr. No. BVD1/684 of 2010 on 1.02.2010, said land was conveyed by said original owner to Sanjay Nemchand Dodhia, Hasmmukh Nemchand Dodhia and Mukesh Nemchand Dodhia ("said Sanjay Nemchand Dodhia and others")</p> <p>3. Vide Conveyance Deed, registered at Sr. No. BVD1/3582 of 2010 on 10.05.2010, said land was conveyed by said Sanjay Nemchand Dodhia and others to Adrika Developers Pvt. Ltd., the present Owners.</p> <p>4. By virtue of said Conveyance Deed, the name of said Adrika Developers Pvt. Ltd. has been recorded on 7/12 extract vide Mutation No. 912.</p> <p>5. At present 7/12 extract dated 26.03.2021 in respect of said land stands in the name of Adrika Developers Pvt. Ltd.</p> <p>6. Search Report for 30 years from 1990 till 15.03.2021 taken from the concerned Sub-Registrar Office, not reflects any adverse transaction.</p> <p>7. Perusal of submitted documents and instructions there is no litigation pertaining to said land.</p>
4.	7/18	<p>1. Originally said land was owned by (i) Smt. Kashibai Ganapat Patil (ii) Dagadibai Ganapat Patil @ Damayanti Shivram Joshi (iii) Gona Ganapat Patil @ Gonabai Tulsiram Mhatre and (iv) Changuna Ganapat Patil @ Changunabai Sadashiv Patil ("said original owners").</p> <p>2. Vide Conveyance Deed, registered at Sr. No. BVD2/3081 of 2008 on 19.06.2008, said land was conveyed by said original owners to Sanjay Nemchand</p>



		<p>Dodhia, Hasmukh Nemchand Dodhia and Mukesh Nemchand Dodhia ("said Sanjay Nemchand Dodhia and others")</p> <p>3. Vide Conveyance Deed, registered at Sr. No. BVD1/6171 of 2009 on 14.10.2009 said land was conveyed by said Sanjay Nemchand Dodhia and others to Adrika Developers Pvt. Ltd., the present Owners.</p> <p>4. By virtue of said Conveyance Deed, the name of said Adrika Developers Pvt. Ltd. has been recorded on 7/12 extract vide Mutation No. 866.</p> <p>5. At present 7/12 extract dated 26.03.2021 in respect of said land stands in the name of Adrika Developers Pvt. Ltd.</p> <p>6. Search Report for 30 years from 1990 till 15.03.2021 taken from the concerned Sub-Registrar Office, not reflects any adverse transaction.</p> <p>7. Perusal of submitted documents and instructions there is no litigation pertaining to said land.</p>
5.	7/19	<p>1. Originally said land was owned by (i) Krushnabai Vishnu Patil, (ii) Surdas Vishnu Patil, (iii) Devram Vishnu Patil, (iv) Keshrinath Vishnu Patil, (v) Parumal Vishnu Patil, (vi) Mangesh Vishnu Patil, (vii) Suman Baliram Patil, (viii) Gangubai Rohidas Madhavi, (ix) Jijabai Gorakhnath Patil, (x) Champa Vishnu Patil, (xi) Rukmini Kamlakar Tare, (xii) Rekha Prabhakar Patil, (xiii) Anandibai Pandharinath Mhatre, (xiv) Vikas Shivram Patil, (xv) Avin Shivram Patil, (xvi) Nilesh Shivram Patil and (xvii) Vilas Shivram Patil ("said original owners").</p> <p>2. Vide Agreement for Sale, registered at Sr. No. BVD2/6559 of 2010 on 28.09.2010, said land was agreed to sell by said original owners to Sanjay Nemchand Dodhia, Hasmukh Nemchand Dodhia and</p>




		<p>Mukesh Nemchand Dodhia ("said Sanjay Nemchand Dodhia and others")</p> <p>3. Vide Conveyance Deed, registered at Sr. No. BVD1/8608 of 2011 on 15.11.2011, said land was conveyed by said original owners with confirmation of said Sanjay Nemchand Dodhia and others to Adrika Developers Pvt. Ltd., the present Owners.</p> <p>4. By virtue of said Conveyance Deed, the name of said Adrika Developers Pvt. Ltd. has been recorded on 7/12 extract vide Mutation No. 1095.</p> <p>5. At present 7/12 extracts dated 26.03.2021 in respect of said land stands in the name of Adrika Developers Pvt. Ltd.</p> <p>6. Search Report for 30 years from 1990 till 15.03.2021 taken from the concerned Sub-Registrar Office, not reflects any adverse transaction.</p> <p>7. Perusal of submitted documents and instructions there is no litigation pertaining to said land.</p>
6	7/28	<p>1. Originally said land was class-II tenure and owned by (i) Krushnabai Vishnu Patil, (ii) Surdas Vishnu Patil, (iii) Devram Vishnu Patil, (iv) Keshrinath Vishnu Patil, (v) Parumal Vishnu Patil, (vi) Mangesh Vishnu Patil, (vii) Suman Baliram Patil, (viii) Gangubai Rohidas Madhavi, (ix) Jijabai Gorakhnath Patil and (x) Champa Vishnu Patil ("said original owners").</p> <p>2. After due permission from the Competent Authority, vide Conveyance Deed, registered at Sr. No. BVD1/7480 of 2012 on 7.09.2012, said land was conveyed by said original owners to Deepak Kishan Goradia ("said Deepak Kishan Goradia")</p>



	<p>3. Vide Conveyance Deed, registered at Sr. No. BVD1/2691 of 2021 on 12.02.2021, said land was conveyed by said Deepak Kishan Goradia to Adrika Developers Pvt. Ltd., the present Owners.</p> <p>4. By virtue of said Conveyance Deed, the name of said Adrika Developers Pvt. Ltd. has been recorded on 7/12 extract vide Mutation No. 1426.</p> <p>5. At present 7/12 extract dated 26.03.2021 in respect of said land stands in the name of Adrika Developers Pvt. Ltd.</p> <p>6. Search Report for 30 years from 1990 till 15.03.2021 taken from the concerned Sub-Registrar Office, not reflects any adverse transaction.</p> <p>7. Perusal of submitted documents and instructions there is no litigation pertaining to said land.</p>
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Date :

26 MAR 2021
KIRAN BADGUJAR
(Advocate)

