

KIRAN B. BANOTE
B.A.LL, B.
ADVOCATE HIGH COURT

Mobile No. 9324639187
Office No. 95251-2699069

Office at:- Trimurti Apartment, First Floor, Near Karnavat Class, Opp. Maruti Temple,
Gandhi Chowk Kulgaon Badlapur (E) Tal- Ambernath Dist- Thane. 421 503
E-mail Id :- kiranbanote12@gmail.com

Ref.

Date – 05/06/2025

FORMAT – A
(Circular No.:- 28/2021)

To,
Maha RERA
6th & 7th floor, Housefin Bhavan
Plot No. C-21, E-Block, Bandra (E),
Mumbai-400051.

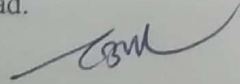
LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to Survey No. 94/9 Area Admeasuring 0H-86R-00P P.K. 0H-02R-00P Total 0H-88R-00P Asst. 0Rs-98Paise **Situated at Village SHELU, Tal. Karjat, Dist. Raigad** Within local limits of Talathi Saja Shelu and Sub-Registrar Karjat, Dist.- Raigad. **(Hereinafter referred as the said land).**

1/- I have investigated the title of the said land on the request of **M/S SAHAJANAND INFRATECH** as a promoter/developer and following documents i.e.:-

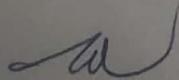
1) Description of the Property :-

Survey No. 94/9 Area Admeasuring 0H-86R-00P P.K. 0H-02R-00P Total 0H-88R-00P Asst. 0Rs-98Paise **Situated at Village SHELU, Tal. Karjat, Dist. Raigad** Within local limits of Talathi Saja Shelu and Sub-Registrar Karjat, Dist.- Raigad.



2) The documents of allotment of plot.

- 1) Sale Deed between 1) Narendra Shantilal Begad, 2) Vijay Ramchandra Panvelkar (as Owners) have sold the said land Survey No. 94/9 Area Admeasuring 0H-86R-00P P.K. 0H-02R-00P Total 0H-88R-00P Asst. 0Rs-98Paise **Situated at Village SHELU, Tal. Karjat, Dist. Raigad** to Mr. 1) Devraj Manji Barvadiya, 2) Dhanji Alias Dhana Nanji Vaviya, 3) Prabhakar Hari Panindre, 4) Mahadev Ramji Hunat, 5) Lalj Ramji Bangari (As Purchaser) by Sale Deed on dtd. 10/12/2018, which is duly registered at the Office of Sub-Registrar Karjat at Sr. No. 5395/2018.
- 2) Sale Deed between 1) Devraj Manji Barvadiya, 2) Dhanji Alias Dhana Nanji Vaviya, 3) Prabhakar Hari Panindre, 4) Mahadev Ramji Hunat, 5) Lalj Ramji Bangari (as Owners) have sold the said land Survey No. 94/9 Area Admeasuring 0H-20R-00P Out of Total Area Admeasuring 0H-86R-00P P.K. 0H-02R-00P Total 0H-88R-00P Asst. 0Rs-98Paise **Situated at Village SHELU, Tal. Karjat, Dist. Raigad** to Mr. 1) Shri. Khimji Meghji Barvadiya 2) Shri. Ramesh Sava Thans, 3) Shri. Gangdas Natha Vaghda (As Purchasers) by Sale Deed on dtd. 03/04/2023, which is duly registered at the Office of Sub-Registrar Karjat at Sr. No. 1807/2023.
- 3) Deed of Partnership Deed dated 15/04/2023 between 1) Mahadev Ramji Hanat, 2) Dhanji Nanji Vaviya, 3) Lalji Ramji Bangari, 4) Devraj Manji Barvadiya, 5) Prabhakar Hari Panindre, 6) Mitul Dhanji Vaviya, 7) Gangdas Natha Vaghda, 8) Khimji Meghji Barvadiya, 9) Ramesh Sava Thans and the other partners carried the said firm according to the terms and conditions mentioned in the said Partnership Deed and in the name & style of **M/S SAHAJANAND INFRATECH.**
- 4) **N. A. Order And Construction Permission** issued by District Collector, Raigad Alibag on dtd 22/05/2025 by order no. Masha/L.N.A/A-



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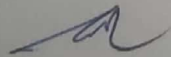
1(B)/T.N.14851/S.R.18/2024/Javak Kr. 232/2025 on dtd 22/05/2025 regarding to Survey No. 94/9 Area Admeasuring 0H-86R-00P P.K. 0H-02R-00P Total 0H-88R-00P Asst. 0Rs-98Paise **Situated at Village SHELU, Tal. Karjat, Dist. Raigad** Within local limits of Talathi Saja Shelu and Sub-Registrar Karjat, Dist.- Raigad.

5) Search Report on dated 05/06/2025 issued by Searcher Mr. Dinesh H. Raut regarding Land Bearing Survey No. 94/9 Area Admeasuring 0H-86R-00P P.K. 0H-02R-00P Total 0H-88R-00P Asst. 0Rs-98Paise **Situated at Village SHELU, Tal. Karjat, Dist. Raigad** Within local limits of Talathi Saja Shelu and Sub-Registrar Karjat, Dist.- Raigad. for the period of 24 years i.e. from 2002 to 2025 and there is no adverse entry on the Index-II of the said land except mentioned above.

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 SAHAJANAND INFRATECH** is clear, marketable and without any encumbrances.

Owner of the land –

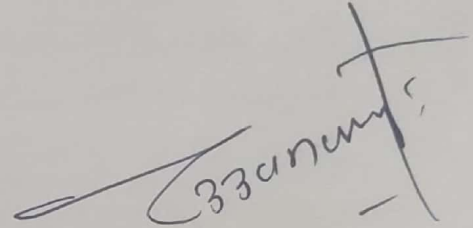
Description of Land	Owners of the land
Survey No. 94/9 Area Admeasuring 0H-86R-00P P.K. 0H-02R-00P Total 0H-88R-	1) Devraj Manji Barvadiya, 2) Dhanji Alias Dhana Nanji Vaviya, 3) Prabhakar Hari Panindre, 4) Mahadev Ramji Hunat,



00P Asst. 0Rs-98Paise Situated at Village SHELU, Tal. Karjat, Dist. Raigad	5) Lalj Ramji Bangari (For Area Admeasuring 0H-68R-00P)
	1) Shri. Khimji Meghji Barvadiya 2) Shri. Ramesh Sava Thans, 3) Shri. Gangdas Natha Vaghda (For Area Admeasuring 0H-20R-00P)

3/- The report reflecting the flow of the title of the **M/S SAHAJANAND INFRATECH** as a promoter/developer on the said land

Date: 05/06/2025



MR. K.B. BANOTE
(Advocate High Court)

ADV. KIRAN B. BANOTE
(B.A. LL.B.)
Office at - Trimurti Apartment, First Floor
Opp. Maruti Temple, Gandhi Chowk,
Kulgaon, Badlapur (E) Tal.-Ambernath,
Dist. - Thane - 421503

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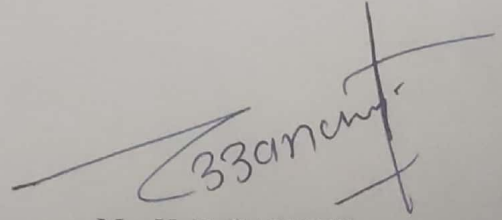
(Circular No.:- 2'b /2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7/ 12 extract.
- 2) Mutation Entry No. 47, 56, 168, 172, 180, 360, 399, 987, 1047, 1440, 1535, 1536, 1644, 2182, 3197, 3345, 3547.
- 3) **N. A. Order And Construction Permission** issued by District Collector, Raigad Alibag on dtd 22/05/2025 by order no. Masha/L.N.A/A-1(B)/T.N.14851/S.R.18/2024/Javak Kr. 232/2025 on dtd 22/05/2025 regarding to Survey No. 94/9 Area Admeasuring 0H-86R-00P P.K. 0H-02R-00P Total 0H-88R-00P Asst. 0Rs-98Paise **Situated at Village SHELU, Tal. Karjat, Dist. Raigad** Within local limits of Talathi Saja Shelu and Sub-Registrar Karjat, Dist.- Raigad.
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- 5) Any other relevant title – No.
- 6) Litigations if any – No.

Date: 05/06/2025



Mr. K. B. BANOTE

(Advocate High Court)

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(B.A. LLB.)

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