

RAJESH KHAIRE

ADVOCATE

30th April 2022

FORMAT – A
(Circular No. 28/2021)

To

MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

6th & 7th Floor,
Housefin Bhavan,
Plot No: C - 21, E - Block,
Bandra Kurla Complex, Bandra (E),
Mumbai – 400 051.

LEGAL TITLE REPORT (“REPORT”)

Subject : Title Clearance Certificate with respect to all that piece and parcel of land bearing Survey No. 85 admeasuring 0-96-10 Hectares, Assessment 7.25 (Rs. Ps.) situate, lying and being at revenue Village Rohinjan, Taluka and Registration Sub-District Panvel, District and Registration District Raigad (the said “**Land**”) which is more particularly described in the **SCHEDULE** hereunder written.

1. Introduction: I have investigated the title of the said Land (more particularly described hereunder) on the request of M/s. Satyam Infra Realty LLP, a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act 2008, having its office at 1204-1206, Mailthili Signate, Plot No. 39/4, Sector 30/A, Vashi, Navi Mumbai 400 705 (the said “**Developer**”) as per the following documents i.e.

1.1. I have been provided with the photocopies/ electronic copies of the following documents:

1.1.1. 7/12 extract of land parcel bearing Survey No. 85 dated 6th April 2022;

[Office: 3B-21, Kalpataru Riverside CHS, Takka, Panvel, Tal. Panvel, Dist. Raigad, Mo. 9920609888.](#)

- 1.1.2. Mutation Entry Nos. 518, 633, 697, 726, 770, 1003, 2058, 2165, 2385, 2443, 2517, 3084;
- 1.1.3. Deed of Exchange dated 6th October 2008 was registered with the office of the Sub- Registrar of Assurances, Panvel 1 under Sr. No. 7616/2008 on 13th October 2008;
- 1.1.4. Gift Deed dated 4th March 2020 registered with the Office of the Sub-Registrar of Assurances at Panvel No. 3 under Serial No. 3065/2020 on 4th March 2020.
- 1.1.5. Development Permission dated 15th October 2019 bearing Reference No. 2019/ PMC/ TP/ BP/ 3244/ 2019;
- 1.1.6. Commencement Certificate dated 15th October 2019 bearing Reference No. 2019/ PMC/ TP/ BP/ 3244/ 2019;
- 1.1.7. Amended Development Permission dated 30th November 2021 bearing Reference No. PMC/ TP/ Rohinjan/ 85/ 0/ 21-21/16197/ 2442/ 2021;
- 1.1.8. Amended Commencement Certificate dated 30th November 2021 bearing Reference No. PMC/ TP/ Rohinjan/ 85/ 0/ 21-21/16197/ 2442/ 2021; and
- 1.1.9. Zone Certificate dated 3rd March 2022 bearing Ref No. PMP/ NRV/ Rohinjan/ 23-22/ PK/ 485/ 2022 issued by Panvel Municipal Corporation.

1.2. Description of the Land:

All that piece and parcel of land Survey No. 85 admeasuring 0-96-10 Hectares, Assessment 7.25 (Rs. Ps.) situate, lying and being at revenue Village Rohinjan, Taluka and Registration Sub-District Panvel, District and Registration District Raigad and bounded as under: -

On or towards the North by	:	Property of Adhiraj Developers
On or towards the South by	:	CIDCO area

On or towards the East by	:	Survey No. 84
On or towards the West by	:	CIDCO area

1.3. The documents of Land:

1.3.1. Deed of Exchange dated 6th October 2008 was registered with the office of the Sub- Registrar of Assurances, Panvel 1 under Sr. No. 7616/2008 on 13th October 2008;

1.3.2. Gift Deed dated 4th March 2020 registered with the Office of the Sub-Registrar of Assurances at Panvel No. 3 under Serial No. 3065/2020 on 4th March 2020.

1.4. On perusal of 7 / 12 extract issued by Talati Saja Rohinjan dated 6th April 2022 the names of (1) Gajanan Balaram Patil, (2) Parshuram Balaram Patil, (3) Maruti Balaram Patil and (4) Sanotsh Balaram Patil (the said "**Owners**") appears as owner of the said Land. The said 7/12 extracts also recorded the Mutation Entry Nos. 518, 633, 697, 726, 770, 1003, 2058, 2165, 2385, 2443, 2517, 3084.

1.5. Index II searches: Caused Index II searches with the concerned offices of the Sub-Registrar of Assurances at Panvel for the period of 30 (thirty) years from 1993 to 30th April 2022 with respect to the said Land.

1.6. Public Notice: I have not caused the publication of a Public Notice in the newspapers calling upon the public at large regarding any claim/ demand (if any) against the said Land.

2. Conclusion: Subject to what is stated herein and on the basis of the information/ documents provided to me, the title of the said Owners to the said Land is clear and marketable and M/s. Satyam Infra Realty LLP in accordance and subject to the Development Agreement (as defined herein below) is entitled to the development of said Land.

Owners of the Land:

(1) Gajanan Balaram Patil, (2) Parshuram Balaram Patil, (3) Maruti Balaram Patil and (4) Sanotsh Balaram Patil.

- 3. Qualifications:** Please note that my Report is subject to the following qualifications: (a) I express no opinion as to any laws other than the laws of India, and this Report is subject to such laws, in effect as of the date of the aforesaid Investigation and Searches and as of the date hereof, (b) I have not ascertained, if adequate stamp duty has been paid on the deeds and documents relating to the said Land, (c) My views are based solely on the data, information and document provided to me by you. I do not pass upon or express any views in respect of any prevalent laws in India or elsewhere relating to the subject matter of this Report, (d) my maximum liability shall be limited to the extent of the professional fees charged by me for issuing this Report and (e) I have not caused the publication of a public notice for inviting claims and objections in respect of the said Land from the public at large, and therefore this Report stands qualified to this extent.
- 4. Devolution/Flow of Title:** The report reflecting the devolution/flow of title of the said Developer and the Owner on the said Land together with my observations/remarks is enclosed herewith as **Annexure – A**.



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Annexure - A

(Flow of the Title of the said Land)

1. The name of one Rama Pandu Bhoir has been recorded to the abovementioned Land as a tenant, because he cultivated it as a tenant and the aforesaid was recorded vide Mutation Entry No. 518 dated 2nd January 1958.
2. Pursuant to an order dated 6th January 1967 bearing Reference No. 1482 passed by the Agricultural Lands Tribunal, Panvel an amount of INR 953/- was determined and to be paid by Rama Pandya Bhoir ("**Rama Pandya Bhoir**") in accordance with the inquiry conducted under Section 32G of the Maharashtra Tenancy & Agricultural Lands Act, 1948 (the said "**MT&AL Act**") to landowner Ibrahim Miya Patil. Accordingly, the name of said Rama Pandya Bhoir was recorded as a tenant purchaser of the land parcel bearing Survey No. 85 in occupant's column and the name of Ibrahim Miya Patil was recorded in the other rights column as the receiver of the aforesaid amount being INR 953/- and also the remark of "restricted land tenure" was recorded in the 7/12 extract of the said Land and the aforesaid was recorded to the record of right vide Mutation Entry No. 633 dated 6th January 1967.
3. It appears from the Mutation Entry No. 697 undated that by order of Special District Inspector of Land Records, Colaba, the conversion of the land measurements to the metric system under the provisions of the Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage Act, 1955 was made applicable to erstwhile Survey Nos. pertaining to the said Village of Rohinjan which includes the said Land.
4. It appears from the Mutation Entry No. 726 dated 20th May 1971 that, said Rama Pandya Bhoir died somewhere in the year 1967 and leaving behind Shama Rama Bhoir – son, Sitabai Rama Bhoir – wife and Muktabai Rama Bhoir - daughter as his legal heirs (hereinafter referred to as the "**Legal heirs of Rama Pandya Bhoir**"). After the demise of the said Rama Pandya Bhoir the name of said Shama Rama

Pandya Bhoir were recorded in the record of rights of the said Land as HUF as per varas register no. 6.

5. It appears from the Mutation Entry No. 770 dated 18th June 1973 that, the said Shama Rama Bhoir mortgaged said Land to VV K Co-operative Society Limited, Rohinjan and avail the loan facility to the tune of INR 1500/-. Pursuant thereto and as per Tehsil order, remark of mortgage loan was recorded in the other right column of the said Land.
6. The said Rama Pandya Bhoir paid the purchaser price i.e. amount of INR 953/- towards purchase of the said land parcel bearing Survey No. 85 and accordingly the Agricultural Lands Tribunal issued a 32M Certificate No. 88 confirming inter-alia that the said Rama Pandya Bhoir has paid the purchase price of INR 953/- to the said landowner Ibrahim Miya Patil. In view thereof, the name of Ibrahim Miya Patil was deleted from the other rights column of 7/12 extract pertaining to the said Land and the same was recorded to the village record vide mutation entry No. 1003 recorded on 6th February 1990.
7. It appears from the Mutation Entry No. 2058 dated 1st August 1994 that, said Shama Rama Bhoir died intestate on 27th August 1991 and leaving behind Dnyaneshwar Shama Bhoir – son, Ankush Rama Bhoir- son, Vijay Shama Bhoir - son, Mahesh Shama Bhoir – son, Karuna Shama Bhoir – daughter, Ujwala Shama Bhoir – daughter, Sangita Shama Bhoir- daughter and Chandrubai Shama Bhoir-wife as his legal heirs as per varas register no. 91 (hereinafter referred to as the “**Legal heirs of Shama Rama Bhoir**”). After the demise of the Shama Rama Bhoir the names of the said Legal heirs of Shama Rama Bhoir were recorded in the record of rights of the said Land as per varas register no. 91.
8. Pursuant to certificate issued by VV K Co-operative Society Limited Rohinjan and order passed by Tehsil bearing Ref No. Hakkanond/ Kat/4-37/2001, remark of outstanding of mortgage loan of INR 1500/- was deleted from the record of right of

the said Land and the aforesaid was recorded vide Mutation Entry No. 2165 dated 15th March 2001.

9. It appears from the Mutation Entry No. 2385 dated 10th October 2007 that, said Sitabai Rama Bhoir died intestate on 18th July 1996 and leaving behind Muktabai Rama Bhoir- daughter, Dnyaneshwar Shama Bhoir – grandson, Ankush Rama Bhoir- grandson, Vijay Shama Bhoir - grandson, Mahesh Shama Bhoir – grandson, Karuna Shama Bhoir – granddaughter, Ujwala Shama Bhoir – granddaughter, Sangita Shama Bhoir- granddaughter and Chandrubai Shama Bhoir- daughter-in-law as her legal heirs (hereinafter referred to as the “**Legal heirs of Sitabai Rama Bhoir**”). After the demise of the Sitabai Rama Bhoir the names of the said Legal heirs of Sitabai Rama Bhoir were recorded in the record of rights of the said Land as per varas register no. 160.

10. On perusal of Mutation Entry No. 2443 it appears that by and under a Sale Deed dated 6th June 2008 registered with the Office of the Sub-Registrar of Assurances at Panvel-1 under Serial No. 4514/2008 on 6th June 2008, executed between said Dnyaneshwar Shama Bhoir, Ankush Rama Bhoir, Vijay Shama Bhoir, Mahesh Shama Bhoir, Karuna Shama Bhoir alias Karuna Mohan Sinare, Ujwala Shama Bhoir alias Ujwala Kamlakar Kumbharkar, Sangita Shama Bhoir alias Sangita Trimbak Nerulkar, Chandrubai Shama Bhoir and Muktabai Rama Bhoir alias Muktabai Ramdas Wavanjekar as the Vendors therein and M/s. Blue Circle Infratech through partners (1) Jems Disilva, (2) Ajay Ramchandra Nancy, (3) Vijay Ramchandra Nancy, and (4) Akshay Bansilal Arora as the Purchasers therein and Naresh Rama Bhoir as a confirming party therein, the said Vendors sold, transferred and conveyed the said Land to the said Purchasers, for the total consideration and on the terms and conditions as stated therein and pursuant to certificate bearing Ref No. ULC/TAATP/Certificate/2007/720 dated 17th July 2007 issued by Additional Collector, Thane and pursuant to land sell permission for non-agricultural use issued by Sub-Divisional Office, Panvel vide permission bearing Ref No. Tenancy/ VP/ SR2354/2007 (Non-Agricultural) dated 6th March 2008 under the provisions of sections 43 and 63 of Maharashtra Tenancy and

Agricultural Lands Act, 1948 and on the terms and conditions more particularly contained therein, which include, among other things, that if any of the terms are violated, the competent revenue body shall commence necessary actions as mentioned therein. The aforesaid was recorded vide Mutation Entry No. 2443 which was recorded on 16th June 2008 and certified on 14th July 2008.

11. By and under a registered Deed of Exchange dated 6th October 2008 executed between the Balaram Padu Patil as the first party therein and M/s. Blue Circle Infratech through partners (1) Jems Disilva, (2) Ajay Ramchandra Nancy, (3) Vijay Ramchandra Nancy, and (4) Akshay Bansilal Arora as the second party therein.

The said Balaram Padu Patil exchanged land parcel bearing Survey Nos. 95/2, 97/1 and 102/5A/1 situate at Village Rohinjan Taluka Panvel more particularly stated therein in favor of M/s. Blue Circle Infratech through partners (1) Jems Disilva, (2) Ajay Ramchandra Nancy, (3) Vijay Ramchandra Nancy, and (4) Akshay Bansilal Arora.

Further, the said M/s. Blue Circle Infratech through partners (1) Jems Disilva, (2) Ajay Ramchandra Nancy, (3) Vijay Ramchandra Nancy and (4) Akshay Bansilal Arora exchanged said Land i.e. land parcel bearing Survey No. 85 in favor of Balaram Padu Patil.

The said Deed of Exchange dated 6th October 2008 was registered with the office of the Sub- Registrar of Assurances, Panvel 1 under Sr. No. 7616/2008 on 13th October 2008. The aforesaid was recorded in the record of rights for the said Land vide Mutation Entry No. 2517 dated 10th June 2009 and certified on 16th July 2009.

12. By and under a Gift Deed dated 4th March 2020 registered with the Office of the Sub-Registrar of Assurances at Panvel No. 3 under Serial No. 3065/2020 on 4th March 2020, executed between said Balaram Padu Patil as the Donor therein and Gajanan Balaram Patil, Maruti Balaram Patil, Parshuram Balaram Patil and

Santosh Balam Patil as the Donees therein, the said Balam Padu Patil gifted, transferred and conveyed the said Land to the said Gajanan Balam Patil, Maruti Balam Patil, Parshuram Balam Patil and Santosh Balam Patil, for the terms as stated therein. The aforesaid was recorded to the record of right vide Mutation Entry No. 2517 which was recorded on 18th March 2020 and certified on 29th May 2020.

13. Thus, the said Gajanan Balam Patil, Maruti Balam Patil, Parshuram Balam Patil and Santosh Balam Patil is entitled to the said Land as owners.
14. By registered Development Agreement dated 31st March 2022 ("**Development Agreement**"), the said Owners has appointed M/s. Satyam Infra Realty LLP, as developers for the development of said Land at or for the consideration and on the terms and conditions as recorded therein and the said Development Agreement dated 31st March 2022 is registered with the sub-register of assurances Panvel Office No. 4 under Sr. No. 5541 of 2022 on 29th April 2022.
15. In addition to the said Development Agreement, the said Owners also executed a Power of Attorney dated 31st March 2022 in favour of the said M/s. Satyam Infra Realty LLP for the purpose of carrying out its roles and responsibility envisaged under the said Development Agreement more efficiently. The said Power of Attorney dated 31st March 2022 was registered with the office of the Sub Registrar of Assurances at Panvel 4 under Serial No. 5542 of 2022 on 29th April 2022.
16. The said Developer has obtained several approvals and permissions for development of said Land, which approval and permissions inter-alia includes:
 - 16.1. Sanad dated 22nd March 2022 bearing Ref No. Masha/ LNA1(b)/Sanad/ Rohinjan/ SR/ 38/2021 issued by District Collector and District Magistrate Raigad Alibag and informed their no objection for issuance of sanad upon payment of necessary conversion tax as provided under Maharashtra Land Revenue Code, 1966.

- 16.2. Development Permission dated 15th October 2019 bearing Reference No. 2019/ PMC/ TP/ BP/ 3244/ 2019 and approved the building plan for construction of proposed residential building on the said Land on the terms and conditions more particularly contained therein,.
- 16.3. Commencement Certificate dated 15th October 2019 bearing Reference No. 2019/ PMC/ TP/ BP/ 3244/ 2019 and approved the building plan for construction of said proposed residential building on the said Land on the terms and conditions more particularly contained therein.
- 16.4. Amended Development Permission dated 30th November 2021 bearing Reference No. PMC/ TP/ Rohinjan/ 85/ 0/ 21-21/16197/ 2442/ 2021 and approved the building plan for construction of proposed residential building on the said Land on the terms and conditions more particularly contained therein.
- 16.5. Amended Commencement Certificate dated 30th November 2021 bearing Reference No. PMC/ TP/ Rohinjan/ 85/ 0/ 21-21/16197/ 2442/ 2021 and approved the building plan for construction of proposed residential building on the said Land on the terms and conditions more particularly contained therein.
17. **Zone Certificate** - On perusal of zone certificate dated dated 3rd March 2022 bearing Ref No. PMP/ NRV/ Rohinjan/ 23-22/ PK/ 485/ 2022 issued by Panvel Municipal Corporation, it is observed that as per the Approved Regional Plan Scheme 1996-2016 of Ambernath- Kulgaon- Badlapur, the said Land falls under Urbanisable zone.



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