

शैलेन्द्र द. जल्लावार

बी.कॉम., एलएल.बी.

अॅडव्होकेट हायकोर्ट

१०५, विकास हाईट्स, संतोषीमाता रोड, कल्याण (प)
फोन : २३२२५२६, २३२७४४७
email : lawmen2011@yahoo.com

Shailendra D. Jallawar

B.Com., LL.B.,

Advocate High Court

105, Vikas Heights, Santoshimata Road, Kalyan (West)
Tel. : 2322526, 2327447
email : lawmen2011@yahoo.com

Format – A
Circular No. 28/2021

Date : 23.02.2022

To
Maharashtra Real Estate Regulatory Authority
Housefin Bhavan, Plot No. C-21
E Block, Bandra Kurla Complex,
Bandra East, Mumbai 400 051

LEGAL TITLE REPORT

Sub: All those pieces and parcels of land lying, being and situated at Village Kon, Taluka Bhiwandi, District Thane bearing within the limits of the Kon Grampanchayat bearing :

Survey No.	Hissa No.	Area (H-R-P)	Area (Sq.Mtrs)
185	15	0-01-00	100
281	1	0-03-56	356
281	2	0-10-90	1090
281	3	0-02-30	230
281	4	0-07-80 0-00-20	800
Total →			2576

belonging to Shri Velji Vishram Patel and Shri Ramji Premji Patel

I have investigated the title of the above said property on the request of M/s. SM Life Space Private Limited to investigate their right to develop the above said property on the basis of documents submitted as under:

1) Description of the property

All those pieces and parcels of land lying, being and situated at Village Kon, Taluka Bhiwandi, District Thane bearing within the limits of the Kon Grampanchayat bearing :

Survey No.	Hissa No.	Area (H-R-P)	Area (Sq.Mtrs)
185	15	0-01-00	100
281	1	0-03-56	356
281	2	0-10-90	1090
281	3	0-02-30	230
281	4	0-07-80 0-00-20	800
Total →			2576

belonging to Shri Velji Vishram Patel and Shri Ramji Premji Patel

2) Documents of allotment of property

(i) Extracts of 7/12.

(ii) Relevant Mutation Entries.

(iii) Deed of Conveyance dated 15.04.1994 registered at the office of Sub-Registrar of Assurances at Bhiwandi under serial No.1387/1994 made and executed between Shri Rajaram Balu Mukadam as the Owner and Shri Harji Vishram Patel and Shri

- Ramji Premji Patel as the Purchaser in respect of Survey No. 281 Hissa No. 1 admeasuring 356 sq. mtrs.
- (iv) Deed of Conveyance dated 18.08.1992 registered at the office of Sub-Registrar of Assurances at Bhiwandi under serial No. 2679 / 1992 made and executed between Shri Ganpat Balu Patil for self and natural guardian of Manish and Prashant and Charudatt Ganpat Patil as the Owners and Shri Harji Vishram Patel and Shri Ramji Premji Patel as the Purchaser in respect of Survey No. 281 Hissa No. 2 admeasuring 1090 sq. mtrs.
- (v) Deed of Conveyance dated 18.08.1992 registered at the office of Sub-Registrar of Assurances at Bhiwandi under serial No. 2680 / 1992 made and executed between Shri Ganpat Balu Patil as the Owner and Shri Harji Vishram Patel and Shri Ramji Premji Patel as the Purchaser in respect of Survey No.185 Hissa No.15 admeasuring 100 sq.mtrs, Survey No.281 Hissa No.3 admeasuring 230 sq. mtr and Survey No. 281 Hissa No. 4 admeasuring 800 sq. mtrs.
- (vi) Gift Deed dated 29.01.2019 registered at the office of Sub-Registrar of Assurances at Bhiwandi-2 under serial No.876/2019 executed by Shri Harji Vishram Patel in favour of Shri Velji Vishram Patel.
- (vii) Development Agreement for Sale dated 06.08.2019 registered at the office of Sub Registrar of Assurances at Bhiwandi-2 under serial No. 6350/2019 made and executed between Shri Ramji Premji Patel and Shri Velji Vishram Patel as the Owners and M/s. SM Life Space Private Limited as the Developer
- (viii) General Power of Attorney dated 06.08.2019 registered at the office of Sub Registrar of Assurances at Bhiwandi-2 under serial No. 6351/2019 executed by Shri Ramji Premji Patel and Shri Velji Vishram Patel in favour of M/s. SM Life Space Private Limited.
- (ix) Search Reports dated 17.10.2018 issued by Shri Sachin Patil.
- (x) Search Reports dated 29.06.2021 issued by Shri Sachin Patil.
- (xi) Building Permission and Commencement Certificate granted by the Mumbai Metropolitan Region Development Authority under No. SROT/BSNA/2501/BP/Kon-75/ 1399/2021 dated 31.12.2021.
- 3) 7/12 extracts or property card
- (i) Extracts of 7/12 issued by Talathi Saja Kon, Taluka Bhiwandi, District Thane dated 22.02.2022
- (ii) Mutation Entry
- 4) Search Reports
- Search reports dated 29.06.2021 for 27 years from 1995 to 2021 carried out in the Office of Sub-Registrar of Assurances at Bhiwandi.



शैलेन्द्र द. जल्लावार

बी.कॉम., एलएलबी.

अडवोकेट हायकोर्ट

१०५, विकास हाईट्स, संतोषीमाता रोड, कल्याण (प)
फोन : २३२२५२६, २३२७४४७
email : lawmen2011@yahoo.com

Shailendra D. Jallawar

B.Com., LL.B.,

- 3 Advocate High Court

105, Vikas Heights, Santoshimata Road, Kalyan (West)
Tel. : 2322526, 2327447
email : lawmen2011@yahoo.com

- 2/- On perusal of the abovementioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of the owners to the said property is clear, marketable and without any encumbrances and M/s. SM Life Space Private Limited is well and sufficiently to develop the aforesaid property.

(1) Owners of the land

All those pieces and parcels of land lying, being and situated at Village Kon, Taluka Bhiwandi, District Thane bearing within the limits of the Kon Grampanchayat bearing :

Survey No.	Hissa No.	Area (H-R-P)	Area (Sq.Mtrs)
185	15	0-01-00	100
281	1	0-03-56	356
281	2	0-10-90	1090
281	3	0-02-30	230
281	4	0-07-80 0-00-20	800
Total →			2576

belonging to Shri Velji Vishram Patel and Shri Ramji Premji Patel

(2) Qualifying comments

On going through the above documents, it appears that Shri Ramji Premji Patel and Shri Velji Vishram Patel are the owners of the above said property.

It further appears that by and under the Development Agreement dated 06.08.2019 registered at the office of Sub Registrar of Assurances at Bhiwandi-2 under serial No. 6350/2019 the said owners granted the development rights in respect of the abovesaid property to M/s. SM Life Space Private Limited at and for the price / consideration and on the terms and conditions therein contained and in pursuance thereof have also granted the Power of Attorney on 06.08.2019 in favour of M/s. SM Life Space Private Limited and the same are registered at the office of Sub-Registrar of Assurances at Bhiwandi-2 under serial No. 6351/2019.

It further appears that the Promoter have followed the requisite procedure under law and obtained the building commencement certificate from the Mumbai Metropolitan Region Development Authority under No. SROT/BSNA/2501/BP/Kon-89/CC/ 05/2021 dated 03.01.2022.

The necessary search at the office to Sub-Registrar of Assurances at Bhiwandi has been taken and the search report does not reveal any entry, which may fall in the category of encumbrances over the said property.

On going through the above documents I am of the opinion that the title of the owners to the above said property is clear, marketable and free from encumbrances and doubts and in terms of above referred Agreements and in accordance with the plans and permissions and exemption order and further extensions / renewal as recited hereinabove, M/s. SM Life Space Private Limited is well and sufficiently to develop the aforesaid property and to sell the flats / units therein constructed to any intending purchasers.

This Report is based on the information provided, documents furnished and searches carried out in the Office of Sub-Registrar of Assurances at Bhiwandi and in the event there are any new or additional documents which are not furnished to me or the facts may be different or informed to me subsequently, it could have material impact on my observations and conclusions.

- 3/- The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.



(S.D. JALLAWAR)
Advocate

शैलेन्द्र द. जल्लावार

बी.कॉम., एलएल.बी.

अडव्होकेट हायकोर्ट

१०५, विकास हाईट्स, संतोषीमाता रोड, कल्याण (प)

फोन : २३२२५२६, २३२७४४७

email : lawmen2011@yahoo.com

Shailendra D. Jallawar

B.Com., LL.B.,

Advocate High Court

105, Vikas Heights, Santoshimata Road, Kalyan (West)

Tel. : 2322526, 2327447

email : lawmen2011@yahoo.com

FLOW OF THE TITLE OF THE SAID LAND

1. Extracts of 7/12.
2. Relevant Mutation Entries.
3. Deed of Conveyance dated 15.04.1994 registered at the office of Sub-Registrar of Assurances at Bhiwandi under serial No.1387/1994 made and executed between Shri Rajaram Balu Mukadam as the Owner and Shri Harji Vishram Patel and Shri Ramji Premji Patel as the Purchaser in respect of Survey No. 281 Hissa No. 1 admeasuring 356 sq. mtrs.
4. Deed of Conveyance dated 18.08.1992 registered at the office of Sub-Registrar of Assurances at Bhiwandi under serial No. 2679 / 1992 made and executed between Shri Ganpat Balu Patil for self and natural guardian of Manish and Prashant and Charudatt Ganpat Patil as the Owners and Shri Harji Vishram Patel and Shri Ramji Premji Patel as the Purchaser in respect of Survey No. 281 Hissa No. 2 admeasuring 1090 sq. mtrs.
5. Deed of Conveyance dated 18.08.1992 registered at the office of Sub-Registrar of Assurances at Bhiwandi under serial No. 2680 / 1992 made and executed between Shri Ganpat Balu Patil as the Owner and Shri Harji Vishram Patel and Shri Ramji Premji Patel as the Purchaser in respect of Survey No.185 Hissa No.15 admeasuring 100 sq.mtrs, Survey No.281 Hissa No.3 admeasuring 230 sq. mtr and Survey No. 281 Hissa No. 4 admeasuring 800 sq. mtrs.
6. Gift Deed dated 29.01.2019 registered at the office of Sub-Registrar of Assurances at Bhiwandi-2 under serial No.876/2019 executed by Shri Harji Vishram Patel in favour of Shri Velji Vishram Patel.
7. Development Agreement for Sale dated 06.08.2019 registered at the office of Sub Registrar of Assurances at Bhiwandi-2 under serial No. 6350/2019 made and executed between Shri Ramji Premji Patel and Shri Velji Vishram Patel as the Owners and M/s. SM Life Space Private Limited as the Developer
8. General Power of Attorney dated 06.08.2019 registered at the office of Sub Registrar of Assurances at Bhiwandi-2 under serial No. 6351/2019 executed by Shri Ramji Premji Patel and Shri Velji Vishram Patel in favour of M/s. SM Life Space Private Limited.
9. Search Reports dated 17.10.2018 issued by Shri Sachin Patil.
10. Search Reports dated 29.06.2021 issued by Shri Sachin Patil.
11. Building Permission and Commencement Certificate granted by the Mumbai Metropolitan Region Development Authority under No. SROT/BSNA/2501/BP/Kon-75/ 1399/2021 dated 31.12.2021.

(S.D. JALLAWAR)
Advocate