

Kavita S. Shah
B.Com . L.L.B. , Int. C.S.
Advocate High Court

B9 - 402 Gagangiri Enclave
Khadakpada, Kalyan
Thane - 421 103
Tel : 9323545900

Ref: March/2020

DATE: 04/03/2020

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect of Property being and bearing . No. 239/4 at the village Bhopar Taluka Kalyan Dist. Thane admeasuring area 8800 sq mtrs (hereinafter referred as the said Plot)

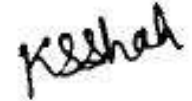
1. I have investigated the title of the said Plot on the request of the owners **Pandurang Shankar Desale and Balaram Shankar Desale**

a) **DESCRIPTION OF THE PROPERTY**

The land bearing Survey Nos. 239/4 admeasuring area 8800 sq mtrs situated at Village Bhopar Taluka Kalyan, Dist. Thane, within the limits of Taluka and Sub Registration District Kalyan District and Registration District Thane

b) **DESCRIPTION OF THE DOCUMENTS VERIFIED (XEROX COPIES)**

- i. 7/12 extracts of the above property issued by Talathi
 - ii. Relevant Mutation Entries in Revenue Form No. 6
 - iii. Search Reports for the years 1991 to 2020 dated 03/03/2020 issued by me
2. On perusal of the above mentions documents and all other relevant documents relating to title of the said Property , I am of the Opinion that the title of the said Owners Pandurang Shankar Desale and Balaram Shankar Desale is clear marketable and without any encumbrances.


ADV. KAVITA SHAH
ADVOCATE HIGH COURT

Kavita S. Shah
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3. The report reflecting the Flow of the title of the owners Pandurang Shankar Desale and Balaram Shankar Desale on the said Land is enclosed herewith as annexure

Encl : Annexure

Place : Kalyan
Date : 04/03/2020

K.S. Shah
(Kavita Shah)
ADV. KAVITA SHAH
ADVOCATE HIGH COURT
MAH/2314/2000

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FLOW OF THE TITLE OF THE SAID LAND

The land bearing Survey Nos. 239/4 admeasuring area 8800 sq mtrs situated at Village Bhopar Taluka Kalyan, Dist. Thane was owned by one Pandurang Shankar Desale and others . The said property shows the said revenue records respectively.

Further the said property was originally owned by janubai Balaji Desale and others they have released their rights in the said Property in favor of Parvati Shankar Desale , Pandurang Shankar Desale , Balaram Shankar Desale , Fasubai Baliram Joshi and Ranjana Shridhar Porji through registered Release Deed dully registered at the Registration No Kalyan/4/4885/2006 dated 11/12/2006. The said property shows the said revenue records respectively

Further the said Pandurang Shankar Desale and along with others have transferred the development rights of the said Property to M/s Shah Builders through Prop. Kanti Ratanshi Shah through registered Development Agreement dated 24/05/2007 dully registered at Registration No Kalyan-4/2929/2007 and thus the said property shows the revenue records respectively. ..

Further the said Fasubai Baliram Joshi urf Fasubai Balaram Desale and Ranjana Shridhar Porji have released their rights in the said Property in favor of Pandurang Shankar Desale and Baliram Shankar Desale through registered Release Deed dully registered at the Registration No Kalyan/4/9327/2018 dated 05/09/2018. The said property shows the said revenue records respectively

Further the said Pandurang Shankar Desale and along with others and M/s Shah Builders through Prop. Kanti Ratanshi Shah as the Confirming party have further transferred the development rights of the said Property to M/s Ira Homes Partnership Firm through Hiren Kantilal Vador through registered Development Agreement dated 16/08/2019 dully registered at Registration No Kalyan-3/9141/2019 .

The said property shows that the Pandurang Shankar Desale and others are the present Owners the said revenue records respectively and the said M/s Ira Homes Partnership Firm are the Developers of the said Property

I have obtained search Report for the period of 30 years i.e from 1992 to 2021 (03/03/2020) search taken by me at the Sub registrar office of Assurances at Kalyan

Place : Kalyan

Date : 04/03/2020

K. S. Shah
(Kavita Shah)
Advocate

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TRANSACTION FOR THE YEAR 2006 : (As Seen From Computer Screen)

Release Deed at the agreed value of Rs. 0/- and the market value of Rs. 0/- of the Property being and bearing S No. 239 Hissa No. 4 area 0-88 Hec Aar at the Village Bhopar Tal Kalyan.

Vendor : Janubac B Desale & Others
Purchaser : Parvati S Desale and others
Date of Execution : 11/12/2006
Date of Registration : 11/12/2006
Registration No. : 4885/2006 (KYN-3)
Stamp duty : 100/-
Registration fee : 750/-

TRANSACTION FOR THE YEAR 2007 : (As Seen From Computer Screen)

Development Agreement/Agreement for Sale at the agreed value of Rs. 1,96,50,000/- and the market value of Rs. 1,14,19,500/- of the Property being and bearing S No 239, Hissa No. 4 area 8801.92 Sq Mtrs, at the Village Bhopar Tal Kalyan.

Vendor : Pandurang S Desale and others
Purchaser : M/s. Shah Builders through
Kanti R Shah.
Date of Execution : 24/05/2007
Date of Registration : 24/05/2007
Registration No. : 2929/2007 (KYN-4)
Stamp duty : 1,96,500/-
Registration fee : 30,000/-

TRANSACTION FOR THE YEAR 2018 : (As Seen From Computer Screen)

Release Deed at the agreed value of Rs. 0/- and the market value of Rs. 0/- of the Property being and bearing S No 239, Hissa No. 4 area 0-88-0 Hec Aar Prati that means 8800 Sq Mtrs, at the Village Bhopar Tal Kalyan.

Vendor : Fashibai Baliram Joshi urff Fasubae Balaram Desale
Ranjana S Poraji
Purchaser : Pandurang S Desale
Balaram S Desale
Date of Execution : 04/09/2018
Date of Registration : 05/09/2018
Registration No. : 9327/2018 (KYN-4)
Stamp duty : 500/-
Registration fee : 1000/-

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Tel : 9323545900

Date : 04/03/2020

SEARCH REPORT

Ref : Property being and bearing S No. 239, Hissa No. 4 at the Village Bhopar, Tal Kalyan.

I have taken search in respect of the above mentioned property and I have gone through the available index II Registers kept in the office of Sub - Registrar of **Kalyan I II III IV & V**. I have observed following entries and change of records as under :

SEARCH REPORT IS AS UNDER

YEAR	TRANSACTION	YEAR	TRANSACTION
1991	Nil	2006	Transaction
1992	Nil	2007	Transaction
1993	Nil	2008	Nil
1994	Nil	2009	Nil
1995	Books not available	2010	Nil
1996	Nil	2011	Nil
1997	Books Gone For Binding	2012	Nil
1998	Books Gone For Scanning	2013	Nil
1999	Books Gone For Scanning	2014	Nil
2000	Books Gone For Scanning	2015	Nil
2001	Nil	2016	Nil
2002	Books Gone For Scanning	2017	Index Not Ready
2003	Nil	2018	Index Not Ready
2004	Nil	2019	Index Not Ready
2005	Nil	2020	Index Not Ready

Note : The search was taken for the available Index only and thus in the years 1998 to 2001 the Index II are not available for search . Further for the year 1991 to 1995 only Some Photo Index available and hence the said search . Further 1996 Books gone for Binding .

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TRANSACTION FOR THE YEAR 2019 : (As Seen From Computer Screen)

Agreement for Sale at the agreed value of Rs. 0/- and the market value of Rs. 0/- of the Chandresh Vastu CHS LTD outside Road 65 Sq ft being and bearing S No 239, Hissa No. 2 & 3 at the Village Bhopar Tal Kalyan.

Vendor : 1. Chandresh Vastu CHS LTD through Chairman
Deepak S Mane
2. Chandresh Vastu CHS LTD through Secretary
Chatrapal S Varma
Purchaser : Pandurang S Desale
Balaram S Desale
Date of Execution : 06/02/2019
Date of Registration : 06/02/2019
Registration No. : 1547/2019 (KYN-4)
Stamp duty : 500/-
Registration fee : 1000/-

Development Agreement/Agreement for Sale at the agreed value of Rs. 14,47,08,000/- and the market value of Rs. 10,61,67,000/- of the Property being and bearing S No 239, Hissa No. 4 with Pot Kharaba total area 0-88-00 Hec Aar Prati that means 8800 Sq Mtrs , at the Village Bhopar Tal Kalyan.

Vendor : Pandurang S Desale and others
Purchaser : 1. M/s. Ira Homes Partnership Firm through
Ketan K Vador.
2. M/s. Ira Homes Partnership Firm through
Hiren K Vador
Date of Execution : 16/08/2019
Date of Registration : 16/08/2019
Registration No. : 9141/2019 (KYN-3)
Stamp duty : 72,35,400/-
Registration fee : 30,000/-

Note: Search and Entry conformed from available data on computer from given Site.

I have taken search in respect of the above mentioned property for the last 30 years From 2002 to 2020 till date online on the official website of the IGR i.e www.igrmaharashtra.gov.in only

Attached Government Fees paid vide GRN No. MH012925213201920P/2020.

HENCE THIS SEARCH REPORT :

Place : KALYAN
Date : 04/03/2020

Keshah
Adv. Kavita Shah

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