



# Prasad G. Shelke

B.A.(L.L.B.)

Mob. No.: 9226224706  
9075012567

## ADVOCATE HIGH COURT

Office : Madhukunj Apt., 203, Second Floor, Above Saraswat Bank, old Katrap Road, Badlapur (E) - 421 503.  
Email id - adv.prasadshelke@yahoo.com

Ref No. :

Date :- 12/4/2023

### FORMAT-A (Circular No.28/2021)

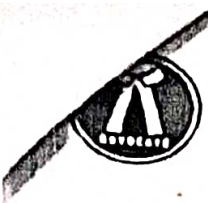
To,  
Maha RERA,  
Mumbai.

### ... LEGAL TITLE REPORT ...

**SUBJECT:-** Title Clearance certificate with respect to properties bearing GUT NO. 1, HISSA NO.1/2, 3 & 3/A, Situated lying and being at Village:-MANJARLEE, Taluka:-Ambernath, Dist-Thane, District Registration office:-Thane, Sub District Registration office:- Ulhasnagar-2 & 4. mentioned below:-

GUT NO/HISSA NO	AREA H-R-P.	ASSESSMENT RS. PAISE
Gut No. 1, Hissa No. 3/A	0H-01R-00 Prati, <u>i.e 100 Sq. Mtrs.</u>	86.00
Gut No. 1, Hissa No. 1/2	0H-36R-00 Prati, out of which area taken for Development is <u>i.e 2295 Sq. Mtrs.</u>	3.60
Gut No. 1, Hissa No. 3	0H-30R-00 Prati, <u>i.e 3000 Sq. Mtrs.</u>	86.00
<b>TOTAL ARA IN SQ. MTRS</b>	<b>5395 SQ. MTRS.</b>	

I have investigated the Title of the said plot on the request of the Developers SADGURU ASSOCIATES and others and the following documents:-



Mob. No.: 9226224708  
9075012567

# Prasad G. Shelke

B.A.(L.L.B.)

## ADVOCATE HIGH COURT

Office : Madhukunj Apt., 203, Second Floor, Above Saraswat Bank, old Katrap Road, Badlapur (E) - 421 503.  
Email id - adv.prasadshelke@yahoo.com

Ref No. :

Date :- 12/1/2023.

### 1. DESCRIPTION OF THE PROPERTY:-

GUT NO/HISSA NO	AREA H-R-P	ASSESSMENT RS. PAISE
Gut No. 1, Hissa No. 3/A	0H-01R-00 Prati, i.e 100 Sq. Mtrs.	86.00
Gut No. 1, Hissa No. 1/2	0H-36R-00 Prati, out of which area taken for Development is i.e 2295 Sq. Mtrs.	3.60
Gut No. 1, Hissa No. 3	0H-30R-00 Prati, i.e 3000 Sq. Mtrs.	86.00
<b>TOTAL ARA IN SQ. MTRS</b>	<b>5395 SQ. MTRS.</b>	

Situated lying and being at Village:-MANJARLEE, Taluka:-Ambernath, Dist:-Thane.

### 2. THE DOCUMENTS OF ALLOTTMENT OF PLOT:-

- Registered Agreement for Sale Executed between Nirmala p. Gaikar and 02 others and M/s. Sunrise Construction duly registered before Joint sub-registrar of Assurance, Ulhasnagar vide Sr. No. 12106/2014 dated 22.12.2014 of 100 Sq. Mtrs. of Gut No. 1, Hissa No. 3A, of Village Manjarlee, Tal:-Ambernath, Dist:-Thane.
- Registered Power of Attorney Executed between Nirmala p. Gaikar and 02 others and M/s. Sunrise Construction duly registered before Joint sub-registrar of Assurance, Ulhasnagar vide Sr. No. 12107/2014 dated 22.12.2014 of 100 Sq. Mtrs. of Gut No. 1, Hissa No. 3A, of Village Manjarlee, Tal:-Ambernath, Dist:-Thane.
- Registered Agreement for Development executed between M/s. Sunrise Construction and Sadguru Associates duly registered before Joint sub-registrar of Assurance, Ulhasnagar vide Sr. No. 5352/2015 dated 10.06.2015 of 100 Sq.



# Prasad G. Shelke

B.A.(L.L.B.)

Mob. No.: 9226224706  
9075012567

## ADVOCATE HIGH COURT

Office : Madhukunj Apt., 203, Second Floor, Above Saraswat Bank, old Katrap Road, Badlapur (E) - 421 503.  
Email id - adv.prasadshelke@yahoo.com

Ref No. :

Date :- 12/4/2023

- Mtrs of Gut No. 1, Hissa No. 3a, of Village Manjarlee, Tal:-Ambernath, Dist:-Thane.
- d) Registered Power of Attorney executed between M/s. Sunrise Construction and SADGURU ASSOCIATE duly registered before Joint sub-registrar of Assurance, Ulhasnagar vide Sr. No. 5353/2015 dated 10.06.2015 of 100 Sq. Mtrs of Gut No. 1, Hissa No. 3a, of Village Manjarlee, Tal:-Ambernath, Dist:-Thane.
- e) Registered Agreement for Development executed between Divakar Babu Shetty and 06 others & Sadguru Associate registered before Joint sub-registrar of Assurance, Ulhasnagar vide Sr. No. 4745/2019 dated 29/3/2019 of 2295 Sq. Mtrs. of Gut No. 1, Hissa No. ½, of Village Manjarlee, Tal:-Ambernath, Dist:-Thane.
- f) Registered Power of Attorney executed between Divakar Babu Shetty and 06 others & Sadguru Associate duly registered before Joint sub-registrar of Assurance, Ulhasnagar vide Sr. No. 4746/2019 dated 29/3/2019 of 2295 Sq. Mtrs of Gut No. 1, Hissa No. 1/2, of Village Manjarlee, Tal:-Ambernath, Dist:-Thane.
- g) Registered Sale Deed executed between Rakhmabai Sadashiv Meher & 06 others and Mr. Devendra Vishwas Kale and 02 others duly registered before Joint sub-registrar of Assurance, Ulhasnagar vide Sr. No. 3875/2009 dated 04/7/2009 of 3000 Sq. Mtrs. of Gut No. 1, Hissa No. 3, of Village Valivali, Tal:-Ambernath, Dist:-Thane.
- h) Registered Agreement for Development executed between Mr. Devendra Vishwas Kale and 02 others & M/s. Sunrise Construction duly registered before Joint sub-registrar of Assurance, Ulhasnagar vide Sr. No. 3876/2009 dated 04/7/2009 of 3000 Sq. Mtrs of Gut No. 1, Hissa No. 3, of Village Valivali, Tal:-Ambernath, Dist:-Thane.
- i) Registered Power of Attorney executed between Mr. Devendra Vishwas Kale and 02 others & M/s. Sunrise Construction duly registered before Joint sub-registrar of Assurance, Ulhasnagar vide Sr. No. 3877/2009 dated 04/7/2009 of 3000 Sq. Mtrs of Gut No. 1, Hissa No. 3, of Village Valivali, Tal:-Ambernath, Dist:-Thane.



# Prasad G. Shelke

B.A.(L.L.B.)

## ADVOCATE HIGH COURT

Office : Madhukunj Apt., 203, Second Floor, Above Saraswat Bank, old Katrap Road, Badlapur (E) - 421 503.  
Email id - adv.prasadshelke@yahoo.com

Ref No. :

Date :- 12 / 4 / 20 2 3 ,

- j) Registered Agreement for Development executed between M/s. Sunrise Construction and SADGURU ASSOCIATE duly registered before Joint sub-registrar of Assurance, Ulhasnagar vide Sr. No. 5352/2015 dated 10.06.2015 of 3000 Sq. Mtrs of Gut No. 1, Hissa No. 3a, of Village Valivali, Tal:-Ambernath, Dist:-Thane.
- k) Registered Power of Attorney executed between M/s. Sunrise Construction and SADGURU ASSOCIATE duly registered before Joint sub-registrar of Assurance, Ulhasnagar vide Sr. No. 5353/2015 dated 10.06.2015 of 3000 Sq. Mtrs of Gut No. 1, Hissa No. 3a, of Village Valivali, Tal:-Ambernath, Dist:-Thane.
3. **7/12 EXTRACT ISSUED BY TALATHI SAZA MANJARLEE** and Mutation number 519, Mutation number 628, Mutation number 1720, Mutation number 1982, Mutation number 1982, 588, 762, 983, 1055, 1231, 1319, 1770, of VILLAGE MANJARLEE, Tal-Ambernath, Dist-Thane.
4. **SEARCH REPORT** for 30 Years from 1993 to 2022 issued by Mr. Satish S. Farad dated 01.06.2022.

II). On perusal of the above mentioned documents and all other relevant documents relating to Title of the said property I am of the opinion that the Title of SADGURU ASSOCIATES, is Clear, marketable and without any encumbrance.

**-: OWNERS OF THE LAND:-**

GUT NO	NAME OF THE OWNERS
1/3/A	ASHA MANOJ JADHAV, NIRMALA PANDURANG GAIKAR, PALLAVI GANESH HARNE, VANDANA SANTOSH GAIKAR, THROUGH DEVELOPERS SUNRISE CONSTRUCTIONS THROUGH SUB-DEVELOPERS SADGURU ASSOCIATES.



# Prasad G. Shelke

B.A.(L.L.B.)

Mob. No.: 9226224706  
9075012567

## ADVOCATE HIGH COURT

Office : Madhukunj Apt., 203, Second Floor, Above Saraswat Bank, old Katrap Road, Badlapur (E) - 421 503.  
Email id - adv.prasadshelke@yahoo.com

Ref No. :

Date :- 12/4/2023.


1/1/2	<p>DIWAKAR BABU SHETTY JAYALAKSHMI DINESHCHANDRA HEGDE, PADMAVATI SHASHIDHAR SHETTY, JAYASHREE CHANDRASHEKHAR SHETTY, DIWAKAR ANAND SHETTY, REVA DIVAKAR SHETTY DIGANT DIVAKAR SHETTY, THROUGH SUB-DEVELOPERS SADGURU ASSOCIATES.</p>
1/3	<p>SMT. VIJAYA VISHWAS KALE, DEVENDRA VISHWAS KALE, BHAGYASHREE SHAILESH POWALE, NEHA NITIN DHOTRE, THROUGH SUNRISE CONSTRUCTIONS THROUGH SUB-DEVELOPERS SADGURU ASSOCIATES.</p>

Qualifying comments if any:- Not Applicable.

III). The Report reflecting the flow of the Title of the developers on the land is enclosed herewith.

Date:- 12/4/2023

Encl:- Annexure.

  
Adv. Prasad Gurumath Shelke  
B.A.L.L.B.  
Advocate Highcourt  
Off.:- 203, 2nd Floor, Madhukunj Apartment,  
Above Saraswat Bank, Old Katrap Road,  
Badlapur (E) 421503