

GANESH MAHESH MORE B.A. LLB

Advocate, High Court.

Off: 101/102,
Sharnam residency,
Eduji Road, opp. BalGanpati
Temple, Charai,
Thane (W) -400601.

Date: 07.06.2022

To,

MahaRERA

6th & 7th floor, Housefin Bhavan,

Plot no. C-21, E-Block,

Bandra Kurla Complex,

Bandra (E), Mumbai 400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey No. 76 Hissa No. 20 admeasuring 610 square meters situated at Village Vadavali, Taluka and District Thane within the Registration District and Sub-District of Thane and also within the limits of Thane Municipal Corporation (hereinafter referred to as **Said Property**).

1/- I have investigated the title of property more particularly described in the Annexure which is owned by M/S. Shivbhakti Corporation and to be developed by **M/s. Anant Square (Promoter/Developer)** on the request of Promoter by perusing the following documents i.e. :

- a. Current 7/12 extracts.
- b. All relevant Mutation entries.
- c. Search Report.
- d. Owner's Title Deeds.
- e. Other antecedent documents.

2/- On the perusal of the above mentioned documents and all other relevant documents relating to title of the Said Property I am of the


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opinion that, the title of promoter is clear marketable and without any encumbrances.

Name of the Promoter: : **M/S. SHIVBHAKTI CORPORATION**

Address : : Chittatosh Apartment, Veer Savarkar Marg, Jambhali Naka, Thane west 400601, through partners 1) Mr. Prakash T. Savla and 2) Mr. Narayan V. Ramani.

Name of the Developers/ Promoters: **M/S. ANANT SQUARE**

Details of Land: Survey No. 76 Hissa No. 20 admeasuring 610 square meters situated at Village Vadavali, Taluka and District Thane within the Registration District and Sub-District of Thane and also within the limits of Thane Municipal Corporation.

The Report reflecting the flow of the title of promoter on the said property enclosed herewith an Annexure



Adv. Ganesh Mahesh More

Encl: Annexure:- Title flow of the Said Property

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ANNEXURE

2. DESCRIPTION OF THE PROPERTY:-

All that pieces and parcels of Survey No. 76 Hissa No. 20 admeasuring 610 square meters situated at Village Vadavali, Taluka and District Thane within the Registration District and Sub-District of Thane and also within the limits of Thane Municipal Corporation (hereinafter referred to as "**Said Property**").

3. LIST OF DOCUMENTS PERUSED:

- a. Current 7/12 extracts.
- b. All relevant Mutation entries.
- c. Search Report.
- d. Owner's Title Deeds.
- e. Other antecedent documents.

4. OBSERVATIONS :

3.1 In respect of 7/12 extracts

It appears from perusal of old 7/12 extract, the Said Property was originally owned by Mrs. Motibai Kalya Shinge and it appears from perusal recent 7/12 extract, the Said Property is owned by Owners herein i.e. M/S. Shivbhakti Corporation.

In respect of 6 D Mutation Entries:

- 3.1.1** It appears from the **Mutation Entry No. 279 dated 12/07/1951** that, the Said Property was declared as Tukda (Fragment) in

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accordance with the provisions of Prevention of Fragmentation and Consolidation of Holdings Act, 1947

3.1.2 It appears from the **Mutation Entry No. 508 dated 22/11/1981** that, Smt. Motibai Kalya Shinge demised on November 04, 1990 leaving behind 3 sons 1) Mr. Dattu Kalya Shinge, 2) Mr. Kanha Kalya Shinge and 3) Mr. Jana alias Janardan Kalya Shinge as her only legal heirs.

3.1.3 It appears from the **Mutation Entry No. 593 dated 28/01/2005** that, Mr. Jana alias Janardan Kalya Shinge demised on October 11, 2003 leaving behind wife Tarabai Janardan Shinge, 3 sons viz. 1) Mr. Umesh Janardan Shinge, 2) Mr. Pappu Janardan Shinge and 3) Mr. Balaram Janardan Shinge as his only legal heirs.

Mr. Dattu Kalya Shinge demised on May 15, 1990 leaving behind wife Gulabbai Dattu Shinge, 2 sons viz. 1) Mr. Dashrath Dattu Shinge and 2) Mr. Yogesh Dattu Shinge.

Mr. Kanha Kalya Shinge demised on March 04, 1997 leaving behind wife Suman Kanha Shinge, son Mr. Rajesh Kanha Shinge and 2 married daughters Mrs. Ranjana Shambhu Shinge and Mrs. Yashoda Manik Patil.

3.1.4 It appears from the **Mutation Entry No. 1586 dated 07/07/2015** that, Smt. Tarabai Janardan Shinge and 10 others through their power of attorney holder, Mr. Dharmesh Mukundrai Bhatt conveyed and transferred the Said Property in favour of M/s. Citiscap Construction Company by executing Conveyance Deed dated May 19, 2015 which is duly registered with the office of Sub-


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Registrar of Assurances at Thane under serial No. TNN-5/5637/2015.

3.1.5 It appears from the **Mutation Entry No. 915 dated 21/05/2019** that, name of Mr. Viral Chandrakant Shah and Mr. Vinay Ratilal Shah was recorded to the record of rights of the Said Property due to technical error, however, as per the order of Tahasildar bearing no. Mahasul/Kaksh-1/Hakkanond-1/Te-3/kavi-20018/2018 dated 25/01/2019 name of Mr. Viral Chandrakant Shah and Mr. Vinay Ratilal Shah was removed and name of M/s. Citiscape Construction Company was restored.

3.1.6 It appears from the mutation entry no. 1682 & 1839 that, as per Petition bearing No. 10204/2015 dated December 08, 2015 filed in Hon'ble High Court Mumbai and as per the instruction issued by Hon'ble Jambandi Ayukta dated December 03, 2015, the said mutation entry pertains to facilitate computerization of land records and to remove inconsistency in the hand written record and computerized record.

3.1.7 It appears from the **Mutation Entry No. 1958 dated 09/07/2019** that, M/s. Citiscape Construction Company conveyed and transferred the Said Property in favour of Owners herein by executing Conveyance Deed dated June 20, 2019 which is duly registered with the office of Sub-Registrar of Assurances at Thane under serial No. TNN-2/9330/2019.

5. IN RESPECT OF SEARCH REPORT.



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Search Report issued by Mr. Vishal Gaikwad, Searcher, in the office of The Sub-Registrar of Assurances at Thane 1, 2, 5 and 9 for the period of year 1992-2021 (16/07/2021) was placed before me.

- i. No transactions are recorded in the year 1992-2002 as record was torn.
- ii. No transactions are recorded in the year 2003-2013, 2016-2018, 2020, 2021.
- iii. Relevant transactions are recorded in 2014, 2015, 2019.

6. IN RESPECT OF TITLE DEEDS:

I) ANTECEDENT TITLE DEEDS:

a) Agreement for Sale:

Smt. Tarabai Janardan Shinge and 10 others agreed to sell the Said Property in favour of M/s. Citiscap Construction Company by executing Agreement for Sale dated November 25, 2014 which is duly registered with the office of Sub-Registrar of Assurances at Thane under serial No. TNN-5/11109/2014.

b) Power of Attorney:

Smt. Tarabai Janardan Shinge and 10 others also executed Power of Attorney dated November 25, 2014 in favour of M/s. Citiscap Construction Company, which is duly registered with the office of Sub-Registrar of Assurances at Thane under serial No. TNN-5/11112/2014.

c) Sale Deed:

Smt. Tarabai Janardan Shinge and 10 others through their power of attorney holder, Mr. Dharmesh Mukundrai Bhatt conveyed and

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transferred the Said Property in favour of M/s. Citiscape Construction Company by executing Conveyance Deed dated May 19, 2015 which is duly registered with the office of Sub-Registrar of Assurances at Thane under serial No. TNN-5/5637/2015.

II) Owner's Title Deeds:

a. Sale Deed:

M/s. Citiscape Construction Company conveyed and transferred the Said Property in favour of M/S. Shivbhakti Corporation (Owners herein) by executing Conveyance Deed dated June 20, 2019 which is duly registered with the office of Sub-Registrar of Assurances at Thane under serial No. 2/9330/2019.

b. Development Agreement:

M/S. Shivbhakti Corporation (Owners herein) granted development rights of the Said Property in favour of Developers herein (M/s. Anant Square) by executing Development Agreement dated 3rd day of June 2022 which is duly registered with the office of Sub-Registrar of Assurances at Thane under serial No. TNN-2/12811/2022.

III) Document Appeared in Search Report:

Agreement for Sale:

M/s. Citiscape Construction Company agreed to sell the Said Property in favour of M/S. Shivbhakti Corporation (Owners herein) by executing Agreement for Sale dated January 17, 2019 which is duly registered with the office of Sub-Registrar of Assurances at Thane under serial No. TNN-2/710/2019.

7. Conclusion



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- 6.1** On behalf of the Owners we have verified the title of the owners to the said property on request of the Owners to ascertain the status of the property.
- 6.2** The Owners have informed us that, there is no litigation pending in any court of competent.
- 6.3** We have perused the certified copies and plain copies of document of title relating to the property which are known to us to be relevant for the purpose of this report.
- 6.4** We have been provided search report with the Sub Registrar of Assurances for the period of 1992-2021 (16/07/2021). Therefore opinions and observations shall be qualified and restricted to the said period and also to the extent of availability of record only, as it appears that in some of the cases record unavailable.
- 6.5** The information given in this report arises from the examination of the searches and inquiries to the extent of documents provided for perusal which are attached herewith.
- 6.6** Prima facie it appears that, the title of the Said Property is clear and marketable.


Adv. Ganesh Mahesh More