



FORMAT -A

(Circular No:-28 /2021)

To,
MahaRera

LEGAL TITLE REPORT

Sub.:- Title Clearance certificate with respect of All that piece and parcel of immovable property known as Portion of U. No.198 Section 7-B, area adm. 4600.29 sq. mtrs., Sheet No.83, bearing CTS No.2447 (Part), situated at Ulhasnagar-421 001, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane (Hereinafter referred as the said property).

I have investigated the title of the said property on the request of M/s. KGI Universal LLP through its partner Shri Aashish Shankar Hotchandani and following documents i.e.

1) Description of property:-

All that piece and parcel of immovable property known as Portion of U. No.198 Section 7-B, area adm. 4600.29 sq. mtrs., Sheet No.83, bearing CTS No.2447 (Part), situated at Ulhasnagar-421 001, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.

2) The documents of allotment of property:-

- i) Xerox copy of Development Agreement dated 07.01.2022 executed by and between 1) Smt. Kulmeekaur Gulshanbir Singh Hayer, 2) Shri Gagandeepsingh Gulshanbir Singh Hayer, 3) Shri Harbirsingh Jogindersingh Hayer, 4) Shri Karandeepsingh Sukhbir Singh Hayer, 5) Shri Ishwar Sukhbirsingh Hayer, 6) Shri Sahibsingh Jagdeepsingh Hayer,



- 7) Shri Birendrasingh Jagdeepsingh Hayer, 8) Shri Sahiljeetsingh Jagdeepsingh Hayer, 9) Smt. Gurbani Rulay and 10) Smt. Sukhjinderkaur Jadeepsingh Hayer as the Land Owners AND M/s. KGI Universal LLP through its partner Shri Aashish Shankar Hotchandani as the Developers, registered under Sr. No.87/2022 with Sub-Registrar of Assurance, Ulhasnagar-1.
- ii) Xerox copy of property card bearing C.T.S. No.2447 in the name of by 1) Smt. Kulmeekaur Gulshanbir Singh Hayer, 2) Shri Gagandeepsingh Gulshanbir Singh Hayer, 3) Shri Harbirsingh Jogindersingh Hayer, 4) Shri Karandeepsingh Sukhbir Singh Hayer, 5) Shri Ishwar Sukhbirsingh Hayer, 6) Shri Sahibsingh Jagdeepsingh Hayer, 7) Shri Birendrasingh Jagdeepsingh Hayer, 8) Shri Sahiljeetsingh Jagdeepsingh Hayer, 9) Smt. Gurbani Rulay and 10) Smt. Sukhjinderkaur Jadeepsingh Hayer issued by City Survey Office, Ulhasnagar.
- iii) Xerox copy of WILL dated 21.05.2013 executed by Smt. Nirmalakaur Balwantsingh registered under Sr. No.3823/2013 with Sub-Registrar of Assurance.
- iv) Xerox copy of WILL dated 10.08.2006 Shri Jogindesingh Hakimsingh registered under Sr. No.1453/2006 with Sub-Registrar of Assurance.
- v) Xerox copy of Codicil dated 04.04.2008 bearing registration No.1104 with Sub-Registrar of Assurance, Ulhasnagar-1 of WILL DATED 10.08.2006 executed by Shri Jogindersingh Hakimsingh.
- vi) Xerox copy of Partnership Deed dated 09.06.1984 executed by 1) Smt. Nirmala Cour Balwantsingh and 2) Shri Jogendersingh Hukumsingh as the Party of First Part AND Shri Ajitkumar Mohandas Chandnani as the Party of Second Part.
- vii) Xerox copy of Dissolution Deed date 05.07.1985, 1) Smt. Nirmala Cour Balwantsingh and 2) Shri Jogendersingh Hukumsingh as the Party of First Part AND Shri Ajitkumar Mohandas Chandnani as the Party of Second Part.
- viii) Xerox copy of Partnership Deed dated 13.08.1984 executed by 1) Smt. Nirmala Cour Balwantsingh and 2) Shri Jogendersingh Hukumsingh as the Party of First Part AND Smt. Roma Mohandas Chandnani party of Second Part.



- ix) Xerox copy of Dissolution Deed date 29.11.1984 1) Smt. Nirmala Cour Balwantsingh and 2) Shri Jogendersingh Hukumsingh as the Party of First Part AND Smt. Roma Mohandas Chandnani party of Second Part.
- x) Xerox copy of Partnership Deed dated 13.01.1975 executed by 1) Smt. Nirmala Kaur Balwantsingh and 2) Shri Jogendersingh Hukumsingh as the Party of First Part AND Shri Namo Gurbomal Sewlani as the Party of Second Part.
- xi) Xerox copy of Dissolution Deed date 31.01.1985 executed by 1) Smt. Nirmala Cour Balwantsingh and 2) Shri Jogendersingh Hukumsingh as the Party of First Part AND Shri Namo Gurbomal Sewlani as the party of second part.
- xii) Xerox copy of Sale Deed dated 24.10.2011 executed by and between Shri Namo Gurbomal Sewlani as the Seller AND Shri Pradeep Mohanlal Agicha as the Purchaser, registered under SR. No.2089/2011 with Sub-Registrar of Assurance, Ulhasnagar-1
- xiii) Xerox copy of Cancellation Deed dated 12.05.2015 executed by and between Shri Namo Gurbomal Sewlani as the Party of First Part AND Shri Pradeep Mohanlal Agicha as the Party of Second Part registered under SR. No.905/2015 with Sub-Registrar of Assurance, Ulhasnagar-1
- xiv) Xerox copy of Partnership Deed dated 02.02.1976 executed by 1) Smt. Nirmala Cour Balwantsingh and 2) Shri Jogendersingh Hukumsingh as the Party of First Part AND Shri Kanayalal Mohandas Chandnani as the Party of Second Part.
- xv) Xerox copy of Dissolution Deed date 12.12.1984 executed by 1) Smt. Nirmala Cour Balwantsingh and 2) Shri Jogendersingh Hukumsingh as the Party of First Part AND Shri Kanayalal Mohandas Chandnani as the Party of Second Part.
- xvi) Xerox copy of Sale Deed dated 11.02.1999 executed by and between Shri Kanayalal Mohandas Chandnani as the Seller AND Shri Parmanand Brichand Talreja (H.U.F.) and Shri Jairaj Hiranand Kalyani (H.U.F.) and Shri Prakash Karamchand Kundnani as the Purchasers, registered under Sr. No.477/1999 with Sub-Registrar of Assurance, Ulhasnagar-1.
- xvii) Xerox copy of Sale Deed dated 05.11.1990 executed by and between 1) Smt. Nirmala Cour Balwantsingh and 2) Shri Jogendersingh Hukumsingh



through its C.A. Shri Ajitkumar Mohandas Chandnani as the Sellers AND M/s. Reliable Plywood Industry Pvt. Ltd. as the Purchaser, registered under Sr. No.7233/1999 with Sub-Registrar of Assurance, Ulhasnagar-1.

- xviii) Xerox copy of Partnership Deed executed by 1) Smt. Nirmala Cour Balwantsingh and 2) Shri Jogendersingh Hukumsingh as the Party of First part AND Shri Sudhama Gulabrao Sewlani Party of Second Part
- xix) Xerox copy of Dissolution Deed date 19.11.1984 1) Smt. Nirmala Cour Balwantsingh and 2) Shri Jogendersingh Hukumsingh as the Party of First part AND Shri Sudhama Gulabrao Sewlani Party of Second Part.
- xx) Xerox copy of Sale Deed dated 29.08.2011 executed by and between Shri Sudhama Gulabrao Sewlani as the Seller AND Shri Vijay Hariram Narsinghani as the Purchaser, registered under Sr. No.1720/2011 with Sub-Registrar of Assurance, Ulhasnagar-1.
- xxi) Xerox copy of Sale Deed dated 31.08.2013 executed by and between Shri Vijay Hariram Narsinghani as the Seller AND M/s. M.G. Developers, registered under Sr. No.1632/2013 with Sub-Registrar of Assurance, Ulhasnagar-1.
- xxii) Xerox copy of C.D. bearing No.AC/U.1/Plot/CDR-22 dated 20.07.1983 issued by The President of India through M.O. & Asstt. Administrator, C-1, Ulhasnagar Township in the name of 1) Smt. Nirmala Kaur Balwantsingh and 2) Shri Jogendersingh Hukumsingh.
- xxiii) Property Card issued by City Survey Office, Ulhasnagar.
- xxiv) Search Report for 30 years from 1993 till 2022.

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 tile of 1) Smt. Kulmeekaur Gulshanbir Singh Hayer, 2) Shri Gagandeepsingh Gulshanbir Singh Hayer, 3) Shri Harbirsingh Jogindersingh Hayer, 4) Shri Karandeepsingh Sukhbir Singh Hayer, 5) Shri Ishwar Sukhbirsingh Hayer, 6) Shri Sahibsingh Jagdeepsingh Hayer, 7) Shri Birendrasingh Jagdeepsinngh Hayer, 8) Shri Sahiljeetsingh

Jeetu L. Bhagtyani

B.L.S., LL.B.

ADVOCATE



Shop No. 6, Opp. Bk. No. 143, Near Chellaram Market,
Next to Puj Panchayati Hall, Siru Chowk,
Uhasnagar - 421 002. Dist. Thane.
Mob. : 8007393393
Email : jeetu.lawyer1990@gmail.com

Jagdeepsingh Hayer, 9) Smt. Gurbani Rulay and 10) Smt. Sukhjinderkaur Jagdeepsingh Hayer are clear, marketable and without any encumbrance.

Owners of the Land

- 1) i) Smt. Kulmeekaur Gulshanbir Singh Hayer,
- ii) Shri Gagandeepsingh Gulshanbir Singh Hayer,
- iii) Shri Harbirsingh Jogindersingh Hayer,
- iv) Shri Karandeepsingh Sukhbir Singh Hayer,
- v) Shri Ishwar Sukhbirsingh Hayer,
- vi) Shri Sahibsingh Jagdeepsingh Hayer,
- vii) Shri Birendrasingh Jagdeepsingh Hayer,
- viii) Shri Sahiljeetsingh Jagdeepsingh Hayer,
- ix) Smt. Gurbani Rulay and
- x) Smt. Sukhjinderkaur Jagdeepsingh Hayer CTS/C.S. No. 2447 (Part)

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

Encls. Annexure A.

Date: 14.01.2022





FORMAT -A
(Circular No:-28 /2021)
FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 Extract/P.R. Card as on _____ date of application for registration.
- 2) Mutation Entry No.....
- 2) Search Report for 30 years from 1993 taken from Sub-Registrar office at Ulhasnagar-1.
- 5) There is No Litigation Pending.





Annexure A

The report reflecting flow of the title of the owner of the sold land All that piece and parcel of immovable property known as Portion of U. No.198 Section 7-B, area adm. 4600.29 sq. mtrs., Sheet No.83, bearing CTS No.2447 (Part), situated at Ulhasnagar-421 001, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.

Sr. No.	Name	Ownership From	Ownership Till	Reason for Change
1	i) Smt. Nirmala Kaur Balwantsingh and ii) Shri Jogendersingh Hukumsingh	20.07.1983	29.12.2013	WILL
2	i) Shri Jagdeepsingh Balwantsingh Hayer and ii) Shri Jogendersingh Hukumsingh	29.12.2013	30.08.2018	Legal Heirs
3	i) Shri Jogendersingh Hukumsingh, ii) Shri Sahibsingh Jagdeepsingh Hayer, iii) Shri Birendrasingh Jagdeepsingh Hayer, iv) Shri Sahiljeetsingh Jagdeepsingh Hayer, v) Smt. Gurbani Rulay and vi) Smt. Sukhjinderkaur Jagdeepsingh Hayer	30.08.2018	Till Today	Leghal Heirs
4	i) Shri Sahibsingh Jagdeepsingh Hayer, ii) Shri Birendrasingh	20.07.1983	Till Today	WILL & Codicil

Jeetu L. Bhagtyani
B.L.S., LL.B.
ADVOCATE



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Ulhasnagar - 421 002, Dist. Thane.
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Email : jeetu.lawyer1990@gmail.com


Jagdeepsingh Hayer, iii) Shri Sahiljeetsingh Jagdeepsingh Hayer, iv) Smt. Gurbani Rulay and v) Smt. Sukhjinderkaur Jadeepsingh Hayer and vi) Smt. Kulmeekaur Gulshanbir Singh Hayer, vii) Shri Gagandeepsingh Gulshanbir Singh Hayer, viii) Shri Harbirsingh Jogindersingh Hayer, ix) Shri Karandeepsingh Sukhbir Singh Hayer, x) Shri Ishwar Sukhbirsingh Hayer			
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CHALLAN
MTR Form Number-6



GRN	MH011678352202122P	BARCODE			Date	14/01/2022-17:24:47		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)					
Office Name ULH1_ULHASNAGAR NO 1 SUB REGISTRAR					Full Name		Ms KGI universal LLP			
Location THANE					Flat/Block No.		U. NO 198			
Year 2021-2022 One Time					Premises/Building					
Account Head Details				Amount In Rs.						
0030072201 SEARCH FEE				750.00		Road/Street		Sheet No. 83		
						Area/Locality		Ulhasnagar		
						Town/City/District				
						PIN		4 2 1 0 0 1		
						Remarks (If Any)				
						Search CTS No. 2447 for 30 years From 1993 to 2022				
				Amount In		Seven Hundred Fifty Rupees Only				
Total				750.00		Words				
Payment Details SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		10000502022011402078 6289452908429	
Cheque/DD No.					Bank Date		RBI Date		14/01/2022-17:25:21 Not Verified with RBI	
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY			
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
 सादर घलन 'टाइप ऑफ पेमेंट' गत्ये नमुद कारणसादीत लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 8087675794