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📍 B 208, Navre Plaza, Shiv Mandir Road, Ambernath (E), Dist. Thane - 421 501.

Ref.

Date : 17-12-2022

To
MahaRERA
Thane District
Maharashtra

LEGAL TITLE REPORT

(Sub: Title clearance certificate with respect to plot of land bearing S.no.84/6C (old S.No.119/6p) admeasuring 6612 sq.mtrs. and situated at village Aajde Golavali, Tal.Kalyan, Dist.Thane, M.S.)

^A I have investigated the title of the landed property described hereinunder on the request of M/S Kapleshwara Homes LLP, through its partner Mr. Vicky Kukreja and from information and following documents i.e. :-

(1) Description of the property.

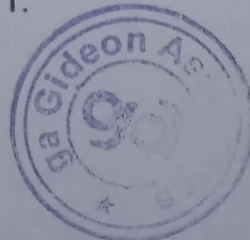
All that piece and parcel of land being N.A. land bearing Survey No.84/6C (old S.No.119/6p) admeasuring 6612 sq.mtrs. and situated at village Aajde Golavali, Tal.Kalyan, Dist.Thane, M.S, within the municipal limits of Kalyan Dombivli Municipal Corporation (hereinafter referred to as the "said property").

(2) The documents referred to for the said plot.

- a) The 7/12 extract of Survey No.84/6C, Tal.Kalyan for the year 2021-2022.



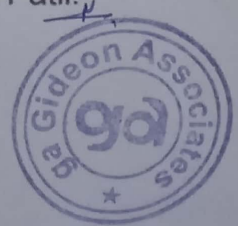
- b) Copy of the Order under ULC from office of the Collector, Thane dated 26/04/2007 bearing No.ULC/ULN/6(1)/SR-33.
- c) Copy of the Order of Conversion from Agriculture to non-agricultural use of the said property by the Tahsildar, Kalyan dated 13/04/2018 bearing No.REVENUE/T-2/LAND/RUPANTARAN/SR/119/18.
- d) Copy of Building Plans sanction and commencement Certificate bearing No. KDMC/TPD/BP/27VILLAGE/2018-19/29/329 dated 08/12/2022.
- e) Copy of Development Agreement between Shri Vishnu Rajaram Patil and ors and M/S Kunal Developers bearing registration serial No.5215/2007 dated 13/09/2007.
- f) Copy of Development Agreement between Shri Vishnu Rajaram Patil and ors and M/S Shri Radha Developers bearing registration no.983/2011 dated 08/02/2011.
- g) Copy of the Development Agreement between Shri Vishnu Rajaram Patil and ors and M/S Kapleshwara Homes LLP bearing registration No.24325/2021 dated 24/12/2021.
- h) Copy of supplement Agreement between by Shri Vishnu Rajaram Patil and ors and M/S Kapleshwara Homes LLP bearing registration No.24327/2021 dated 24/12/2021.
- i) Copy of the Power of Attorney given by Shri Vishnu Rajaram Patil and ors to M/S Kapleshwara Homes LLP bearing registration No.24327/2021 dated 24/12/2021.



- j) Copy of Development Agreement and Power of Attorney between Mr. Sumer Shripat Yadav and ors and M/S Kapleshwara Homes LLP bearing registration No.24777/2021 and 24778/2021 dated 30/12/2021.
- k) Copy of Development Agreement and Power of Attorney between Mr. Datta prasad Rajnikant Rane and ors and M/S Kapleshwara Homes LLP bearing registration No.24779/2021 and 24780/2021 dated 30/12/2021.
- l) Copy of Development Agreement and Power of Attorney between Mr. Puran Shripat Yadav and anr and M/S Kapleshwara Homes LLP bearing registration No.24782/2021 and 24785/2021 dated 30/12/2021.
- m) Search report for 30 years from 1992 till January 2022

(3) On perusal of the above-mentioned documents and all other relevant documents relating to title of the said I hereby opine that the above mentioned said properties at Aajde Golavali, Tal.Kalyan, Dist. Thane stands in the name of legal heirs of late Shri Vishnu Rajaram Patil and 6 others for property S.No.84/6C and they have a good, clear and marketable title, without any encumbrances subject to all the documents od development mentioned above.

(4) Owners of the land bearing Survey No.84/6C are legal heirs of late Shri Vishnu Rajaram Patil (being Smt. Kanta Vishnu Patil, Shri Pravin Vishnu Patil, Shri Pradip Vishnu Patil, Smt. Pratima Devanand Bhandari and Shri Prashant Vishnu Patil), Shri Nandu Ashok Patil, Shri Sanjay Ashok Patil, Shri Jitendra Ashok Patil, Kum. Poornima Ashok Patil and Smt. Fashibai Ashok Patil.



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(5) The said property has now been given for development to M/S Kapleshwara Homes LLP and they have the possession of the same for development as per the details of documents hereinabove referred.

(6) The report reflecting the flow of the title of Developer M/S Kapleshwara Homes LLP on the said land/property is enclosed herewith as annexure.

Encl : Annexure.



Advocate.

Date:



(Stamp)

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FORMAT - A
(Circular No.:- 28/2022)

Date : 17/12/2022

(1) FLOW OF THE TITLE OF THE SAID LAND/PROPERTY.

- a) the said land bearing old Survey No.119/6p, new Survey No.84/6C admeasuring 0H-51R-96P (pot kharaba 0H-14r-16P), village Aajde Golavali, Tal.Kalyan, Dist.Thane, M.S was ancestral properties belonging to one Shri Vishnu Rajaram Patil and Shri Ashok Rajaram Patil.
- b) After the death of Mr. Ashok Rajaram Patil the said land/property were owned jointly by Shri Vishnu Rajaram Patil, Shri Nandu Ashok Patil, Shri Sanjay Ashok Patil, Shri Jitendra Ashok Patil, Kum. Poornima Ashok Patil and Smt. Fashibai Ashok Patil and their names are mutated on the 7/12 extract of the Revenue records till date.
- c) Out of the said entire larger property a small part admeasuring 84 meters bearing S.No.84/6D was sold to Mr. Puran Shripat Yadav and Mr. Sumer Shripat Yadav in the year 2007 whose names are included in Revenue records vide mutation entry no.1621 & 1623.
- d) the said property was cleared under the ULC Act from the office of the Collector, Thane dated 26/04/2007 bearing No.ULC/ULN/6(1)/SR-33.
- e) the said property was converted from Agriculture to non-agricultural use by the Tahsildar, Kalyan by order dated 13/04/2018 bearing No.REVENUE/T-2/LAND/RUPANTARAN/SR/119/18.
- f) the said Shri Vishnu Rajaram Patil and others had entered into an Agreement for Development with and M/S Kunal Developers bearing A



A registration serial No.5215/2007 dated 13/09/2007 for an area admeasuring 4430 sq.mtrs out of the said properties.

g) the said Shri Vishnu Rajaram Patil and others also had entered into an Agreement for Development with and M/S Radha Developers bearing registration serial 983/2011 dated 08/02/2011 for an area admeasuring 1320 sq.mtrs out of the said properties.

h) M/S Kapleshwara Homes LLP entered into a Tripartite Development agreement bearing registration No.24325/2021 dated 24/12/2021 with Owners Shri Vishnu Rajaram Patil and ors and previous Developers M/S Kunal Developers and M/S Radha Developers.

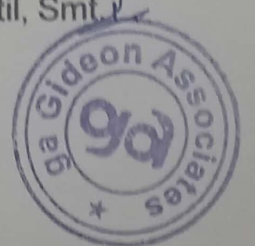
i) A Supplementary Agreement was entered into between by Shri Vishnu Rajaram Patil and ors and M/S Kapleshwara Homes LLP bearing registration No.24327/2021 dated 24/12/2021

j) M/S Kapleshwara Homes LLp also entered into Development agreement with owners of rooms in a chawl built on the said property bearing registration serial no. 24779/2021 dated 30/12/2021.

k) M/S Kapleshwara Homes LLp also entered into Development agreements with Mr. Sumer Shripat Yadav and ors, being co-owners of part of the said property bearing registration No.24777/2021 and 24778/2021 dated 30/12/2021.

l) M/S Kapleshwara Homes LLp entered into a Development Agreement with part land holder/co-owner Mr. Puran Shripat Yadav and anr bearing registration No.24782/2021 and 24785/2021 dated 30/12/2021.

m) Shri Vishnu Rajaram Patil expired on 15/10/2022 and his legal heirs Smt. Kanta Vishnu Patil, Shri Pravin Vishnu Patil, Shri Pradip Vishnu Patil, Smt. J



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Continuation Sheet No. 1

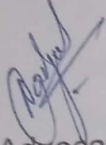
✓ Pratima Devanand Bhandari and Shri Prashant Vishnu Patil have succeeded to the said property.

(2) Search report for 30 years from 1992 to February 2022 taken from Sub-Registrar' office at Kalyan dated 18/08/2021 and 4/02/2022 vide receipt GRN No.MH005085781202021E and MH012667682202122E.

(3) No other relevant title issues.

(4) No litigations found on search and information from Owners and Developer. ✓

Date:



Advocate.



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