

Ajeet Singh & Associates



(Advocates & Legal Consultants)

AND

Legal Property Solutions

(Dealing In Legal Documents & Co-operative Society Matters)

ADDRESS : OFFICE No. 16/17 , 1st FLOOR, SAI CHAMBER, PLOT NO. 44,
SECTOR 11, CBD BELAPUR, NAVI MUMBAI - 400 614.

TEL.: 022 2757 6142

EMAIL : ajeet_advocate@yahoo.co.in

WORKING DAYS : MONDAY TO SATURDAY
OFFICE TIME : 10.00 A.M. TO 8.00 P.M.
CONSULTING TIME : 5.00 P.M. TO 8.00 P.M.
(SUNDAY CLOSED)



Office No. 16/17 & 54, 1st floor, Sai Chamber, Plot No. 44, Sector 11, CBD Belapur, Navi Mumbai - 400 614.
Tel.: 27576142 Mob.: 9820523077 / 9820459724 Fax No. 022 40242632 E-mail : ajeet_advocate@yahoo.co.in

Date: 23rd September 2021

To,
The Competent Authority
Under MahaRERA

TO WHOMSOEVER IT MAY CONCERN

**LEGAL TITLE CERTIFICATE WITH SEARCH
REPORT AS ON 22ND SEPTEMBER 2021**

**REF.: LAND BEARING GUT NO. 6, ADM. OH. 39ARE.
20PT. [3920 SQ.MTR.], SITUATED AT VILLAGE GHOT,
TALUKA PANVEL, DIST. RAIGAD**

We have investigated the Title of **M/S. MYCITY CONSTRUCTIONS LLP
& its Partners**, the New Land Owners/Promoters, hereinafter referred to
as said land, have to State as follows:

DESCRIPTION OF LAND :

**LAND BEARING GUT NO. 6, ADM. OH. 39ARE. 20PT. [3920 SQ.
MTR.], VILLAGE GHOT, TALUKA PANVEL, DIST. RAIGAD**

1. The Bigger Survey Number of said Property No. 22/0 was Original
owned & possessed by Kabjedar **SHRI. KANU MAHADU PATIL died on
9th July 1968** after his death the Ownership as per **Mutation Entry No.
609 dtd.13th February 1969** transferred to heirs, successors of
deceased **SARUBAI KANU PATIL & SMT. CHANGUBAI KANU PATIL**
their name recorded to Revenue Record.

2. The name of Original Revenue Village as per **Mutation Entry No.
759 dtd. 29th June 1970** new recorded as per Order Special District
Superintendent as Ghot, Colaba

.... Continued

3. As per Oral Family Distribution of Lands and subsequent confirmation, the Survey & Gut Number individually recorded to their respective name as per **Mutation Entry No. 779 dtd. 17th January 1970, the Land bearing Survey No. 22/0** recorded in the name of **SHRI. BABU BUVAJI PATIL.**
4. As Per Mutation Entry No. 1091, the Old Survey Number Changed to New Survey Number.
5. As Per Mutation Entry No. 1314 the Mortgage of Co-Operative Society, recorded against the said Land had been cancelled.
6. By executing **Gift Deed dtd. 29th January 2009**, the Owner **SHRI. BABU BUVAJI PATIL** had gifted, assigned, transferred & conveyed his right, title, interest, claim & benefits in the Land bearing **Survey/Gut No. 6, adm. OH. 39Are. 20Pt. [3920 sq. mtr.]**, at **Revenue Village Ghot, Taluka Panvel, Dist. Raigad** in favour of Donee **SHRI. BALARAM BABU PATIL.** The said Gift Deed had been duly stamped & registered with the Concerned Sub Registrar of Assurances at Panvel-1, vide under **Registration Sr. No. 547/2009** and on furnishing of registered copy of Gift Deed the Revenue Authority had recorded the name of Donee vide under **Mutation Entry bearing No. 1329 dtd. 8th May 2009.**
7. By executing **Deed of Conveyance dtd. 3rd September 2021**, the Owner **SHRI. BALARAM BABU PATIL** had sold, assigned, transferred & conveyed his right, title, interest, claim & benefits in the Land in favour of Purchasers **M/S. MYCITY CONSTRUCTIONS LLP & its Partners.** The said Deed of Conveyance had been duly stamped & registered with the Concerned Sub Registrar of Assurances at Panvel, vide under **Registration Sr. No. PVL-5/10784/2021** and on furnishing of registered copy of Deed OF Conveyance the Revenue Authority had recorded the name of Purchasers vide under **Mutation Entry bearing No. 1686.**



.... Continued

8. By executing **Specific Power of Attorney** dtd. **3rd September 2021**, the Owner/Vendor **SHRI. BALARAM BABU PATIL** appointed **MR. MOHAMMED ISRAIL SHAIKH** as the Power of Attorney Holder, who is authorise to execute further required deeds, documents if any required and to admit the execution of said documents/agreement on his behalf as concern to the Land/Property. The said Specific Power of Attorney had been duly stamped & registered with the Concerned Sub Registrar Assurances Panvel vide under Registration **Sr. No.PVL-5/10785/2021**
9. The Original Owner of Land on instruction of New Owners /Developers of Land had made an application to The Assistant Director of Town Planning of Panvel Municipal Corporation (PMC) for its approval to construct Proposed Residential Building **Ground + Four [04] Upper Floors** on the said Land/Gut. The building plan of same approved and Development Permission & Commencement Certificate issued by Panvel Municipal Corporation [PMC] bearing **Ref. No. PMC/TP/GHOT/6/21-21/16023/931/2021, dtd. 20th APRIL 2021**

WE HAVE PERUSED FOLLOWING TITLE DOCUMENTS:

Sr. No.	Particulars of Documents	Verified Xerox /Original
1.	7/12 & 8A Extract of Land bearing Survey/Hissa No. 6/0	Xerox
2.	6/12 Extract of Mutation Entry bearing No. 609, 759, 779, 789, 1091, 1314, 1329 & 1686 [unsigned by Tahsildar	Xerox
3.	Survey/Gutbook Nakasha	Xerox
4.	Public Notice given on 12 th March 2020	Original
5.	Gift Deed dtd. 29th January 2009 , the Owner SHRI. BABU BUVAJI PATIL had gifted, assigned, transferred & conveyed his right, title, interest, claim & benefits in the Land bearing Survey/Gut No. 6, adm. OH. 39Are. 20Pt. [3920 sq. mtr.] , at Revenue Village Ghot, Taluka Panvel, Dist. Raigad in favour of Donee SHRI. BALARAM BABU PATIL . The said Gift Deed had been duly stamped & registered with the Concerned Sub Registrar of Assurances at Panvel-1, vide under Registration Sr. No. 547/2009 and on furnishing of registered copy of Gift Deed the Revenue Authority had recorded the name of Donee vide under Mutation Entry bearing No. 1329 dtd. 8th May 2009 .	Original

.... Continued

6.	<p>Deed of Conveyance dtd. 3rd September 2021, the Owner SHRI. BALARAM BABU PATIL had sold, assigned, transferred & conveyed his right, title, interest, claim & benefits in the Land in favour of Purchasers M/S. MYCITY CONSTRUCTIONS LLP & its Partners. The said Deed of Conveyance had been duly stamped & registered with the Concerned Sub Registrar. of Assurances at Panvel, vide under Registration Sr. No. PVL-5/10784/2021 and on furnishing of registered copy of Deed OF Conveyance the Revenue Authority had recorded the name of Purchasers vide under Mutation Entry bearing No. 1686.</p>	Original
7.	<p>Specific Power of Attorney dtd. 3rd September 2021, the Owner/Vendor SHRI. BALARAM BABU PATIL appointed MR. MOHAMMED ISRAIL SHAIKH as the Power of Attorney Holder, who is authorise to execute further required deeds, documents if any required and to admit the execution of said documents/agreement on his behalf as concern to the Land/Property. The said Specific Power of Attorney had been duly stamped & registered with the Concerned Sub Registrar Assurances Panvel vide under Registration Sr. No. PVL-5/10785/2021</p>	Original
8.	<p>Development Permission & Commencement Certificate issued by Panvel Municipal Corporation [PMC] bearing Ref. No. PMC/TP/GHOT/6/21-21/16023/931/2021, dtd. 20th APRIL 2021 issued in the name of SHRI. BALARAM BABU PATIL</p>	Original

We have gone through and perused the aforesaid title documents related to the said Land and further taken the search of said property through Search Clerk MR. VIVEK THAKUR for a Period 1991 to 2nd September 2020 and further Search for a Period 2020 to 2021. Copy of Search Report & Payment Receipt enclosed herewith.

Public Notice in in Local News Paper WADALVARA (Marathi) to invite the objection of any from public at large over the sale, transfer of same and dispute over the title if any of third party but so for as on date of issuance of this certificate we have not received any claim, dispute or objection of any third party. Copy of said Public Notice enclosed herewith.



.... Continued

It's observed by us that the title of Land referred in scheduled hereunder with New Land Owners/Purchasers **M/S. MYCITY CONSTRUCTIONS LLP & its Partners** is clear & marketable and free from all encumbrances & charge.

THE SCHEDULE ABOVE REFERRED TO

TO ALL THAT piece and parcel of landed property bearing Gut No. 6, adm. 0H. 39Are. 20Pt. [3920 sq. mtr.] situated Village Ghot, within the limits of the Gram Panchayat Ghot, Sub Registrar of Assurance at Panvel, Taluka Panvel, Dist. Raigad

ON OR TOWARDS NORTH : PLOT/GUT NO. 5

ON OR TOWARDS SOUTH : KOYANA DAME PROJECT AFFECTED
SURVEY PLOT/GUT NO.3

ON OR TOWARDS EAST : PLOT/GUT NO. 7

ON OR TOWARDS WEST : KOYANA DAME PROJECT AFFECTED
SURVEY/PLOT/GUT NO.3

C.B.D. Belapur, Navi Mumbai, Tal. & Dist. Thane

For AJEET SINGH & ASSOCIATES


(ADVOCATE)
Ajjeet V. Singh

B. Com., L.L.B.
Advocate High Court
Reg. No. MAH/1522/1993
16/17, 1st Floor, Sai Chamber, Sector-14,
Plot No. 44, C.B.D. Belapur,
Navi Mumbai - 400 614. Ph. No. 27576142

Encl. : Search Report taken through **MR. VIVEK THAKUR**



CHALLAN
MTR Form Number-6



GRN	MH003722102202021E	BARCODE			Date	28/08/2020-12:46:21	Form ID
Department	Inspector General Of Registration	Search Fee		Payer Details			
Type of Payment	Other Items	TAX ID / TAN (If Any)		PAN No.(If Applicable)			
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR	Full Name		Adv Ajeet Singh			
Location	RAIGAD	Flat/Block No.		Premises/Building			
Year	2020-2021 One Time	Amount In Rs.		Road/Street			
	Account Head Details	750.00		Area/Locality			
0030072201	SEARCH FEE			Town/City/District			
				PIN			
				Remarks (If Any)			
				Village Ghot Survey no 06 Since 1991 to 2020 30yr			
				Amount In			
				Seven Hundred Fifty Rupees Only.			
				Words			
Total		750.00					
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
	Cheque-DD Details	Bank CIN	Ref. No.	69103332020082812488	2625903266		
Cheque/DD No.		Bank Date	RBI Date	28/08/2020-12:47:10	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सरत चलन "चलन आंक (मॉड) मधील नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करण्याच्या दृष्ट्यासाठी लागू नाही".

Mobile No.: 9594657700

SEARCH REPORT

From: Mr. Vivek Thakur, Property Investigator

Shop No.B-4, Shree BallaleshwarBldg, Tilak Road, SavarkarChowk, Panvel, 410206

Cell No.9594891156

Email I.D. vivekthakur7176@gmail.com

Date: 02 /09/2020

To,

Adv.Ajeet Singh

CBD, Belapur, Navi Mumbai.

Sir,

Reg:- Search of Survey No - 6, Hissa No - 0 , Village- Ghot, , Tal - Panvel, Dist. Raigad, Admeasuring 0-39-2 .

Period Of Search : 1991 to 2020 (30 years)

As per your instruction, I have taken search of the above said property in the Sub-Registrar office at Panvel. The search was taken for the year from **1991 to 2020 i.e. last 30 years.** I have gone through the available Index – II Register kept in the said Office. I have found the details as under:-

TRANSACTION (Sub- Registrar, Panvel – 1)
1) In sub Registrar Panvel 1 from 1991 to 2001 in last i.e. 11 years as according to available records all records had been checked and found to be in torn conditions. Year of 2002 to 2020 in last 19 years record was fond in torn condition and in this 12 years if any transaction (entry) is found missed, then I will not be responsible 2) Current year 2020 record is not ready .(online checked)

TRANSACTION (Sub- Registrar, Panvel – 2)
1) In sub Registrar Panvel 2 from 2002 to 2020 in last 19 years record was fond in torn condition and in this 19 years if any transaction (entry) is found missed, then I will not be responsible Current year 2020 record is not ready .(online checked)



TRANSACTION (Sub- Registrar, Panvel – 3)
1) In Sub Registrar Panvel3 from 2005 to 2020 in last i.e. 15 years as according to available records all records had been checked. 2) Current year 2020 record is not ready .(online checked)

TRANSACTION (Sub- Registrar, Panvel -4)
1) In Sub Registrar Panvel4 from 2012 to 2020 in last i.e.09 years as according to available records all records had been checked. 2) Current year 2020 record is not ready. (online checked)

TRANSACTION (Sub- Registrar, Panvel -5)
1) In Sub Registrar Panvel 5 from 2013 to 2020 in last i.e.08 years as according to available records all records had been checked. 2) Current year 2020 record is not ready. (online checked)



According to the above schedule those entries which I have founded in Search are given as below :-

Village	Ghot
Sub Registrar Office	Panvel 1
Nature of Deed	Gift Deed
Survey Sub Division and House No.	Survey No.6, Hissa No-0 Ghot Tal Panvel, Dist.Raigad,
Area	0-39-2
Name of the Executing Party	BabuBuvajiPatil
Name of Claiming Party	BalaramBabuPatil
Date of Execution	29/01/2009
Date of Registration	29/01/2009
Serial No/Volume and Page	547/2009
Value	0
Market Value	544000
Stamp Duty	16320
Registration Fees	5440

NOTE :-

- 1) I have searched the records in office of Sub registrar office of Panvel which were available to me.
- 2) Computerized Index are not properly maintained in Sub Registrar Office at Panvel-1, Panvel 2, Panvel 3 , Panvel -4 ,Panvel 5.

