

SANDEEP B. RAMKAR

B.A., LL.M.

OFFICE :

Flat No.101, 1st Floor, Sea Spring Building,
Plot No. 215 & 216, Sector No.6, Sarsole, Nerul,
Navi Mumbai - 400 706.

Tel No :- 9987188050

Email :- adv.sandeepramkar@yahoo.com

ADVOCATE HIGH COURT

Date: 29.03.2022



LEGAL TITLE REPORT

To,

MAHA RERA,

Mumbai / Navi Mumbai.

Sub: Title clearance certificate with respect to **Survey No. /Hissa No. 21/4, Survey No. / Hissa No. 21/6, Survey No. / Hissa No. 21/7, Survey No./ Hissa No. 21/8 & Survey No. / Hissa No. 22, (Sub Plot No. 1 admeasuring area 3795.54 Sq. Mtrs), Mauje Ghot, Tal-Panvel, Dist. Raigad. admeasuring area 120 guntha (3.00 H. R). out of total area.**

Description of the Property :-

Survey No. /Hissa No. 21/4, Survey No. / Hissa No. 21/6, Survey No. / Hissa No. 21/7, Survey No./ Hissa No. 21/8 & Survey No. / Hissa No. 22, (Sub Plot No. 1 admeasuring area 3795.54 Sq. Mtrs), Mauje Ghot, Tal-Panvel, Dist. Raigad. admeasuring area 120 guntha (3.00 H. R). out of total area., on the request of MR. DHANPAL BABURAO BHOIR, office address: Shop No. 14, Minakshi Co-op. Hsg. Soc. Ltd., Plot No. 57, Sector-16A, Nerul, Navi Mumbai- 400 706., and following documents i.e. :-

2. The Documents of allotment of lands.



- i) Survey No. /Hissa No. 21/4, Survey No. / Hissa No. 21/6, Survey No. / Hissa No. 21/7, Survey No./ Hissa No. 21/8 & Survey No. / Hissa No. 22, (Sub Plot No. 1), Mauje Ghot, Tal-Panvel, Dist. Raigad. (Sub Plot No. 1 admeasuring area 3795.54 Sq. Mtrs), Mauje Ghot, Tal-Panvel, Dist. Raigad. admeasuring area 120 guntha (3.00 H. R). out of total area.,

2) I perused the copy of 7/12 extract and ferfar:-

- ii) **MR. DHANPAL BABURAO BHOIR**, (hereinafter referred to as "Original Owner"), was the owner occupier and holder of :-

Survey/ Hissa No.	subdivision	admeasuring area H.R.	Rupees/ Paise
21	6	CULTIVABLE 0-40-80 POT KHARABA 0-03-00	8.25
21	4	CULTIVABLE 0-77-10 POT KHARABA 0-04-30	13.62
22	-	CULTIVABLE 0-19-50 POT KHARABA 0-00-20	3.12
21	7	CULTIVABLE 0-22-50 POT KHARABA 0-01-30	4.62
21	8	CULTIVABLE 0-27-80 POT KHARABA 0-02-80	3.94
		TOTAL	admeasuring area 120 guntha (3.00 H. R). out of total area.

SANDEEP B. RAMKAR

B.A., LL.M.

OFFICE :

Flat No.101, 1st Floor, Sea Spring Building,
Plot No. 215 & 216, Sector No.6, Sarsole, Nerul,
Navi Mumbai - 400 706.
Tel No :- 9987188050

Email :- adv.sandeepramkar@yahoo.com

ADVOCATE HIGH COURT



(Herein after referred to as said premises) described in more details in the Schedule given hereunder, hereinafter for brevity sake referred to as the "SAID PREMISES".

- iii) By the **Development Agreement** executed on dt. **01.02.2021** entered into between **MR. DHANPAL BABURAO BHOIR**, of First part, & **M/s. Riddhi Siddhi Developer** through its proprietor **SHRI. DHARMENDRA BHAVARLAL MALI**, (hereinafter referred to as "**THE DEVELOPERS**") whereby the developers agreed to accepted the development rights on 40%-60% basis (i.e. for Owner 40% and for Developers 60%), for abovesaid premises. The said **Development Agreement** is duly registered in the office of Sub- Registrar of Assurance Panvel-3, vide its Sr. No. **PVL3-2245-2021**, Receipt No. **2575**, on dt. **02.02.2021** & subsequently **MR. DHANPAL BABURAO BHOIR** had given **Power of Attorney to Developers** on dt. **02.02.2021**, which was duly registered in the office of Sub-Registrar of Assurance at Panvel-43 vide its Sr. No. **PVL3-2576-2021**, Receipt No. **2576**, on dt. **02.02.2021**.
- iv) Thereafter, the said Original Owner as the **First Part & Developers** as a **Second Part** entered into **rectification deed** on dt. **15.12.2021**, which is duly registered in the office of Joint Sub Registrar of

Assurance at Panvel-3, vide Sr. No. PVL3-19822-2021, Receipt No. 22269, On dt. 15.12.2021.

v) The said Owner has obtain Development permission from PMC for residential cum commercial building for Ground + Seven upper Floors vide **Commencement Certificate** vide **Ref No. PMC/TP/Ghot/21/4,6,7,8 & 22/21-22/16110/804/2022, on dt. 15.03.2022.**

1. 7/12 extract issued by Talathi Saja Pendhardta vide Mutation Entry No. 1424, 1423, 1423, 1423,1424.
2. Search report for 30 years i.e. from 1993 to 2022.
3. 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 **Survey No. /Hissa No. 21/4, Survey No, / Hissa No. 21/6, Survey No. / Hissa No. 21/7, Survey No./ Hissa No. 21/8 & Survey No. / Hissa No. 22, (Sub Plot No. 1 admeasuring area 3795.54 Sq. Mtrs), Mauje Ghot, Tal-Panvel, Dist. Raigad. admeasuring area 120 guntha (3.00 H. R). out of total area., is appeared in the name of MR. DHANPAL BABURAO BHOIR, hence the said Land is clear, marketable and without any encumbrances.**



SANDEEP B. RAMKAR

B.A., LL.M.

ADVOCATE HIGH COURT

OFFICE :

Flat No.101, 1st Floor, Sea Spring Building,
Plot No. 215 & 216, Sector No.6, Sarsole, Nerul,
Navi Mumbai - 400 706.
Tel No :- 9987188050
Email : - adv.sandeepramkar@yahoo.com

Owners of the land

Description of Land	Owner of Land
Survey No. /Hissa No. 21/4, Survey No. / Hissa No. 21/6, Survey No. / Hissa No. 21/7, Survey No./ Hissa No. 21/8 & Survey No. / Hissa No. 22, (Sub Plot No. 1 admeasuring area 3795.54 Sq. Mtrs), Mauje Ghot, Tal-Panvel, Dist. Raigad. admeasuring area out of total area 120 guntha (3.00 H. R).	MR. DHANPAL BABURAO BHOIR

Thanking You.

Yours Truly,


SANDEEP B. RAMKAR
ADVOCATE HIGH COURT

SANDEEP B. RAMKAR

B.A., LL.M.

OFFICE :

Flat No.101, 1st Floor, Sea Spring Building,
Plot No. 215 & 216, Sector No.6, Sarsole, Nerul,
Navi Mumbai – 400 706.
Tel No :- 9987188050
Email :- adv.sandeepramkar@yahoo.com

ADVOCATE HIGH COURT

FORMAT-A

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1. 7/12 extract as on date application for registration.
2. Mutation Entry No. 1424, 1423, 1423, 1423,1424.
3. Search report issued by search clerk Mr. Yogesh Jagtap for 30 years i.e. from 1993 to 2022.
4. Any other relevant title- No
5. Litigation of any – No

Thanking You.

Yours Truly,


SANDEEP B. RAMKAR
ADVOCATE HIGH COURT

MH015492259202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
28 Mar 2022	Receipt	Receipt no.: 1112359497
	Name of the Applicant :	Yogesh Chandrkant Jagtap
	Details of property of which document has to be searched :	Dist :Raigarh Village :Ghot S.No/CTS No/G.No. : 21
	Period of search :	From :2011 To :2022
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH015492259202122E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

SEARCH REPORT

To,
Mr. Sandeep Ramkar
Advocate High Court,
Nerul, Navi Mumbai.

Ref : Investigation of Survey No. 21 Hissa No. 4 admeasuring area 0-40-80 HR, Survey No. 21 Hissa No. 6 admeasuring area 0-77-10 HR, Survey No. 21 Hissa No. 7 admeasuring area 0-22-50 HR, Survey No. 21 Hissa No. 8 admeasuring area 0-27-80 HR, & Survey No. 22 Hissa No. 1 admeasuring area 0-19-50 HR., Revenue Village - Ghot, Tal. Panvel, District of Raigad Suburban District, within the limits of Registration Sub-District Raigad and Sub-District of Raigad.

A/c. RIDDHI SIDDHI DEVELOPERS THROUGH DHARMENDRA MALI

Respected Sir,

I have taken the Search in respect of the above-mentioned property and I have gone through the available Index-II Online Record of Sub-Registrar of PVL-1, 2, 3, 4 & 5 for the period of 30 years i.e. from 1993 to 2022.

SUB REGISTRAR OFFICE AT PANVEL

(MANUAL SECTION)

PHYSICALLY SEARCH IN SUB-REGISTRAR OFFICE CLOSED DUE TO COVID-19

SUB REGISTRAR OFFICE AT PANVEL NO. 3, 6, 8, 9 & 11

(COMPUTER SECTION)

2002 - 2005 - COPMLETE RECORD NOT AVAILABE ON ONLINE

SUB REGISTRAR OFFICE AT PANVEL NO. 3, 6, 8, 9 & 11

(COMPUTER SECTION)

2006 - 2012 NIL

Year 2013

Abhihastantaran	Survey No.	Area
29,48,850/-	21/4, 22/0, 23/1	14280.00 Sq.mtr.

BABURAO NARAYAN BHOIR

To
DHANPAL BABURAO BHOIR

Execution Date: 12/11/2013
Registration No: PVL-1/8872/2013
Registration Date: 13/11/2013



Year 2013

Abhihastantaran	Survey No.	Area
20,27,850/-	21/6, 21/7, 23/8	9820.00 Sq.mtr.

NARAYAN PADU BHOIR

To
DHANPAL BABURAO BHOIR

Execution Date	Registration No.	Registration Date
12/11/2013	PVL-1/8873/2013	13/11/2013

2014 - 2020 NIL

Year 2021

VikasanKararnama	Survey No.	Area
2,10,00,000/-	21/4, 22/0, 23/1, 21/6, 21/7 & 21/8	12000.00 Sq.mtr.

DHANPAL BABURAO BHOIR

To

RIDDHI SIDDHI DEVELOPERS THROUGH DHARMENDRA MALI

Execution Date	Registration No.	Registration Date
01/02/2021	PVL-3/2245/2021	04/02/2021

Year 2021

Puravni-Kararnama	Survey No.	Area
17,40,00,000/-	21/4, 22/0, 23/1, 21/6, 21/7 & 21/8	24100.00 Sq.mtr.

DHANPAL BABURAO BHOIR

To

RIDDHI SIDDHI DEVELOPERS THROUGH DHARMENDRA MALI

Execution Date	Registration No.	Registration Date
13/07/2021	PVL-3/11104/2021	14/07/2021

Year 2021

Chukdurusti-patra	Survey No.	Area
0/-	21/6 & others	12000.00 Sq.mtr.

DHANPAL BABURAO BHOIR

To

RIDDHI SIDDHI DEVELOPERS THROUGH DHARMENDRA MALI

Execution Date	Registration No.	Registration Date
15/12/2021	PVL-3/19822/2021	15/12/2021

2022 NIL

J⁶

AVAILABLE INDEX ARE CHECKED

I DO NOT FOUND ANY ENTRY AGAINST THE SAID PROPERTY

NOTE : This Search Report is subject available record. There are not complete record on online search. I declare that I search above mention property only on online search

The Government fees is paid vide Receipt No. 1112359497 dtd. 28/03/2022 Issued by Inspector General of Registration & Stamps.

Yours truly,



Y. C. JAGTAP
(SEARCH CLERK)

Encl:Original Government fees paid Receipt dtd. 28/03/2022 of Rs.300/-.