

Mr. Sanman N. Pathari

B.Com. LL.B.

ADVOCATE

HIGH COURT, MUMBAI

Shop No. 4, Mathura Apt., Near Maruti Mandir, Gandhi Chowk, Kulgaon, Badlapur(East)

SNP-31/2024

Date: 04.04.2024

To

MahaRERA

Mumbai

FORMAT -A

(Circular No. :- 28/2021 dated 08/03/2021)

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land admeasuring about 5628.39 Sq. Mtrs., (after deduction of an area admeasuring about 2181.61 Sq. Mtrs., out of the said larger land mentioned hereafter, for D. P. Road) ("said Project Land/Said Plot") out of the area admeasuring about 7810.00 Sq. Mtrs., bearing 1) Gat No. 24/1/2 (Part), City Survey No. 9320 (Part) 2) Gat No. 24/2, City Survey No. 9318, situated in revenue village Morivali, Taluka Ambernath, District Thane, within the area of Ambernath Municipal Council and within the Sub-Registration District Ulhasnagar and Registration District Thane. (hereinafter referred as the said Larger Land).

I have investigated the title of the said plot on the request of **M/s. Shubh Buildtech**, A Partnership Firm through its Partners Mr. Ishwar Narayan Patel and Others, with respect to land admeasuring about 5628.39 Sq. Mtrs., (after deduction of an area admeasuring about 2181.61 Sq. Mtrs., out of the said larger land mentioned hereafter, for D. P. Road) ("said Project Land/Said Plot") out of the area admeasuring about 7810.00 Sq. Mtrs., bearing 1) Gat No. 24/1/2 (Part), City Survey No. 9320 (Part) 2) Gat No. 24/2, City Survey No. 9318, situated in revenue village Morivali, Taluka Ambernath, District Thane, within the area of Ambernath Municipal Council and within the Sub-Registration District Ulhasnagar and Registration District Thane. (hereinafter referred as the said Larger Land).

1) The Document of allotment of plot -

a) Development Agreement dated 18.01.2024 registered with the Sub-Registrar of Assurances, Ulhasnagar-4 on 18.01.2024, at Document **Sr. No. UHN4-858-2024**, executed between Mr. Surekha Shantaram Alshi and others and (2) Mr. Chandrakant Dhondiram Mane, as a Vendor/s and M/s. Shubh Buildtech, A Partnership Firm through its Partners Mr. Ishwar Narayan Patel and Others, as a Developer/s.

b) Power of Attorney dated 18.01.2024 registered with the Sub-Registrar of Assurances, Ulhasnagar-4 on 18.01.2024, at Document **Sr. No. UHN4-859-2024**, executed between Mr. Surekha Shantaram Alshi and others, as a Vendor/s and M/s. Shubh Buildtech, A Partnership Firm through its Partners - Mr. Ishwar Narayan Patel and Others, as a Developer/s.

2) 7/12 extract or property card issued by Talathi Saja Shirgaon, and Mutation Entry No. 253, and Mutation Entry No. 952, Mutation Entry No. 1131, Mutation Entry No. 1257 and Mutation Entry No. 1832.

3) Search report for 32 years from 1993 till 2024.

2/- 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 **M/s. Shubh Buildtech**, A Partnership Firm through its Partners Mr. Ishwar Narayan Patel, is clear, marketable and without any encumbrances.

Owners of the land -

1) Smt. Surekha Shantaram Alshi, Mr. Nandkumar Govind Dalal, Mr. Sharad Govind Dalal, Mrs. Vishakha alias Sunanda Ulhas Angre, Mr. Mahendra Govind Dalal, Mrs. Kshama Mohan Khismatrao (Nee Name Asha Govind Dalal), Mr. Ravindra Govind Dalal, Smt. Sandhya Parshuram Dalal, Ms. Rachana Parshuram Dalal, Mr. Rakesh Parshuram Dalal, Mr. Rupesh Parshuram Dalal, Smt. Asha Ashok Dalal, Mr. Mayuresh Ashok Dalal, Mr. Nachiket Ashok Dalal, Mrs. Shraddha Samir Durve.

ALL THAT PIECE AND PARCEL of plot of non-agricultural land bearing Gat.No. 24, Hissa No. 1/2, area admeasuring at about 7030 Sq. Mtrs., within the area of Ambernath Municipal Council and within the Sub-Registration District Ulhasnagar and Registration District Thane.

2) Mr. Nikhil Nandkumar Dalal

ALL THAT PIECE AND PARCEL of plot of non-agricultural land bearing Gat No. 24, Hissa No. 2, area admeasuring at about 780 Sq. Mtrs., located and situated in revenue village Morivali, Taluka Ambernath, District Thane, within the area of Ambernath Municipal Council and within the Sub-Registration District Ulhasnagar and Registration District Thane.

3) DEVELOPERS OF THE LAND :- M/s. Shubh Buildtech, A Partnership Firm, through its Partner Mr. Lalji Damji Shankhala, Mr. Vinesh Pravinchandra Liya and Mr. Ishwar Narayan Patel

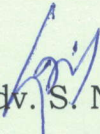
Mr. Sanman N. Pathari
B.Com.L.L.B.
ADVOCATE HIGH COURT, MUMBAI
Roll No. MAH/ 1168/ 2012

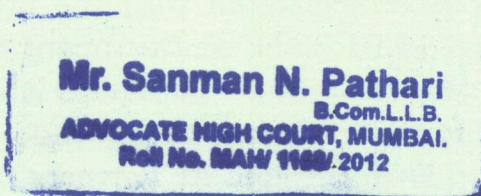
Mr. Sanman N. Pathari
B.Com.L.L.B.
ADVOCATE HIGH COURT, MUMBAI
Roll No. MAH/ 1168/ 2012

3/- The report reflecting the flow of the title of the **M/s. Shubh Buildtech**, A Partnership Firm through its Partners Mr. Ishwar Narayan Patel and Others, on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 04.04.2024


Adv. S. N. Pathari.
High Court, Mumbai.



Mr. Sanman N. Pathari

B.Com. LL.B.

ADVOCATE

HIGH COURT, MUMBAI

Shop No. 4, Mathura Apt., Near Maruti Mandir, Gandhi Chowk, Kulgaon, Badlapur(East)

FORMAT - A

(Circular No. :- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) 7/12 Extract as on date of application for registration.

2) Mutation Entries attached herewith.

a) Development Agreement dated 18.01.2024 registered with the Sub-Registrar of Assurances, Ulhasnagar-4 on 18.01.2024, at Document **Sr. No. UHN4-858-2024**, executed between Mr. Surekha Shantaram Alshi and others and (2) Mr. Chandrakant Dhondiram Mane, as a Vendor/s and M/s. Shubh Buildtech, A Partnership Firm through its Partners Mr. Ishwar Narayan Patel and Others, as a Developer/s.

b) Power of Attorney dated 18.01.2024 registered with the Sub-Registrar of Assurances, Ulhasnagar-4 on 18.01.2024, at Document **Sr. No. UHN4-859-2024**, executed between Mr. Surekha Shantaram Alshi and others, as a Vendor/s and M/s. Shubh Buildtech, A Partnership Firm through its Partners - Mr. Ishwar Narayan Patel and Others, as a Developer/s.

3) Search Report for 32 years from 1993 till 2024 from Searcher Mr. Satish Anand Farad' taken from Sub-Registrar office at Ulhasnagar on my behalf.

4) Title Certificate detailing flow of title of the said land from Adv. Sanman N. Pathari dated 27.12.2022.

5) There is no litigation on the said property.

Date : 04.04.2024

Adv. Sanman N. Pathari

High Court, Mumbai.

Mr. Sanman N. Pathari

B.Com.L.L.B.

ADVOCATE HIGH COURT, MUMBAI

Roll No. MAH/ 1166/ 2012