



Outward No. Title/72/2023.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the non-agricultural land bearing Survey No. 101/A, Hissa No. 3/2 (New Survey No. 101/3/2), admeasuring 4810.00 Square Meters, assessed at Rs. 812.90, lying being and situated at revenue Village – Palghar, Tal – Palghar, Dist – Palghar, within the limits of sub-registrar Palghar (excluding the area under the plinth of already existing building No. 1 & 2, having constructed area admeasuring about 1442.280 Sq. Meters) (Hereinafter referred as the said land).

1/- I have investigated the title of the said land on the request of M/s. RAJYOG BUILDERS & DEVELOPERS, a Partnership firm, represented by its Partners 1) Mr. Bharat Manilal Shah, 2) Mr. Ketan Kantilal Shah, 3) Mr. Lalit Kanhaiyalal Jain, 4) Mr. Arvindkumar Mithalal Jain, 5) Mr. Parag Bipin Doshi, 6) Mr. Pratik Mayur Doshi, 7) Mr. Ankit Mangesh Doshi & 8) Mr. Viral Rajesh Doshi, on the basis of following documents i.e.;

1. Sale Deed, dated –18/01/1988, which is duly registered at the office of sub-registrar Palghar at Sr. No. 120/1988, dated – 18/01/1988.
2. POA dated – 27/04/1993, duly notarized at Sr. No. 9/1993 on 27/04/1993.
3. Deed of Partnership, dated – 16/11/2018.
4. NA order by the Additional Collector Thane bearing No. Rev/Desk.1/T.8/NAP/SR/73/88, dated – 04/04/1989
5. Revised NA order by the Additional Collector Thane vide its order bearing No. Rev/Desk.1/T.8/NAP/17/92, dated – 25/02/1993.
6. Sale Deed, dated – 29/11/2019, which is duly registered at the office of sub-registrar Palghar II at Sr. No. 6113/2019, dated – 02/12/2019.
7. Joint agreement for development dated – 13/07/2023, which is duly registered at the office of sub-registrar Palghar at Sr. No. 4660/2023, dated – 13/07/2023.

8. Revised Sanction of Building Permission and Commencement Certificate bearing Outward No. CBPPE/RB/2022/APL/00023, dated - 19/07/2022, issued by Palghar Nagarparishad, Palghar.
9. Revised Sanction of Building Permission and Commencement Certificate bearing Outward No. CBPPE/RB/2023/APL/00068, dated – 28/06/2023, issued by Palghar Nagarparishad, Palghar.
10. 7/12 extract of the said land issued by the Talathi Saja Palghar, Tal & Dist – Palghar.
11. Relevant mutation entries concerning the said land issued by the Talathi Saja Palghar, Tal & Dist – Palghar.
12. Search report of the said land for 30 years from the year 1994 to 2023.

2/- On perusal of the above-mentioned documents and all other relevant documents relating to title of the said land, I am of the opinion that the title of M/s. Aaradhana Builders, through its partners Bipin Natvarlal Doshi, Mehul Hasmukhlal Shah, Mangesh Natvarlal Doshi, Rajesh Amrutlal Shah, Veena Rajesh Doshi & Bhavana Jitendra Shah to the said land and developmental rights of M/s. RAJYOG BUILDERS & DEVELOPERS, a Partnership firm, represented by its Partners 1) Mr. Bharat Manilal Shah, 2) Mr. Ketan Kantilal Shah, 3) Mr. Lalit Kanhaiyalal Jain, 4) Mr. Arvindkumar Mithalal Jain, 5) Mr. Parag Bipin Doshi, 6) Mr. Pratik Mayur Doshi, 7) Mr. Ankit Mangesh Doshi & 8) Mr. Viral Rajesh Doshi over it are clear, marketable and without any encumbrances.

Owners of the land;

| Property | Owner(s) |
|--|--|
| Non-agricultural land bearing Survey No. 101/A, Hissa No. 3/2 (New Survey No. 101/3/2), admeasuring 4810.00 Square Meters, assessed at Rs. 812.90, lying being and situated at | M/s. Aaradhana Builders, through its partners Bipin Natvarlal Doshi, Mehul Hasmukhlal Shah, Mangesh Natvarlal Doshi, Rajesh Amrutlal Shah, Veena Rajesh Doshi & Bhavana Jitendra Shah. |

जयंत अनंत राऊत

अॅडव्होकेट व नोटरी

मो.: 98228 21164



चिन्मय जयंत राऊत

अॅडव्होकेट

मो.: 98672 45854

कार्यालय : २०२, पुष्कराज, भाऊसाहेब दांडेकर मार्ग, प्रकाश सिनेमागृहाच्या मागे, पालघर (प), ता. व जि. पालघर, पिन : ४०१४०४.

revenue Village – Palghar, Tal – Palghar, Dist – Palghar, within the limits of sub-registrar Palghar (excluding the area under the plinth of already existing building No. 1 & 2, having constructed area admeasuring about 1442.280 Sq. Meters).

3/- The report reflecting the flow of the title of the M/s. Aaradhana Builders and developmental rights of M/s. RAJYOG BUILDERS & DEVELOPERS, on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date - 08/08/2023

Advocate.
CHINMAY JAYANT RAUT
ADVOCATE
202, Pushkraj Bhausahob Dandekar Rd.,
Behind Prakash Talkies, Palghar (W),
Tal. & Dist. Palghar, Pin Code-401 404.



Flow of Title

Search Report

This is to certify that, I have taken search in respect of the non-agricultural land bearing Survey No. 101/A, Hissa No. 3/2 (New Survey No. 101/3/2), admeasuring 4810.00 Square Meters, assessed at Rs. 812.90, lying being and situated at revenue Village – Palghar, Tal – Palghar, Dist – Palghar, within the limits of sub-registrar Palghar (excluding the area under the plinth of already existing building No. 1 & 2, having constructed area admeasuring about 1442.280 Sq. Meters) (Hereinafter referred as the said land) in the office of sub-registrar Palghar vide search receipt No. 6566, dated - 07/08/2023 and also perused the revenue record of the said land put before me for perusal.

The land bearing Survey No. 101/A, Hissa No. 3/2 (New Survey No. 101/3/2), admeasuring 48-10.0 H. R., lying being and situated at revenue Village – Palghar, Tal – Palghar, Dist – Palghar was at the relevant time owned and possessed by Narsighdas Narayandas Raghuvanshi, Muljimal Narayandas Raghuvanshi & Maganlal Narayandas Raghuvanshi. They have obtained the said entire property along with the other properties under the auction and sale by the honorable Bombay High Court as reflected in duly certified mutation entry No. 1281 in the revenue record of the said property.

That Narsighdas Narayandas Raghuvanshi, Muljimal Narayandas Raghuvanshi & Maganlal Narayandas Raghuvanshi have sold and conveyed the said land bearing Survey No. 101/A, Hissa No. 3/2 (New Survey No. 101/3/2), admeasuring 48-10.0 H. R., lying being and situated at revenue Village – Palghar, Tal – Palghar, Dist – Palghar along with the other lands of revenue village Palghar to Manilal Gangji Shah, with the express consent and confirmation of Hasmukhlal Amrutlal Shah, Bipin Natwarlal Shah & Bhogilal Dhanji Shah, vide the deed of conveyance dated – 18/01/1988, which is duly registered at the office of sub-registrar Palghar at Sr. No. 120/1988, dated – 18/01/1988. The consideration

of Rs. 3,00,000/- under the said deed of conveyance is shown and agreed to have been paid by the confirming party to the said deed of conveyance i.e. the partners of M/s. Aaradhana Builders and the landed property being an agricultural land is purchased in the name of one of the partners of the firm. As per the said deed of conveyance dated – 18/01/1988, the said entire property is mutated in the sole name of Manilal Gangji Shah, vide the duly certified mutation entry No. 2982 in the revenue record of the said land.

Thereafter the land bearing Survey No. 101/A, Hissa No. 3/2 (New Survey No. 101/3/2), admeasuring 48-10.0 H. R., lying being and situated at revenue Village – Palghar, Tal – Palghar, Dist – Palghar is converted for its non-agricultural use vide the order of the Additional Collector Thane bearing No. Rev/Desk.1/T.8/NAP/SR/73/88, dated – 04/04/1989. The revised construction permission on the said land is further obtained from the Additional Collector Thane vide its order bearing No. Rev/Desk.1/T.8/NAP/17/92, dated – 25/02/1993. That Manilal Gangji Shah being a partner of M/s. Aaradhana Builders has also executed a power of attorney dated – 27/04/1993 of the said entire land/property along with the other land in favour of other partners of M/s. Aaradhana Builders, the same is duly notarized at Sr. No. 9/1993 on 27/04/1993.

That M/s. Aaradhana Builders appears to have constructed two buildings on the portion of the said entire property having constructed area of about 1442.280 Sq. Meters and sold the premises therein to respective purchasers under the various agreements for sale. Apart from plinth area of these two buildings, there is portion of vacant land of the said entire property.

That on the demise of Manilal Gangji Shah on 02/02/2014, the said entire property came to be mutated in the names of his legal heirs namely Ranjanben Manilal Shah, Jitendra Manilal Shah, Chandrika Dhiraj Gala, Aruna Harakhchand Keniya, Ragini Pankaj Gala, Alaka Vijay Nandu & Bharat Manilal Shah, vide duly certified mutation entry No. 6484 in the revenue record of the said



entire property. Thereafter the said heirs namely Ranjanben Manilal Shah, Jitendra Manilal Shah, Chandrika Dhiraj Gala, Aruna Harakhchand Keniya, Ragini Pankaj Gala, Alaka Vijay Nandu & Bharat Manilal Shah have made and executed a deed of conveyance of the said entire property in favour of M/s. Aaradhana Builders, a partnership firm through its partners Bipin Natvarlal Doshi, Mehul Hasmukhlal Shah, Mangesh Natvarlal Doshi, Rajesh Amrutlal Shah, Veena Rajesh Doshi & Bhavana Jitendra Shah, dated – 29/11/2019, which is duly registered at the office of sub-registrar Palghar II at Sr. No. 6113/2019, dated – 02/12/2019. Accordingly vide duly certified mutation entry No. 6699 in the revenue record of the said entire property, the same is mutated in the name of M/s. Aaradhana Builders. By virtue of partnership deed of M/s. Aaradhana Builders and supplementary deeds executed thereafter the partners of the firm have changed and presently Bipin Natvarlal Doshi, Mehul Hasmukhlal Shah, Mangesh Natvarlal Doshi, Rajesh Amrutlal Shah, Veena Rajesh Doshi & Bhavana Jitendra Shah are existing partners of M/s. Aaradhana Builders.

That M/s. Aaradhana Builders have transferred and assigned the developmental rights of the FSI available over the said land in favour of M/s. RAJYOG BUILDERS & DEVELOPERS, vide the Joint agreement for development dated – 13/07/2023, which is duly registered at the office of sub-registrar Palghar at Sr. No. 4660/2023, dated – 13/07/2023.

Revised Sanction of Building Permission and Commencement Certificate bearing Outward No. CBPPE/RB/2022/APL/00023, dated - 19/07/2022 is issued by Palghar Nagarparishad, Palghar over the said land. The same is further revised by Revised Sanction of Building Permission and Commencement Certificate bearing Outward No. CBPPE/RB/2023/APL/00068, dated – 28/06/2023.

On the perusal of relevant documents put before me for inspection and on the strength of online search carried on by me in the office of sub-registrar Palghar vide search receipt no. 6566,

dated - 07/08/2023, in my opinion M/s. Aaradhana Builders, a partnership firm through its partners is having clear and marketable title to the said land and M/s. RAJYOG BUILDERS & DEVELOPERS, a partnership firm through its partners is having clear and marketable developmental rights over the said land.

The year wise search in the records of sub-registrar Palghar for the period from year 1994 to 2023 is as under;

| Sr. No. | Year | Encumbrances |
|---------|------|--------------|
| 1) | 1994 | --NIL-- |
| 2) | 1995 | --NIL-- |
| 3) | 1996 | --NIL-- |
| 4) | 1997 | --NIL-- |
| 5) | 1998 | --NIL-- |
| 6) | 1999 | --NIL-- |
| 7) | 2000 | --NIL-- |
| 8) | 2001 | --NIL-- |
| 9) | 2002 | --NIL-- |
| 10) | 2003 | --NIL-- |
| 11) | 2004 | --NIL-- |
| 12) | 2005 | --NIL-- |
| 13) | 2006 | --NIL-- |
| 14) | 2007 | --NIL-- |
| 15) | 2008 | --NIL-- |
| 16) | 2009 | --NIL-- |
| 17) | 2010 | --NIL-- |
| 18) | 2011 | --NIL-- |
| 19) | 2012 | --NIL-- |
| 20) | 2013 | --NIL-- |
| 21) | 2014 | --NIL-- |
| 22) | 2015 | --NIL-- |



- 23) 2016 --NIL--
- 24) 2017 --NIL--
- 25) 2018 --NIL--
- 26) 2019 Sale Deed between Ranjanben Manilal Shah, Jitendra Manilal Shah, Chandrika Dhiraj Gala, Aruna Harakhchand Keniya, Ragini Pankaj Gala, Alaka Vijay Nandu & Bharat Manilal Shah as the vendors and M/s. Aaradhana Builders, a partnership firm through its partners Bipin Natvarlal Doshi, Mehul Hasmukhlal Shah, Mangesh Natvarlal Doshi, Rajesh Amrutlal Shah, Veena Rajesh Doshi & Bhavana Jitendra Shah as the purchaser of the land bearing Survey No. 101/A, Hissa No. 3/2 (New Survey No. 101/3/2), admeasuring 48-10.0 H. R., lying being and situated at revenue Village – Palghar, Tal – Palghar, Dist – Palghar, dated – 29/11/2019, which is duly registered at the office of sub-registrar Palghar II at Sr. No. 6113/2019, dated – 02/12/2019.
- 27) 2020 --NIL--
- 28) 2021 --NIL--
- 29) 2022 --NIL--
- 30) 2023 Joint agreement for development between M/s. Aaradhana Builders as the owners and M/s. RAJYOG BUILDERS & DEVELOPERS as the developers of the FSI admeasuring 5050 Sq. Meters (Built up area) over the said land, dated – 13/07/2023, which is duly registered at the office of sub-registrar Palghar at Sr. No. 4660/2023, dated – 13/07/2023.

Date - 08/08/2023

Advocate
CHINMAY JAYANT RAUT
ADVOCATE
202, Pushkraj Bhausaheb Dandekar Rd.,
Behind Prakash Talkies, Palghar (W),
Tal. & Dist. Palghar, Pin Code-401 404.