

DATTARAM DINDIKAR

Advocate & Legal Consultant

"Shree" Niwas Bungalow, within compound of Shree Atul CHS,
Tadwadi, Ambernath (E) - 421501, Mob No. 09320486913.

Date - 15/04/2025

To,
Maha RERA
&
M/s Saraswati Infra,
Office at - Survey No. 124/5A,
Near Meera Avalon,
Behind Shiv Temple, Ambernath (E).

LEGAL TITLE REPORT

Sub: Title clearance certificate in respect of N.A. property i.e. Survey No. 128, Hissa No. 2 part, with admeasuring about 1) 00 - Hecter, 14 - Are, 00 - Part and Waste land 00 - Hecter, 06 - Are, 40 - Part assessed at Re. 0.16/- and 2) 00 - Hecter, 06 - Are, 50 - Part and Waste land 00 - Hecter, 07 - Are, 50 - Part assessed at Re. 0.07/- the total admeasuring area 00 - Hecter, 20 - Are, 50 - Part and Waste land 00 - Hecter, 13 - Are, 90 - Part i.e. 3440 Sq. Mtrs. with C.T.S No. 9257(p) & 9259/2 at Village Ambernath, Taluka - Ambernath, District Thane within Municipal Boundary of Ambernath Municipal Council and Registration Office of Sub District Ulhasnagar - 3.

I have investigated the title of the said plot on the request of M/s Saraswati Infra and following documents:



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1) DESCRIPTION OF PROPERTY

ALL THAT PIECE OR PARCEL OF N.A. property i.e. Survey No. 128, Hissa No. 2 part, with admeasuring about 1) 00 - Hector, 14 - Are, 00 - Part and Waste land 00 - Hector, 06 - Are, 40 - Part assessed at Re. 0.16/- and 2) 00 - Hector, 06 - Are, 50 - Part and Waste land 00 - Hector, 07 - Are, 50 - Part assessed at Re. 0.07/- the total admeasuring area 00 - Hector, 20 - Are, 50 - Part and Waste land 00 - Hector, 13 - Are, 90 - Part i.e. 3440 Sq. Mtrs. with C.T.S No. 9257(p) & 9259/2 at Village Ambernath, Taluka - Ambernath, District Thane within Municipal Boundary of Ambernath Municipal Council and Registration Office of Sub District Ulhasnagar - 3.

2) The Documents of Allotment of Plot: -

- i. Extract of 7/12 for Survey No. 128, Hissa No. 2 part.
- ii. Property Card with C.T.S No. 9257(p) & 9259/2 at Village Ambernath, Taluka - Ambernath, District Thane.
- iii. Mutation Entries.



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- iv. Development Agreement was executed between Mrs. Alka Vilas Bhoir as the Landowner and M/s. Saraswati Infra through its partner Mr. Amit Chander Moryani as the Promoter/Developer with bearing registration no. 10839/2024 dated 04/09/2024.
- v. Agreement for Sale was executed between Mr. Milind Janardhan Patil, Mr. Pravin Janardhan Patil & Mr. Kalpesh Janardhan Patil as the Landowners and M/s. Saraswati Infra through its partner Mr. Amit Chander Moryani as the Vendor/Purchaser with bearing registration no. 10894/2024 dated 05/09/2024.
- vi. Sale Deed was executed between Mr. Milind Janardhan Patil, Mr. Pravin Janardhan Patil & Mr. Kalpesh Janardhan Patil through its POA holder M/s. Saraswati Infra through its partner Mr. Amit Chander Moryani as the Landowners and M/s. Saraswati Infra through its partner Mr. Amit Chander Moryani as the Vendor/Purchaser with



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bearing registration no. 12389/2024 dated
11/10/2024.

- vii. Correction Deed was executed between Mr. Milind Janardhan Patil, Mr. Pravin Janardhan Patil & Mr. Kalpesh Janardhan Patil through its POA holder M/s. Saraswati Infra through its partner Mr. Amit Chander Moryani and M/s. Saraswati Infra through its partner Mr. Amit Chander Moryani with bearing registration no. 12591/2024 dated 16/10/2024.
- viii. Commencement Certificate issued by Ambarnath Municipal Council bearing No. AMC/ TPD/ BP/25-26/24 dated 03/04/2025.

3) **Search Report:** -

Search Report issued by Kholiya & Co. dated 10/12/2024 for the Period of 30 years i.e. from 1995 to 2024.

Opinion

- 4) 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 Mrs. Alka Vilas Bhoir and M/s



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Saraswati Infra as the owners is clear, marketable and without any encumbrances.

Owners of the Land / Plot: Mrs. Alka Vilas Bhoir and M/s Saraswati Infra through its partners 1) Mr. Amit Chander Moryani, 2) Mr. Kailash Chander Moryani, 3) Mr. Suraj Kishin Moryani, 4) Mr. Vinay Gul Chanchlani, 5) Mr. Sagar Deepak Moryani, 6) Mr. Manoj Nanikram Sachdev, 7) Mr. Krish Jeetendra Karia.

5) The report reflecting the flow of the title of Mrs. Alka Vilas Bhoir and M/s Saraswati Infra through its partners 1) Mr. Amit Chander Moryani, 2) Mr. Kailash Chander Moryani, 3) Mr. Suraj Kishin Moryani, 4) Mr. Vinay Gul Chanchlani, 5) Mr. Sagar Deepak Moryani, 6) Mr. Manoj Nanikram Sachdev, 7) Mr. Krish Jeetendra Karia as the owners is enclosed herewith as annexure.
Encl: Annexure "A" as Flow of The Title of The Said Lands/Plots.



Dattaram Dindikar

Advocate

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Advocate & Legal Consultant
"Shree" Niwas Bungalow, 1st Floor,
Shree Atul CHS, Tadwadi, Ambernath (E).

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Annexure "A"

FLOW OF THE TITLE OF THE SAID LAND / PLOT

1. The said land with 00 - Hector, 14 - Are, 00 - Part and Waste land 00 - Hector, 06 - Are, 40 - Part assessed at Re. 0.16/- seems to be owned and possessed by Mr. Milind Janardhan Patil, Mr. Pravin Janardhan Patil & Mr. Kalpesh Janardhan Patil and the said land with 00 - Hector, 06 - Are, 50 - Part and Waste land 00 - Hector, 07 - Are, 50 - Part assessed at Re. 0.07/- seems to be owned and possessed by Mrs. Alka Vilas Bhoir.
2. Further Development Agreement executed between Mrs. Alka Vilas Bhoir as the Landowner and M/s. Saraswati Infra through its partner Mr. Amit Chander Moryani as the Promoter/Developer bearing registration no. 10839/2024 dated 04/09/2024 for area of land admeasuring 1400 Sq. Mtrs.
3. Further an Agreement for Sale executed between Mr. Milind Janardhan Patil, Mr. Pravin Janardhan Patil & Mr. Kalpesh Janardhan Patil as the Landowners and M/s. Saraswati Infra through its partner Mr. Amit Chander Moryani as the



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Vendor/Purchaser bearing registration no. 10894/2024
dated 05/09/2024 for area of land admeasuring 2040 Sq.
Mtrs.

4. Further Sale Deed executed between Mr. Milind Janardhan Patil, Mr. Pravin Janardhan Patil & Mr. Kalpesh Janardhan Patil through its POA holder M/s. Saraswati Infra through its partner Mr. Amit Chander Moryani as the Landowners and M/s. Saraswati Infra through its partner Mr. Amit Chander Moryani as the Vendor/Purchaser bearing registration no. 12389/2024 dated 11/10/2024 for area of land admeasuring 2040 Sq. Mtrs. and therefore M/s. Saraswati Infra becomes the owner of said plot by virtue of above referred sale deed.
5. Further said Mr. Milind Janardhan Patil, Mr. Pravin Janardhan Patil & Mr. Kalpesh Janardhan Patil through its POA holder M/s. Saraswati Infra through its partner Mr. Amit Chander Moryani executed a Correction Deed bearing registration no. 12591/2024 dated 16/10/2024 in favour of M/s. Saraswati Infra through its partner Mr. Amit Chander Moryani. And therefore, name of M/s. Saraswati



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Infra muted on revenue record as owner by mutation entry
no. 2086.

6. I have perused and seen the 7/12 extract of Survey No. 128, Hissa No. 2/Part in the name of M/s. Saraswati Infra through its partner Mr. Amit Chander Moryani.
7. I have perused Search Report issued by Kholiya & Co. dated 10/12/2024 for the Period of 30 years i.e. from 1995 to 2024 in favor of M/s Saraswati Infra. I have not found any entries for the said property which would adversely affect the title of the land or property.
8. I have also seen the Commencement Certificate issued by Ambarnath Municipal Council bearing outward no. AMC/TPD/BP/25-26/24 dated 03/04/2025. By the said commencement certificate M/s Saraswati Infra, has got the permission to construct multi storey building consisting of Ground Floor + Upper Stilt Floor + Fifteen upper floors for Residential and Commercial purpose with total built up area 10397.05 Square Meters which includes TDR area of 2408.00 Square Meters.
9. Litigation if any – Nil.



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After perusing all the documents made available to me, I come to the conclusion that at present title of the said plot is vested with Mrs. Alka Vilas Bhoir and M/s Saraswati Infra through its partners 1) Mr. Amit Chander Moryani, 2) Mr. Kailash Chander Moryani, 3) Mr. Suraj Kishin Moryani, 4) Mr. Vinay Gul Chanchlani, 5) Mr. Sagar Deepak Moryani, 6) Mr. Manoj Nanikram Sachdev, 7) Mr. Krish Jeetendra Karia, which is free, clear and marketable AND M/s Saraswati Infra through its partners 1) Mr. Amit Chander Moryani, 2) Mr. Kailash Chander Moryani, 3) Mr. Suraj Kishin Moryani, 4) Mr. Vinay Gul Chanchlani, 5) Mr. Sagar Deepak Moryani, 6) Mr. Manoj Nanikram Sachdev, 7) Mr. Krish Jeetendra Karia is vested with development rights thereof.

Date - 15/04/2025



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