

FORMAT – A

(Circular No.:- 28/2021)

To
Maha RERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate in respect of all those pieces and parcels of land bearing (1) Survey/Hissa No.-99/2, admeasuring 2000 Sq. Mts. & (2) Survey/Hissa No.-99/3, admeasuring 2700 Sq. Mts., aggregating to 4700 Sq. Mts. both situate, lying and being at Village–Giravale, Taluka-Panvel, District–Raigad (hereinafter referred as the said plots of Land).

1) I have investigated the title of the said land on the request of M/S. BHOOMI KALASH GROUP, through its Partners (1) SHRI HIMANSHU SHIVALAL PATEL (2) SHRI BHARAT NARSINGH PATEL & (3) SHRI RASIK NARSINH CHAUHAN and perused the following documents i.e. :-

- a. 7/12 Extracts
- b. Village Form No.-6
- c. Village Form No.-8
- d. Development Agreement dated 27/07/2023, duly registered before the Joint Sub Registrar of Assurances at Panvel under its Doc. No.-PVL-3/13828/2023, dated 27/07/2023.
- e. Commencement Certificate dated 21/07/2023 issued by the MSRDC in the name of M/S. AIKYAM BUILDTECH LLP.
- f. Sale Deed dated 20/05/2021, duly registered before the Joint Sub Registrar of Assurances at Panvel-4, under Registration No. PVL-4-5582-2021, dated 20/05/2021.
- g. Deed of Declaration dated 26/08/2021, duly registered before the Joint Sub Registrar of Assurances at Panvel-5, under Registration No. PVL-5-10290-2021, dated 26/08/2021.



- h. Sale Deed dated 20/05/2021, duly registered before the Joint Sub Registrar of Assurances at Panvel-4 under Registration No. PVL-4-5581-2021, dated 20/05/2021.
- i. Deed of Declaration dated 26/08/2021, duly registered before the Joint Sub Registrar of Assurances at Panvel-5, under Registration No. PVL-5-10291-2021, dated 26/08/2021.
- j. Copy of Deed of Conveyance dated 25/06/1998 duly registered before the Joint Sub Registrar of Assurances at Panvel under its Doc. No.-1719 -1998, dated 25/06/1998.
- k. Copy of Gift Deed dated 12/04/2001, duly registered before the Joint Sub Registrar of Assurances at Panvel under its Doc. No.-2522-2001, dated 12/04/2001.
- l. Copy of Gift Deed dated 12/04/2001, duly registered before the Joint Sub Registrar of Assurances at Panvel under its Doc. No.-2521/2001, dated 12/04/2001.
- m. Search and Title report for the aforesaid plots both dated 18/09/2021 and a further Search and Title report both dated 21/07/2022 from Advocate Avinash Y. Narvekar.

2) **DESCRIPTION OF THE PROPERTY :-**

All those pieces and parcels of land bearing (1) Survey/Hissa No.-99/2, admeasuring 2000 Sq. Mts. & (2) Survey/Hissa No.-99/3, admeasuring 2700 Sq. Mts., aggregating to 4700 Sq. Mts. both situate, lying and being at Village-Giravale, Taluka-Panvel, District-Raigad, and Sub-division and Taluka-Panvel, and in the jurisdiction of Panvel, District-Raigad.

- 3) Search Report for 30 years from year 1992 to 2022 carried out by SHRI SATYAWAN CHAVAN, Search Clerk in the offices of Sub-Registrar Panvel in respect of the said plots of land for and on behalf of Advocate Avinash Y. Narvekar.



- 4) On the perusal of the above mentioned documents and other related documents including two separate Search and Title report for the aforesaid plots both dated 18/09/2021 and a further Search and Title report for the plots, both dated 21/07/2022 from Advocate Avinash Y. Narvekar along with the search report through his Search Clerk produced before me and all other relevant documents relating to the title of the said lands and relying upon the same, I am of the opinion that the title of the said lands is clear, marketable and without any encumbrances.

OWNERS OF THE LAND :-

- (I) M/S AIKYAM BUILDTECH LLP, through its designated partners (1) MR. SUNIL KRISHNAJI PARANJAPE (2) MR. MADANMOHAN BALDEO INGAWALE (3) MR. PRADEEP RATAN PATIL (4) MR. LATESH BHARAT SHAH & (5) MRS. MEDHA SUNIL GADGIL are the Owner's of the land bearing (1) Survey/Hissa No.-99/2, admeasuring 2000 Sq. Mts. & (2) Survey/Hissa No.-99/3, admeasuring 2700 Sq. Mts., aggregating to 4700 Sq. Mts. both situate, lying and being at Village-Giravale, Taluka-Panvel, District-Raigad.
- (II) OBSERVATIONS - I have perused the xerox copy of the documents submitted to me as mentioned above, I have come to the conclusion that **M/S. BHOOMI KALASH GROUP, through its Partners (1) SHRI HIMANSHU SHIVALAL PATEL (2) SHRI BHARAT NARSINGH PATEL & (3) SHRI RASIK NARSINH CHAUHAN** are entitle to develop the said land as per Section 44 of Maharashtra Regional and Town Planning Act, 1966 subject to the compliance of all the terms and conditions of the Development Permission granted by Associate Planner, SPA, MSRDC Ltd., and all the laws as may be applicable. Further this report is based on the documents, factual particulars, details, Information and oral explanations and clarifications provided by the Promoters in respect of the said lands. Further the Promoters are in physical possession of the said lands.

The information of title transaction of said lands along with the entry of revenue record is as under;



VEENA ANIL KULKARNI

BA. LL B.

ADVOCATE HIGH COURT

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Land bearing (1) Survey/Hissa No.-99/2 & (2) Survey/Hissa No.-99/3, have been purchased by M/S AIKYAM BUILDTECH LLP, through its designated partners (1) MR. SUNIL KRISHNAJI PARANJAPE (2) MR. MADANMOHAN BALDEO INGAWALE (3) MR. PRADEEP RATAN PATIL (4) MR. LATESH BHARAT SHAH & (5) MRS. MEDHA SUNIL GADGIL vide 2 separate Sale Deed both dated 20/05/2021, duly registered before the Joint Sub Registrar of Assurances at Panvel-4, under Registration No. PVL-4-5582-2021 and Registration No. PVL-4-5581-2021, respectively and pursuant to the said Sale Deeds, the aforesaid lands are mutated in the 7/12 extracts of the revenue records of the concerned authority in favour of M/S AIKYAM BUILDTECH LLP, through its designated partners (1) MR. SUNIL KRISHNAJI PARANJAPE (2) MR. MADANMOHAN BALDEO INGAWALE (3) MR. PRADEEP RATAN PATIL (4) MR. LATESH BHARAT SHAH & (5) MRS. MEDHA SUNIL GADGIL, vide Mutation Entry No.-913 & 912 respectively;

The report reflecting the flow of the title of M/S AIKYAM BUILDTECH LLP on the said lands are enclosed herewith as Annexure.

Encl : Annexure

Date : 28/08/2023.

K. Veena

VEENA ANIL KULKARNI

Advocate, High Court

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406, Shelton Cubix, Plot No. 87,

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FORMAT – A

FLOW OF TITLE OF THE SAID LAND

Survey/Hissa No.-99/2

- 1) Vide Gift Deed dated 12/04/2001, duly registered before the Joint Sub Registrar of Assurances at Panvel under its Doc. No.- 2521/2001, Smt. Shakuntala Narayan Samant made the gift of the remaining portion of the land admeasuring 0-20-00 H.R.P. out of total area of 0-47-0 H.R.P. bearing GAT NO. 99/B/2 to her nephew Vikas Shivram Samant. Pursuant to the said Gift Deed, the name of Vikas Shivram Samant was recorded in the Kabjedar column of the 7/12 Extract of the revenue records vide mutation entry bearing No.-913 dated 25/04/2001, as per the order of the Tahsildar, Panvel, bearing No.- Hakkanond/Kath/4/A-Patrak-160/2001 dated 20/04/2001. The said mutation entry was certified by the Circle Officer, Poyanje, on 22/05/2001 upon verifying of (Index II) and after verifying that the DONEE belonged to the agriculturist's family, as also after service of vardi notice. Now, the said undivided portion admeasuring 0-20-00 H.R.P. is given GAT NO.- 99/B/2/A and a separate 7/12 Extract has been prepared .

- 2) By virtue of Deed Of Conveyance dated 20/05/2021, duly registered before the Joint Sub Registrar of Assurances at Panvel-4 under its Doc. No.-5582-2021, the said SHRI VIKAS SHIVRAM SAMANT sold, transferred and conveyed the said piece of land bearing Gat No.- 99/B/2/A, admeasuring 0-20-00 H.R.P. to M/s. AIKYAM BUILDCON LLP, represented by its designated partners (1) Shri Sunil Krishnaji Paranjpe (2) Shri Madanmohan Baldev Ingavle, (3) Shri Pradeep Ratan Patil (4) Mrs. Medha Sunil Gadgil and (5) Shri Latesh Bharat Shah, for the consideration of Rs. 1,52,43,900/ - (Rupees One Crore Fifty Two Lakh Forty Three Thousand Nine Hundred Only) and on the terms and conditions set out therein. Pursuant to the said sale deed, the name of the purchaser M/s. AIKYAM BUILDCON LLP, represented by its designated partners (1) Shri Sunil Krishnaji Paranjpe (2) Shri Madanmohan Baldev Ingavle (3) Shri Pradeep Ratan Patil (4) Mrs. Medha Sunil Gadgil and (5) Shri Latesh Bharat Shah, are recorded in the kabjedar column of the 7/12 extracts of the revenue records vide mutation entry bearing No.- 1309 dated 25/05/2021, which was certified by the Circle Officer, Karnala, on



21/06/2021, after perusing the Deed of Conveyance and the extract of the Index II Register in respect thereof and after service of VARDI notice .

- 3) The office of the Assistant Superintendent, Land Record, Panvel, issued "Akar Phod Patrak" bearing No.- Bhumapan/Aakarphod/Du. Ra. No.-173/2011, dated 31/02/2011, whereby the original 7/12 extract pertaining to the piece of land bearing Gut No.-99/0, totally admeasuring 0-62-7 H.R.P. was sub divided and therefore it was necessary to open new sub divided 7/12 extracts and as such the Tehsildar Panvel being the Competent Officer by his order dated 14.07.2021 directed to close the old 7/12 extracts, namely, (1) Gat No.- 99/A/1, admeasuring 0-15-70 H.R.P. (2) Gat No.- 99/B/2, admeasuring 0-27-00 H.R.P. and (3) Gat No. 99/B/2/A, admeasuring 0-20-00 H.R.P. and open new sub-divided 7/12 extracts, and for implementation whereof, the mutation entry bearing No.-1316 was recorded on 15/07/2021, which was certified by the Circle Officer, Panvel, on 30/07/2021 after perusing the "Akar Phod Patrak" issued by the office of the Assistant Superintendent, Land Record, Panvel, as also the aforesaid order of the Tahsildar, Panvel. Pursuant to the said "Akar Phod Patrak and the order of the Tahsildar, Panvel, (1) old Gat No.- 99/A/1 was given new Gat No.- 99/A/1 (Khata No.- 180), (2) old Gat No. 99/B/2 was given new Gat No.- 99/2 (Khata No. 238) and (3) old Gat No. 99/B/2/A was given new Gat No. 99/3 (Khata No.- 238).

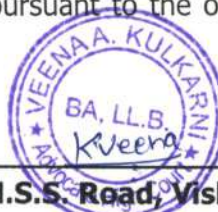
Survey/Hissa No.-99/3

- 1) Smt. Chandrabhaga Padu Hatmode was the tenant of the piece of land bearing Gat No.- 99 (Part) along with Gat No.- 6/0, situate at Village- Giravale, Talathi-Saja Somatane, Taluka- Panvel, District- Raigad, The price of the said pieces of land was fixed at Rs. 779.31/-. Pursuant to the provisions of Section 32G of the Bombay Tenancy & Agricultural Lands Act, 1948, which was payable with interest by the tenant every year by 31st March, whereby the name of the said Smt. Chandrabhaga Padu Hatmode was recorded in the Kabjedar column of the 7/12 extracts pertaining to the said pieces of land and the charge of the landlord SHRI Vasant Bhalchandra Tilak in respect of the aforesaid amount of purchase price was recorded in the other rights column. The tenure of the said pieces of land was restricted as contemplated under the provisions of Section 43 of the said Act.



Pursuant to the order of the Additional Mamledar, Panvel, bearing NO. GIRVALE/32G/604 dated 01/11/1961, the mutation entry bearing No.- 484 was recorded on 01/02/1962, which was certified by the Tenancy Aval Karkun, Panvel, on 14/10/1962 after perusing the order of the Additional Mamledar, Panvel.

- 2) In pursuance of the provisions of the Maharashtra Weights & Measurements Act, 1958 And The Indian Currency Act, 1955, the new decimal system (i.e. the system of numbers, weights, measures, etc.) was implemented to the orders made by the Special District Inspector, Land Record (Decimal), Kulaba, in respect of the lands bearing GAT NOS. 1 to 144 of Village-Girvale, the mutation entry bearing no.- 592 in respect whereof was made on 20/04/1970.
- 3) Since the purchase price of Rs. 779.31/- (Rupees Seven Hundred and Seventy Nine and Paise Thirty One Only) fixed in respect of the said piece of land bearing GAT NO. 99 (PART) along with GAT NO.- 6/0 as contemplated under section 32G of the Bombay Tenancy & Agricultural Lands Act, 1948 was paid by the tenant SMT. CHANDRABHAGA PADU HATMODE and 32M certificate was issued, the charge of the landlord SHRI VASANT BHALCHANDRA TILAK in respect of the purchase price was deleted from the other rights columns of the 7/12 extracts pertaining to the said pieces of land, vide mutation entry bearing No.- 858 dated 20/10/1997, the same was recorded in the 7/12 extracts pursuant to the order Of the Agricultural Tribunal No. 1 & Additional Tahsildar, Panvel, bearing No. 32M/LR/129 dated 11/1993, which was certified by the Circle Officer, Poyanje, On 19/12/1997, after perusing the 32M certificate issued by the Additional Tahsildar, Panvel. The said piece of land bearing Gat No. 99 (PART) was later on given Gat No. 99/3. However, no mutation entry appears to have been recorded in respect thereof.
- 4) Since the said Smt. Chandrabhaga Padu Hatmode paid the entire loan amount of Rs. 5,000/- (Rupees Five Thousand Only) granted by the Shirdhon Vividh Vikas Karyakari Seva Society, and as the certificate to that effect was issued by the Secretary Of the said society, the charge of the said society was removed from the other rights column of the 7/12 extract pertaining to the said piece of land bearing Gat No. 99/B|2 whereby pursuant to the order of the Tahsildar, Panvel,



bearing No.- Hakkanond/Kat/4/98/371 dated 09/03/1998, the mutation entry bearing No.- 860 dated 08/04/1998, was recorded, which was certified by the Circle Officer, Poyanje, on 29/04/1998, after perusing the certificate issued by the Secretary of the Society.

- 5) The said Smt. Chandrabhaga Padu Hatmode desired to sell the said piece of land bearing GAT NO. 99/B/2 to Smt. Shakuntala Narayan Samant. However, since the said land was of restrictive tenure, the sale permission in respect thereof was required to be obtained from the competent authority. The said Smt. Chandrabhaga Padu Hatmode made an application to the Sub-Divisional Officer, Panvel Division, Panvel, for grant of sale permission. After considering the enquiry report and the recommendations made by the concerned officers, and upon examining the relevant papers and after due enquiry, the Sub Divisional Officer, Panvel Division, Panvel, by his order bearing No.-Tenancy/MR/196/98 (Sheti) dated 17/06/1998 granted permission to sell the said piece of land to the aforementioned purchaser on the terms and conditions more specifically set out in the said permission. Pursuant to the aforesaid ORDER dated 17/06/1998 granting permission to sell the said land bearing GAT NO. 99/B/2 to Smt. Shakuntala Narayan Samant, the said Smt. Chandrabhaga Padu Hatmode executed the Deed Of Conveyance dated 25/06/1998, duly registered before the Joint Sub Registrar of Assurances at PANVEL-1, under its Doc. NO.- 1719 - 1998, whereby the aforesaid owner Smt. Chandrabhaga Padu Hatmode sold, transferred and conveyed to the purchaser i.e. Smt. Shakuntala Narayan Samant, the said land bearing Gat/Hissa No. 99/B/2, for the consideration of Rs. 1,25,000/- (Rupees One Lakh Twenty-Five Thousand Only) {Government market value of Rs. 1,97,400/-) and on the terms and conditions set out in the said deed of conveyance. As per the said transaction, the name of the aforesaid purchaser Was mutated in the kabjedar column Of the 7/12 EXTRACT pertaining to the said piece of land, vide mutation entry bearing no.- 861 dated 29/07/1998, recorded pursuant to the order of the Tahsildar, Panvel, bearing NO. Hakkanond/Kat-4/A-Patruk-699, dated 14/07/1998, which was certified by the Circle Officer, Poyanje, on 20/08/1998 upon perusing of the (INDEX II) and the order of the Sub-Divisional Officer, Panvel Division, Panvel, dated 17/06/1998. In pursuance of the



said order Of The Sub-Divisional Officer, Panvel Division, Panvel, the remark/endorsement of "restricted tenure" was removed from the 7/ 12 EXTRACT pertaining to the said piece of land.

6) By virtue of Gift Deed dated 12/04/2001, which was lodged with the Sub-Registrar, Panvel, for registration on the even day at SERIAL NO.- 2522-2001, the said Smt. Shakuntala Narayan Samant made the gift of the undivided portion admeasuring 0-27-00 H.R.P. out of the total area admeasuring 0-47-00 H.R.P. of the said piece of land bearing GAT NO. 99/B/2 to her son Suhas Narayan Samant, without any consideration. Pursuant to the said GIFT DEED, the name of Suhas Narayan Samant was recorded in the kabjedar column of the 7/ 12 extract pertaining to the said piece of land. so far as the undivided portion admeasuring 0-27-00 H.R.P. was concerned, vide mutation entry bearing No. 912 dated 25/04/2001, as per the Order Of The Tahsildar, Panvel, bearing No. Hakkanond/Kat/4A-Patruk-160/2001, dated 20/04/2001. The said mutation entry was certified by the Circle Officer, Poyanje, on 22/05/2001 upon verifying of the (INDEX II) and that the donee belonged to the agriculturist's family, as also after service of vardi Notice. The said undivided portion admeasuring 0-27-00 H.R.P. was given Gat No. 99/B/2 and a separate 7/ 12 extract was prepared.

7) By virtue of Deed of Conveyance dated 20/05/2021, duly registered before the Joint Sub Registrar of Assurances at PANVEL-4, under its Doc.No.-PVL-4-5581-2021, the said Shri Suhas Narayan Samant sold, transferred and conveyed the said piece of land bearing GAT NO.- 99/B/2, admeasuring 0-27-00 H.R.P., to M/S. AIKYAM BUILDCON LLP, represented by its designated partners (1) Shri Sunil Krishnaji Paranjpe (2) Shri Madanmohan Baldev Ingavle (3) Shri Pradeep Ratan Patil (4) Mrs. Medha Sunil Gadgil And (5) Shri Latesh Bharat Shah, for the consideration of Rs. 2,05,79,270/- (Rupees Two Crore Five Lakh Seventy Nine Thousand Two Hundred Seventy Only) and on the terms and conditions contained therein. Pursuant to the said transaction, the name of the purchaser, namely M/s. AIKYAM BUILDCON LLP, represented by its designated partners (1) Shri Sunil Krishnaji Paranjpe (2) Shri Madanmohan Baldev Ingavle (3) Shri Pradeep Ratan Patil (4) Mrs. Medha Sunil Gadgil And (5) Shri Latesh Bharat Shah, were recorded



in the kabjedar column of the 7/12 extract pertaining to the said piece of land bearing Gat No.- 99/B/2, vide the mutation entry bearing No.- 1308 dated 25/05/2021, which was certified by the Circle Officer, Palaspe, on 21/06/2021, after perusing the Deed Of Conveyance and the extract of the index II register in respect thereof and after service of vardi notice.

- 8) The office of the Assistant Superintendent, Land Record, Panvel, issued "Akar Phod Patrak" bearing No.- Bhumapan/Aakarphod/Du. Ra. No.-173/2011, dated 31/02/2011, whereby the original 7/12 EXTRACT pertaining to the piece of land bearing Gut No.-99/0, totally admeasuring 0-62-7 H.R.P. was sub divided and therefore it was necessary to open new sub divided 7/12 extracts and as such the Tehsildar Panvel being the Competent Officer by his order dated 14.07.2021 directed to close the old 7/12 extracts, namely, (1) Gat No. 99/A/1, admeasuring 0-15-70 H.R.P. (2) Gat No.- 99/B/2, admeasuring 0-27-00 H.R.P. and (3) Gat No.- 99/B/2/A, admeasuring 0-20-00 H.R.P. and open new sub-divided 7/12 extracts, and for implementation whereof, the mutation entry bearing No. 1316 was recorded on 15/07/2021, which was certified by the Circle Officer, Panvel, on 30/07/2021 after perusing the "Akar Phod Patrak" issued by the office of the Assistant Superintendent, Land Record, Panvel, as also the aforesaid order of the Tahsildar, Panvel. Pursuant to the said "Akar Phod Patrak and the order of the Tahsildar, Panvel, (1) old Gat No.- 99/A/1 was given new Gat No.- 99/A/1 (Khata No.- 180), (2) old Gat No.- 99/B/2 was given new Gat No.- 99/3 (Khata No.- 238) and (3) old Gat No.- 99/B/2/A was given new Gat No.- 99/2 (Khata No.- 238).
- 9) The aforesaid flow of title has been made as per the latest 7/12 extracts upon Akar Phod Patrak issued as aforesaid.

Date : 28/08/2023.

K. Veena

Veena Anil Kulkarni

Advocate, High Court

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