

RAJENDRA D.GODBOLE,
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ADVOCATE HIGH COURT
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YASHOKRISHNA, B-1, 2, 3
Near Virupakash Temple,
Tahasildar Office, Panvel,
PH., 9820925466

To,
MAHA RERA
Mumbai

LEGAL TITLE REPORT

Subject :- Title clearance Certificate with respect to the Survey No/Hissa No:_ 64/2, 66/2, 67/1, 67/2(1), 67/2(2), 67/4, 68/1A, 68/1B, 68/2, 68/4, 69/0, 70/1, 70/2, 71/2, 71/3, 71/4, 72/1A, 72/1B, 72/3, 76/1, 76/2(1), 76/2(2), 77/1, 77/2, 79/3, 86/1, 86/2, 88/0, 89/1, 89/2, 90/0, 91/3, 99/2, situated at Village - Rohinjan, Tal-Panvel, Dist- Raigad, hereinafter collectively called and referred to as the "Said Property".

I have investigated the title of the said property on the request of M/s. Adhiraj Constructions Pvt. Ltd. and following photocopies of documents i.e. :-

1) Description of the property :-

All those pieces and parcels of land situated, lying and being at village Rohinjan, Taluka Panvel, District Raigad and described in Records of Rights as under

Sr. No.	S. N./ H. N	Area (H-R.P)	Aakar (Rs. P.)
1	64/2	0-20-3	3.37
2	66/2	0-27-0	4.75
3	67/1	0-77-0	13-00
4	67/2(1)	0-48-3	9.34
5	67/2(2)	0-38-0	6.32
6	67/4	0-23-0	4.12
7	68 / 1A	0-30-5	5.38
8	68 / 1 B	0-30-5	5.31
9	68/2	0-46-0	8.94
10	68/4	0-25-3	4.94
11	69/0	1-39-2	25.81
12	70 / 1	0-21-7	3.81
13	70/2	0-34-8	5.94
14	71/ 2	0-28-0	5.38
15	71/3	0-22-8	4.31
16	71/4	0-10-0	1.75
17	72 / 1 A	0-52-9	9.72

Sr. No.	S. N./ H. N	Area (H-R.P)	Aakar (Rs. P.)
18	72/1B	0-51-0	9.71
19	72/3	0-46-3	8.44
20	76/1	0-52-9	10.81
21	76/2(1)	0-51-3	10.16
22	76/2(2)	0-48-0	10.16
23	77/1	0-57-2	9-00
24	77/2	1-74-0	33.44
25	79/3	0-48-1	8.44
26	86 / 1	0-76-8	14.57
27	86 / 2	0-60-0	9.49
28	88/0	0-77-1	13.5
29	89/1	0-71-0	12.12
30	89/2	0-23-3	4-00
31	90/0	0-08-0	0.22
32	91/ 3	0-40-0	5.67
33	99/2	0-14-2	2.19

2) The documents of said property :- (following title documents perused by me)

- i) Sale Deed dtd. 15th July 2010 executed between the Mr. Janardan Hirya Patil & others and Mrs. Sangita Brijbhushan Gupta, for Survey No/Hissa No. 64/2 registered with Sub Registrar Panvel - 1 bearing registration no. PVL - 1/8674 - 2010 dtd. 15th July 2010

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- ii) Sale Deed dtd. 17th February 2010 executed between Mr. Balaram Dhakalu Mhatre & others and Mr. Kunj Behari Gupta, for Survey No/Hissa No. 66/2 registered with Sub Registrar Panvel - 2 bearing registration no. PVL-2/1613/2010 dtd. 17th February 2010.
- iii) Sale Deed dtd. 3rd February 2010 executed between Mr. Shalik Shiva Mhatre & others and Mrs. Minal Kunjbehari Gupta, for Survey No/Hissa No. 67/1 registered with Sub Registrar Panvel - 2 bearing registration no. Uran / 1155 - 2010 dtd. 3rd February 2010
- iv) Sale Deed dtd. 18th February 2010 executed between Mr. Keshav Undraya Mhatre & others and Mr. Kunj Behari Gupta, for Survey No/Hissa No. 67/2(1) registered with Sub Registrar Panvel - 2 bearing registration no. PVL-2/1669 - 2010 dtd. 18th February 2010
- v) Sale Deed dtd. 10th August 2010 executed between Mr. Shantaram Ladku Mhatre & others and Mr. Kunj Behari Gupta, for Survey No/Hissa No. 67/2(2) registered with Sub Registrar Panvel - 1 bearing registration no. PVL-1/10083 - 2010 dtd. 10th August 2010.
- vi) Sale Deed dtd. 9th July 2008 executed between Mr. Janardan Hari Mhatre & others and Mr. Brij Bhushan Gupta, for Survey No/Hissa No. 67/4, 68/4 registered with Joint Sub Registrar Uran (Panvel - 2) bearing registration no. Uran /5289-2008 dtd. 9th July 2008
- vii) Sale Deed dtd. 6th April 2009 executed between Mr. Vishnu Janu Mhatre & others and Mrs. Sangita Brijbhushan Gupta, for Survey No/Hissa No. 68/1A registered with Sub Registrar Panvel - 2 bearing registration no. Uran/1721-2009 dtd. 6th April 2009
- viii) Sale Deed dtd. 28th November 2008 executed between Mr. Vishnu Janu Mhatre & others and Mrs. Sangita Brijbhushan Gupta, for Survey No/Hissa No. 68/1B, 86/2, 91/3 registered with Sub Registrar Panvel - 2 bearing registration no. Uran/8368-2008 dtd. 28th November 2008
- ix) Sale Deed dtd. 23rd October 2008 executed between Mr. Sukrya Dharma Bhoir & others and Mrs. Sangita Brijbhushan Gupta, for Survey No/Hissa No. 68/2 registered with Sub Registrar Panvel - 2 bearing registration no. Uran/7771-2008 dtd. 23rd October 2008
- x) Sale Deed dtd. 23rd October 2008 executed between Mr. Sukrya Dharma Bhoir & others and Mrs. Sangita Brijbhushan Gupta, for Survey No/Hissa No. 72/1A registered with Sub Registrar Panvel - 2 bearing registration no. Uran/7770-2008 dtd. 23rd October 2008
- xi) Sale Deed dtd. 16th December 2009 executed between Ramesh Krishna Gaikar & others and Mrs. Minal Kunjbehari Gupta, for Survey No/Hissa No. 69/0 registered with Sub Registrar Panvel - 2 bearing registration no. Uran/8385-2009 dtd. 16th December 2009
- xii) Sale Deed dtd. 3rd November 2011 executed between Ramesh Krishna Gaikar & others and Mrs. Minal Kunjbehari Gupta, for Survey No/Hissa No. 69/0 registered with Sub Registrar Panvel - 1 bearing registration no. PVL-1/13169-2011 dtd. 3rd November 2011
- xiii) Sale Deed dtd. 23rd October 2008 executed between Mr. Dattu Shankar Mhatre & others and Mrs. Minal Kunjbehari Gupta, for Survey No/Hissa No. 70/1, 71/2 registered with Sub Registrar Panvel - 2 bearing registration no. Uran/7772-2008 dtd. 23rd October 2008
- xiv) Sale Deed dtd. 7th July 2008 executed between Mr. Dattu Shankar Mhatre & others and Mrs. Minal Kunjbehari Gupta & Mrs. Sangita Brijbhushan Gupta, for Survey No/Hissa No. 70/2 registered with Sub Registrar Panvel -2 bearing

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- registration no. Uran/5238-2008 dtd. 7th July 2008
- xv) Sale Deed dtd. 9th July 2008 executed between Mrs. Prabhat Mukund Mhatre & others and Mrs. Minal Kunjbehari Gupta & Mrs. Sangita Brijbhushan Gupta, for Survey No/Hissa No. 72/3, 89/2 registered with Sub Registrar Panvel - 2 bearing registration no. Uran / 5286-2008 dtd. 9th July 2008
- xvi) Sale Deed dtd. 28th April 2008 executed between Mr. Narendra Ramsharan Bhalla & others and Mr. Brij Bhushan Gupta, for Survey No/Hissa No. 71/3 registered with Sub Registrar Panvel - 1 bearing registration no. PVL-1/3394-2008 dtd. 28th April 2008
- xvii) Sale Deed dtd. 7th July 2008 executed between Mr. Dattu Shankar Mhatre & others and Mr. Brij Bhushan Gupta, for Survey No/Hissa No. 71/4, 77/1, 88/0, 89/1, 90/0, 99/2 registered with Sub Registrar Panvel - 2 bearing registration no. Uran./5237-2008 dtd. 7th July 2008
- xviii) Sale Deed dtd. 3rd October 2009 executed between Mr. Govind Kana Gaikar & others and Mrs. Minal Kunjbehari Gupta, for Survey No/Hissa No. 72/1B registered with Sub Registrar Panvel - 2 bearing registration no. Uran./6179-2009 dtd. 3rd October 2009
- xix) Sale Deed dtd. 25th July 2011 executed between Mr. Kushendra Bendu Mhatre & others and Mrs. Minal Kunjbehari Gupta, for Survey No/Hissa No. 76/1, 77/2 registered with Sub Registrar Panvel - 1 bearing registration no. PVL-1/9798-2011 dtd. 25th July 2011
- xx) Sale Deed dtd. 24th October 2008 executed between Mr. Shripat Vithu Rupekar and Mrs. Minal Kunjbehari Gupta, for Survey No/Hissa No. 76/2(1) registered with Sub Registrar Panvel - 2 bearing registration no. Uran/7815-2008 dtd. 24th October 2008
- xxi) Sale Deed dtd. 24th October 2008 executed between Mr. Trimbak Vithu Rupekar and Mrs. Minal Kunjbehari Gupta, for Survey No/Hissa No. 76/2(2) registered with Sub Registrar Panvel - 2 bearing registration no. Uran/7817-2008 dtd. 24th October 2008
- xxii) Sale Deed dtd. 24th October 2008 executed between Mr. Santosh Gopinath Rupekar and Mrs. Minal Kunjbehari Gupta, for Survey No/Hissa No. 79/3 registered with Sub Registrar Panvel - 2 bearing registration no. Uran./7816-2008 dtd. 24th October 2008
- xxiii) Sale Deed dtd. 28th November 2008 executed between Mr. Kashinath Bama Mhatre and Mrs. Sangita Brijbhushan Gupta, for Survey No/Hissa No. 86/1 registered with Sub Registrar Panvel - 2 bearing registration no. Uran/8369-2008 dtd. 28th November 2008
- xxiv) Release Deed dtd. 12th July 2010 executed between M/s Dynasty Developers a Partnership Firm through its duly authorised Partners namely Mr. Pate Kishore Govind and Mr. Parakh Prakash Harakachand as "Releasor" party of the first part, in favour of Mr. Brijbhushan Gupta, Mrs. Sangita Brijbhushan Gupta, Mrs. Kunjbehari Gupta as "Releasee" party of the second part, registered with Sub Registrar Panvel 1 under serial no. 8512 /2010 in respect of Survey No./Hissa No. 70/2, 71/4, 77/1, 88/0, 89/1, 90/0 and 99/2.
- xxv) Indenture of Conveyance dtd. 10th August 2015 executed between Mr. Kunj Behari Gupta & Adhiraj Constructions Pvt. Ltd., and registered with Sub Registrar Panvel - 4 bearing registration no. PVL-4/995/2016 dtd. 1st Feb. 2016 for Survey No/Hissa No. 66/2, 67/2(1).
- xxvi) Supplement to Indenture of Conveyance dated 1st February, 2016 registered with the office of the Sub-Registrar, Panvel - 4, at Serial no.996 of 2016 for Survey No/Hissa No. 66/2, 67/2(1)

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- xxvii) Indenture of Conveyance dtd. 10th August 2015 executed between Mr. Kunj Behari Gupta & Adhiraj Constructions Pvt. Ltd., and registered with Sub Registrar Panvel - 4 bearing registration no. PVL-4/997/2016 dtd. 1st Feb. 2016 for Survey No/Hissa No. 67/2(2),
- xxviii) Supplement to Indenture of Conveyance dated 1st February, 2016 registered with the office of the Sub-Registrar, Panvel - 4, at Serial no.998 of 2016 for Survey No/Hissa No. 67/2(2),
- xxix) Indenture of Conveyance dtd. 10th August 2015 executed between Mr. Sangita Brijbhushan Gupta & Adhiraj Constructions Pvt. Ltd., and registered with Sub Registrar Panvel - 4 bearing registration no. PVL-4/1000/2016 dtd. 1st Feb. 2016 for Survey No/Hissa No. 68/1A, 68/1B, 86/2, 91/3, 86/1, 72/1A, 68/2, 64/2
- xxx) Supplement to Indenture of Conveyance dated 1st February, 2016 registered with the office of the Sub-Registrar, Panvel - 4, at Serial no.1001 of 2016 for Survey No/Hissa No. 68/1A, 68/1B, 86/2, 91/3, 86/1, 72/1A, 68/2, 64/2
- xxxi) Indenture of Conveyance dtd. 10th August 2015 executed between Mr. Brijbhushan Gupta & Adhiraj Constructions Pvt. Ltd., and registered with Sub Registrar Panvel - 4 bearing registration no. PVL-4/969/2016 dtd. 30th January 2016 for Survey No/Hissa No. 71/4, 77/1, 88/0, 89/1, 90/0, 99/2,
- xxxii) Supplement to Indenture of Conveyance dated 30th January, 2016 registered with the office of the Sub-Registrar, Panvel - 4, at Serial no.970 of 2016 for Survey No/Hissa No. 71/4, 77/1, 88/0, 89/1, 90/0, 99/2,
- xxxiii) Indenture of Conveyance dtd. 10th August 2015 executed between Mr. Brijbhushan Gupta & Adhiraj Constructions Pvt. Ltd., and registered with Sub Registrar Panvel - 4 bearing registration no. PVL-4/971/2016 dtd. 30th January 2016 for Survey No/Hissa No. 71/3,
- xxxiv) Supplement to Indenture of Conveyance dated 30th January, 2016 registered with the office of the Sub-Registrar, Panvel - 4, at Serial no.972 of 2016 for Survey No/Hissa No. 71/3
- xxxv) Indenture of Conveyance dtd. 10th August 2015 executed between Mr. Brijbhushan Gupta & Adhiraj Constructions Pvt. Ltd., and registered with Sub Registrar Panvel - 4 bearing registration no. PVL-4/967/2016 dtd. 30th January 2016 for Survey No/Hissa No. 67/4, 68/4,
- xxxvi) Supplement to Indenture of Conveyance dated 30th January, 2016 registered with the office of the Sub-Registrar, Panvel - 4, at Serial no.968 of 2016 for Survey No/Hissa No. 67/4, 68/4
- xxxvii) Indenture of Conveyance dtd. 10th August 2015 executed between Mrs. Minal Kunjbehari Gupta & Adhiraj Constructions Pvt. Ltd., and registered with Sub Registrar Panvel - 4 bearing registration no. PVL-4/1004/2016 dtd. 1st February 2016 for Survey No/Hissa No. 76/2(1),
- xxxviii) Supplement to Indenture of Conveyance dated 1st February, 2016 registered with the office of the Sub-Registrar, Panvel - 4, at Serial no.1005 of 2016 for Survey No/Hissa No. 76/2(1)
- xxxix) Indenture of Conveyance dtd. 10th August 2015 executed between Mrs. Minal Kunjbehari Gupta & Adhiraj Constructions Pvt. Ltd., and registered with Sub Registrar Panvel - 4 bearing registration no. PVL-4/1006/2016 dtd. 1st February 2016 for Survey No/Hissa No. 76/2(2), 79/3, 69/0, 67/1, 72/1B, 70/1, 71/2, 76/1, 77/2,
- xl) Supplement to Indenture of Conveyance dated 1st February, 2016 registered with the office of the Sub-Registrar, Panvel - 4, at Serial no.1007 of 2016 for Survey No/Hissa No. 76/2(2), 79/3, 69/0, 67/1, 72/1B, 70/1, 71/2, 76/1, 77/2
- xli) Indenture of Conveyance dtd. 10th August 2015 executed between Mrs. Minal Kunjbehari Gupta & Mrs. Sangita Brijbhushan Gupta and Adhiraj Constructions

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Pvt. Ltd., and registered with Sub Registrar Panvel - 4 bearing registration no. PVL-4/1002/2016 dtd. 1st February 2016 for Survey No/Hissa No.70/2, 72/3, 89/2,

- xlii) Supplement to Indenture of Conveyance dated 1st February, 2016 registered with the office of the Sub-Registrar, Panvel - 4, at Serial no.1003 of 2016 for Survey No/Hissa No.70/2, 72/3, 89/2
- 3) Total 33 numbers, 7/12 extract with respect to said property issued by Talathi, Saja Ove, Village Rohinjan, dtd. 3rd October 2022
- The relevant mutation entries those are 2600, 2574, 2599, 2620, 2455, 2511, 2512, 2508, 2504, 2591, 2632, 2505, 2457, 2454, 2431, 2458, 2536, 2708, 2506, 2509, 2507, 2510, 2869, 2871, 2870, 2866, 2868, 2867, 2872, 2874, 2873
- 4) Search report for 30 years from 1992 till 30/12/2021 (vide application nos. 954/2021, 955/2021 and 956/2021 and receipt nos. 18051,18053, 18056 dtd. 30/12/2021 respectively) and for the year 2022 up till 20/09/2022 vide receipt nos. 16580, 16581 dtd. 20/09/2022.
2. On perusal of the above mentioned documents of Title and all other relevant documents, discuss in detail in flow of the Title of the said property, relating to Title of the said property, I am of the opinion that, the Title of M/s. Adhiraj Constructions Pvt. Ltd. to the said property appears Legal and clear and marketable which subject to observation made in Annexure A regarding litigation and mortgages of LIC Housing Finance Limited.
- Owner of the " said property" is M/s. Adhiraj Constructions Pvt. Ltd. having registered address is 506 Sharda chambers 15 New Marine Lines Mumbai 400020. The said property is Free Hold Land.
3. The report reflecting the flow of the title of M/s. Adhiraj Constructions Pvt. Ltd. on the said property enclosed herewith as Annexure "A".

Enclosure :- Annexure "A"

Date: 19th October, 2022

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