



PRABHAKAR T. GADHAVE

B.A., LL.B.

Advocate High Court

204, Trimurti Park, Building No. 1, Near Saket Collage, 100 ft. Road, Kalyan (E), Dist. Thane
421306. Mob. 9321371720. Email - prabhakar_gadhav@yahoo.com

To,

Date 24/09/2024

Maharashtra Real Estate Regulatory Authority,

Housefin Bhavan, Plot No. C-21,

E-Block, Bandra Kurla Complex,

Bandra (E), Mumbai 400051



LEGAL TITLE REPORT

SUB :- Title Clearance Certificate with respect to all that piece and parcel of lands lying, being and situate at Village Kalwa, Taluka-Thane, District-Thane bearing

Survey No. Hissa No.	Total Area (In Sq.Mtrs)	Area after Excluding share of Nayana Sanjay alias Sanjeev Patil (In Sq.Mtrs)	City Survey No.	Total Area (In Sq.Mtrs)
84/4	2550	2458.93	3237	2728.71
84/9	3060	3058.91	3236	3131.04
TOTAL	5610	5517.84		5859.75

within the local limits of the Thane Municipal Corporation belonging to Shri. Kaluram Budhaji Patil, Rajendra Budhaji Patil, Chhaya Ashok Patil, Ashwini Ashok Patil, Ankita Ashok Patil, Jui Ashok Patil, Parvatibai Sharad Patil, Sushil Sharad Patil, Sachin Sharad Patil, Chaitali Uday Thakur & Nayana Sanjay alias Sanjeev Patil (hereinafter the aforesaid area of 5859.75 sq.mtrs of land referred to as the **"said property"**)

I have investigated the title of the said property on the request of M/s Om Shree Saikrupa Construction, a sole proprietary concern through its sole proprietress Mrs. Anjana Sahebrao Chavan, through her Constituted Attorney Mr. Milind Sahebrao Chavan, having its office at 402, 4th floor, Ramkrishna Bhavan-2, Opp. Sun Soman Square, Sahajanand Chowk, Kalyan (W), Tal. Kalyan, Dist. Thane - 421301 on the basis of following documents i.e. :-

1) Description of the Said Property

All that piece and parcel of land lying, being and situate at Village - Kalwa, Taluka-Thane, District-Thane bearing

Survey No. Hissa No.	Total Area (In Sq.Mtrs)	Area after Excluding share of Nayana Sanjay alias Sanjeev Patil (In Sq.Mtrs)	City Survey No.	Total Area (In Sq.Mtrs)
84/4	2550	2458.93	3237	2728.71
84/9	3060	3058.91	3236	3131.04
TOTAL	5610	5517.84		5859.75



within the local limits of the Thane Municipal Corporation belonging to Kaluram Budhaji Patil, Rajendra Budhaji Patil, Chhaya Ashok Patil, Ashwini Ashok Patil, Ankita Ashok Patil, Jui Ashok Patil, Parvatibai Sharad Patil, Sushil Sharad Patil, Sachin Sharad Patil, Chaitali Uday Thakur & Nayana Sanjay alias Sanjeev Patil.

2) Documents of allotment of Property

- i. The 7/12 Extracts dated 12/08/2024 of the said property.
- ii. The Property Cards dated 22/08/2024 of the said Property.
- iii. The Mutation Entry Nos. 2401, 2971, 3271, 3278, 3290, 3561, 3608, 3683 & 3730 of the said property.
- iv. The Copy of Development Agreement dated 29/05/2008 registered at the office of Sub-Registrar of Assurances at Thane-1 under Serial No. 3203/2008 made and executed by Shri. Rajendra Budhaji Patil as the Owner in favour of Shri. Shivdas Nana Bhagat as the Developer in respect of 1/4th undivided share, right, title and interest approximately admeasuring 1464.93 sq.mtrs out of the said entire property and Power of attorney in pursuance thereto.
- v. The Copy of Development Agreement dated 25.11.2010 registered at the office of Sub-Registrar of Assurances at Thane-9 under Serial No. 3569/2010 made and executed by Shri. Sharad Budhaji Patil and others and Smt. Chhaya Ashok Patil and others in favour of M/s Om Shree Saikrupa Constructions, a sole proprietary concern represented through its sole proprietor Sau. Anjana Sahebrao Chavan as the Developer in respect of ½ undivided share, right, title and interest approximately admeasuring 2929.87 sq. meters out of the said entire property and Power of Attorney in pursuance thereto.
- vi. The Copy of Development Agreement dated 09.08.2011 registered at the office of Sub-Registrar of Assurances at Thane-9 under Serial No. 3062/2011 made and executed by Shri. Shivdas Nana Bhagat for self and constituted attorney of Shri. Rajendra Budhaji Patil in favour of M/s Om Shree Saikrupa Constructions, a sole proprietary concern represented through its sole proprietor Sau. Anjana Sahebrao Chavan as the Developer in respect of 1/4th undivided share, right, title and interest approximately admeasuring 1464.93 sq.meters out of the said property and Power of Attorney in pursuance thereto.
- vii. The Copy of Cancellation Deed dated 16.05.2013 registered at the office of Sub-Registrar of Assurances at Thane-9 under Serial No. 3117/2013 made and executed between Shri. Rajendra Budhaji Patil and M/s Shree Omkar Builders and Developers, a partnership firm thereby cancelling the Development Agreement dated 16.05.2011 registered at the office of Sub-Registrar of Assurances at Thane under Serial No. 5471/2011 and Power of Attorney in pursuance thereto in respect of 1/4th undivided share, title, right and interest approximately admeasuring 1464.93 sq.mtrs. out of the said entire property.



viii. The Copy of Supplementary Agreement dated 17.04.2013 registered at the office of Sub-Registrar of Assurances at Thane-9 under Serial No. 3118/2013 made and executed by Shri. Rajendra Budhaji Patil as the Owner, Smt. Yamuna Shivdas Bhagat and Shri. Sudam Shivdas Bhagat being the legal heirs of deceased Shivdas Nana Bhagat in favour of M/s Om Shree Saikrupa Constructions, a sole Proprietary concern represented through its sole proprietor Sau. Anjana Sahebrao Chavan as the Developer in respect of 1/4th undivided share, right, title and interest approximately admeasuring 1464.93 sq.mtrs. out of the said entire property and Power of Attorney in pursuance thereto.

ix. The Copy of Development Agreement dated 29.08.2019 registered at the office of Sub-Registrar of Assurances at Thane-1 under Serial No. 10429/2019 made and executed by Shri. Kaluram Budhaji Patil and others in favour of M/s Om Shree Saikrupa Constructions, a sole proprietary concern represented through its sole proprietor Sau. Anjana Sahebrao Chavan as the Developer in respect of 1/4th undivided share, title and interest approximately admeasuring 1464.93 sq.meters out of the said entire property and Power of Attorney in pursuance thereto.

x. The Copy of Letter issued under the reference No. Mahasul/K-1/T-2/Jaminbab/KAVI-12464/2019/803 dtd. 19/09/2019 by the Tahsildar, Thane granting the non-agricultural assessment for the said property.

xi. The Copy of Supplementary Agreement dated 05/11/2020, entered into & executed by and between land Owners through M/s Om Shree Saikrupa Constructions, through its sole proprietor Sau. Anjana Sahebrao Chavan as the Developer in capacity of their Power of Attorney Holder on one hand & M/s Om Shree Saikrupa Constructions, through its sole proprietor Sau. Anjana Sahebrao Chavan as the Developer on the other hand, registered in the office of Sub-Registrar of Assurances, Thane-1, at Sr. No. 4454/2020.

xii. The Copy of Supplementary Agreement dated 16/09/2024, entered into & executed by and between Mr. Rajendra Budhaji Patil & Others as owners & M/s Om Shree Saikrupa Constructions, through its sole proprietor Sau. Anjana Sahebrao Chavan as the Developer on the other hand, registered in the office of Sub-Registrar of Assurances, Thane-8, at Sr. No. 21643/2024 on 19/09/2024

xiii. The Copy of Irrevocable Power of Attorney dated 16/09/2024, entered into & executed by and between Mr. Rajendra Budhaji Patil & Others as owners & M/s Om Shree Saikrupa Constructions, through its sole proprietor Sau. Anjana Sahebrao Chavan as the Developer on the other hand, registered in the office of Sub-Registrar of Assurances, Thane-8, at Sr. No. 21644/2024 on 19/09/2024.



- xiv. The Copy of Status Certificate dated 14/09/2024 issued by Advocate Ms. Anjana B. Jadhav in respect of Regular Civil Suit No. 109/2019 pending in the Court of Civil Judge (J.D.) at Thane.
- xv. The Copy of Status Certificate dated 14/09/2024 issued by Advocate Ms. Anjana B. Jadhav in respect of Regular Civil Suit No. 816/2021 pending in the Court of Civil Judge (J.D.) at Thane.
- xvi. The Copy of Status Certificate dated 14/09/2024 issued by Advocate Ms. Anjana B. Jadhav in respect of Regular Civil Suit No. 320/2022 pending in the Court of Civil Judge (J.D.) at Thane.
- xvii. The Copy of Status Certificate dated 14/09/2024 issued by Advocate Ms. Anjana B. Jadhav in respect of Regular Civil Suit No. 541/2023 pending in the Court of Civil Judge (S.D.) at Thane.
- xviii. The Copy of Status Certificate dated 14/09/2024 issued by Advocate Ms. Anjana B. Jadhav in respect of Regular Civil Suit No. 451/2023 pending in the Court of Civil Judge (S.D.) at Thane.
- xix. The Copy of Status Certificate dated 13/09/2024 issued by Advocate Mr. Mayur P. Kate in respect of R.T.S. Appeal No. 174/2023, filed before Sub-Divisional Officer, Sub-Division, Thane.
- xx. The Copy of Status Certificate dated 13/09/2024 issued by Advocate Mr. Mayur P. Kate in respect of R.T.S. Appeal No. 175/2023, filed before Sub-Divisional Officer, Sub-Division, Thane.
- xxi. The Copy of Search Reports dated 23/11/2019, 20/01/2021 in respect of said property issued by Mr. Deepak Jangam for the year 1990 to 2021.
- xxii. The Copy of Search Reports dated 21/02/2024, 18/09/2024 in respect of said property issued by Mr. Rahul Desai for the year 2021 to 2024.
- xxiii. The Copy of Title Certificate dated 04.03.2024 in respect of the said property issued by Shri. V. B. Ghodvaidya, Advocate, addressing M/s Om Shree Saikrupa Constructions
- xxiv. The Copy of the Sanction of Building Permission and Commencement Certificate issued by Assistant Director Town Planning, Thane Municipal Corporation, under the provisions of Unified Development Control and Promotion Regulation, bearing Building Permit No. 245886 & Permit No. TMCB/B/2024/APL/01085, dtd. 12/08/2024.

**3) Property Register Cards**

- i. The 7/12 Extracts dated 12/08/2024 of the said property.
- ii. The Property Cards dated 22/08/2024 of the said Property.
- iii. The Mutation Entry Nos. 2401, 2971, 3271, 3278, 3290, 3561, 3608, 3683 & 3730 of the said property.

4) Search Report

- i) Search Reports dated 23/11/2019, 20/01/2021 in respect of said property issued by Mr. Deepak Jangam for the year 1990 to 2021.
- ii) Search Reports dated 21/02/2024, 18/09/2024 in respect of said property issued by Mr. Rahul Desai for the year 2021 to 2024.

2/- On perusal of the abovementioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of the Owners, i.e., Kaluram Budhaji Patil & others is clear, marketable and without any encumbrances.

Owners of the Land

Shri. Kaluram Budhaji Patil, Rajendra Budhaji Patil, Chhaya Ashok Patil, Ashwini Ashok Patil, Ankita Ashok Patil, Jui Ashok Patil, Parvatibai Sharad Patil, Sushil Sharad Patil, Sachin Sharad Patil, Chaitali Uday Thakur & Nayana Sanjay alias Sanjeev Patil are the owners of all that piece and parcel of land bearing Survey Nos . 84/4 and 84/9 total admeasuring 5610 sq.mtrs (excluding the portion of land admeasuring 92.16 sq.mtrs fallen to the share of Nayana Sanjay Alias Sanjeev Patil), bearing CTS No. 3237 admeasuring 2728.71 sq.mtrs & CTS No. 3236 admeasuring 3131.04 sq.mtrs Total admeasuring 5859.75 sq.mtrs., lying, being and situate at Village-Kalwa, Taluka & District Thane, within the Local Limits of Thane Municipal Corporation.

Qualifying Comments

On perusal of the above documents submitted to me, I am of the opinion that the title of the owners Kaluram Budhaji Patil, Rajendra Budhaji Patil, Chhaya Ashok Patil, Ashwini Ashok Patil, Ankita Ashok Patil, Jui Ashok Patil, Parvatibai Sharad Patil, Sushil Sharad Patil, Sachin Sharad Patil, Chaitali Uday Thakur & Nayana Sanjay alias Sanjeev Patil to the above said property is clear, marketable and free from reasonable encumbrances and doubts.

It is further appears that by and under Development Agreement dated 29/05/2008 registered at the office of Sub-Registrar of Assurances at Thane-1 under Serial No. 3203/2008 and Power of attorney in pursuance thereto, Shri. Rajendra Budhaji Patil has

entrusted the development rights in favour of Shri. Shivdas Nana Bhagat in respect of their 1/4th undivided share, right, title and interest approximately admeasuring 1464.93 sq.mtrs out of the said entire property. It is further appears that by and under Development Agreement dated 25.11.2010 registered at the office of Sub-Registrar of Assurances at Thane-9 under Serial No. 3569/2010 and Power of Attorney dated 25.11.2010 registered at the office of Sub-Registrar of Assurances at Thane-9 under Serial No. 3570/2010 in pursuance thereto, Shri. Sharad Budhaji Patil and others and Smt. Chhaya Ashok Patil and others have entrusted development rights in favour of M/s Om Shree Saikrupa Constructions, a sole proprietary concern represented through its sole proprietor Sau. Anjana Sahebrao Chavan in respect of their ½ undivided share, right, title and interest approximately admeasuring 2929.87 sq. meters out of the said entire property.

It is further appears that by and under Development Agreement dated 09.08.2011 registered at the office of Sub-Registrar of Assurances at Thane-9 under Serial No. 3062/2011 and Power of Attorney dated 09.08.2011 registered at the office of Sub-Registrar of Assurances at Thane-9 under Serial No. 3063/2011 in pursuance thereto, Shri. Shivdas Nana Bhagat for self and constituted attorney of Shri. Rajendra Budhaji Patil have entrusted development rights in favour of M/s Om Shree Saikrupa Constructions, a sole proprietary concern represented through its sole proprietor Sau. Anjana Sahebrao Chavan in respect of 1/4th undivided share, right, title & interest approximately adm. 1464.93 sq.meters out of the said property.

It is further appears that by and under Cancellation Deed dated 16.05.2013 registered at the office of Sub-Registrar of Assurances at Thane-9 under Serial No. 3117/2013 made and executed between Shri. Rajendra Budhaji Patil and M/s Shree Omkar Builders and Developers, a partnership firm thereby cancelling the Development Agreement dated 16.05.2011 registered at the office of Sub-Registrar of Assurances at Thane under Serial No. 5471/2011 and Power of Attorney in pursuance thereto in respect of 1/4th undivided share, title, right and interest approximately admeasuring 1464.93 sq.mtrs. out of the said entire property.

It is further appears that by and under Supplementary Agreement dated 17.04.2013 registered at the office of Sub-Registrar of Assurances at Thane-9 under Serial No. 3118/2013 and Power of Attorney dated 17.04.2013 registered at the office of Sub-Registrar of Assurances at Thane-9 under Serial No. 3119/2013 in pursuance thereto, Shri. Rajendra Budhaji Patil as the Owner, Smt. Yamuna Shivdas Bhagat and Shri. Sudam Shivdas Bhagat being the legal heirs of deceased Shivdas Nana Bhagat have entrusted development rights in favour of M/s Om Shree Saikrupa Constructions, a sole Proprietary concern represented through its sole proprietor Sau. Anjana Sahebrao Chavan in respect of 1/4th undivided share, right, title and interest approximately admeasuring 1464.93 sq.mtrs. out of the said entire property.



It is further appears that by and under Development Agreement dated 29.08.2019 registered at the office of Sub-Registrar of Assurances at Thane-1 under Serial No. 10429/2019 and Power of Attorney dated 29.08.2019 registered at the office of Sub-Registrar of Assurances at Thane-1 under Serial No. 10430/2019 in pursuance thereto Shri. Kaluram Budhaji Patil and others have entrusted development rights in favour of M/s Om Shree Saikrupa Constructions, a sole proprietary concern represented through its sole proprietor Sau. Anjana Sahebrao Chavan in respect of 1/4th undivided share, title and interest approximately admeasuring 1464.93 sq.meters out of the said entire property.

It is further appears that Letter issued under the reference No. Mahasul / K-1 /T-2/ Jaminbab /KAVI-12464 / 2019 /803, dtd. 19.09.2019 by the Tahasildar, Thane granting the non-agricultural assessment for the said property.

It is further appears that by and under Supplementary Agreement dated 05/11/2020, the land Owners through M/s Om Shree Saikrupa Constructions, through its sole proprietor Sau. Anjana Sahebrao Chavan, in capacity of their Power of Attorney Holder & M/s Om Shree Saikrupa Constructions, through its sole proprietor Sau. Anjana Sahebrao Chavan, registered in the office of Sub-Registrar of Assurances, Thane-1, at Sr. No. 4454/2020, M/s Om Shree Saikrupa Constructions is allowed to develop the increased development potential of the said property

It is further appears that by and under Supplementary Agreement dated 16/09/2024, executed by and between Mr. Rajendra Budhaji Patil & others as well as M/s Om Shree Saikrupa Constructions, through its sole proprietor Sau. Anjana Sahebrao Chavan, registered in the office of Sub-Registrar of Assurances, Thane-8, at Sr. No. 21643/2024 on 19/09/2024 and Irrevocable Power of Attorney dated 16/09/2024 pursuant thereto, registered in the office of Sub-Registrar of Assurances, Thane-8, at Sr. No. 21644/2024 on 19/09/2024, consideration under the previous agreements, more particularly mentioned in the said Supplementary Agreement, came to be revised, consent to those previous agreements was confirmed and the said Regular Civil Suit No. 109/2019 and 320/2022, pending in the Court of CJJD, Thane, agreed to be withdrawn in view of the terms and conditions of the said Supplementary Agreement dated 16/09/2024

It is further appears on perusal of Status Certificate dated 14/09/2024 issued by Advocate Ms. Anjana B. Jadhav in respect of Regular Civil Suit No. 109/2019 in the Court of Civil Judge (J.D.) at Thane, there is no Prohibitory/Preventive/Adverse/Status-quo Orders in respect of the said property and the same is pending before the said Court.



It is further appears on perusal of Status Certificate dated 14/09/2024 issued by Advocate Ms. Anjana B. Jadhav in respect of Regular Civil Suit No. 816/2021 in the Court of Civil Judge (J.D.) at Thane, there is no Prohibitory/Preventive/Adverse/Status-quo Orders in respect of the said property and the same is pending before the said Court.

It is further appears on perusal of Status Certificate dated 14/09/2024 issued by Advocate Ms. Anjana B. Jadhav in respect of Regular Civil Suit No. 320/2022 in the Court of Civil Judge (J.D.) at Thane, there is no Prohibitory/Preventive/Adverse/Status-quo Orders in respect of the said property and the same is pending before the said Court.

It is further appears on perusal of Status Certificate dated 14/09/2024 issued by Advocate Ms. Anjana B. Jadhav in respect of Regular Civil Suit No. 541/2023 in the Court of Civil Judge (S.D.) at Thane, there is no Prohibitory/Preventive/Adverse/Status-quo Orders in respect of the said property and the same is pending before the said Court.

It is further appears on perusal of Status Certificate dated 14/09/2024 issued by Advocate Ms. Anjana B. Jadhav in respect of Regular Civil Suit No. 451/2023 in the Court of Civil Judge (S.D.) at Thane, there is no Prohibitory/Preventive/Adverse/Status-quo Orders in respect of the said property and the same is pending before the said Court.

It is further appears on perusal of Status Certificate dated 13/09/2024 issued by Advocate Mr. Mayur P. Kate in respect of R.T.S. Appeal No. 174/2023 filed before the Sub-Divisional Officer, Sub-Division, Thane and the same is closed for Order by the said Authority. The said Status Certificate is silent as to whether there is any Prohibitory/Preventive/Adverse/Status-quo Orders in respect of the said property

It is further appears on perusal of Status Certificate dated 13/09/2024 issued by Advocate Mr. Mayur P. Kate in respect of R.T.S. Appeal No. 175/2023 filed before the Sub-Divisional Officer, Sub-Division, Thane and the same is closed for Order by the said Authority. The said Status Certificate is silent as to whether there is any Prohibitory/Preventive/Adverse/Status-quo Orders in respect of the said property.

It is further appears on perusal of Search Reports dated 23/11/2019, 20/01/2021 in respect of said property issued by Mr. Deepak Jangam for the year 1990 to 2021 and Search Reports dated 21/02/2024, 18/09/2024 in respect of said property issued by Mr. Rahul Desai for year 2021 to 2024, on the basis of the search of title in respect of the said property, no any adverse entry is found, which may fall in the category of encumbrances for the said property.

It is further appears on perusal of Title Certificate dated 04.03.2024 in respect of the said property issued by Shri. V.B. Ghodvaidya, Advocate, addressing M/s Om Shree Saikrupa Constructions, title to the said property is clear, marketable, free from encumbrances & doubts.

It is further appears that under the powers and authorities vested with M/s Om Shree Saikrupa Construction, the said M/s Om Shree Saikrupa Construction have obtained the Sanction of Building Permission and Commencement Certificate, from the Assistant Director Town Planning, Thane Municipal Corporation under the provisions of Unified Development Control and Promotion Regulation bearing Building Permit No. 245886 & Permit No. TMCB/B/2024/APL/01085, dtd. 12/08/2024.

On perusal of the abovementioned documents and taking into consideration the Search Reports carried out in the office of Sub-Registrar of Assurances, Thane, as aforesaid, I state that the title of the owner to the said property is clear, marketable and free from encumbrances and doubts and further in terms of the Development Agreements and incidental writings thereto, M/s Om Shree Saikrupa Construction is well and sufficiently entitled to develop the said property in terms of the Orders, Permissions and Sanctions obtained under the provisions of the prevailing Laws, Enactments and Statutes .

3/- The report reflecting the flow of the title of the Developer M/s Om Shree Saikrupa Construction on the said land is enclosed herewith as annexure.

Date 24/09/2024


Prabhakar T. Gadhave
Advocate

FLOW OT THE TITLE OF THE SAID PROPERTY

- i. The 7/12 Extracts dated 12/08/2024 of the said property.
- ii. The Property Cards dated 22/08/2024 of the said Property.
- iii. The Mutation Entry Nos. 2401, 2971, 3271, 3278, 3290, 3561, 3608, 3683 & 3730 of the said property.
- iv. The Copy of Development Agreement dated 29/05/2008 registered at the office of Sub-Registrar of Assurances at Thane-1 under Serial No. 3203/2008 made and executed by Shri. Rajendra Budhaji Patil as the Owner in favour of Shri. Shivdas Nana Bhagat as the Developer in respect of 1/4th undivided share, right, title and interest approximately admeasuring 1464.93 sq.mtrs out of the said entire property and Power of attorney in pursuance thereto.
- v. The Copy of Development Agreement dated 25.11.2010 registered at the office of Sub-Registrar of Assurances at Thane-9 under Serial No. 3569/2010 made and executed by Shri. Sharad Budhaji Patil and others and Smt. Chhaya Ashok Patil and others



in favour of M/s Om Shree Saikrupa Constructions, a sole proprietary concern represented through its sole proprietor Sau. Anjana Sahebrao Chavan as the Developer in respect of $\frac{1}{2}$ undivided share, right, title and interest approximately admeasuring 2929.87 sq. meters out of the said entire property and Power of Attorney in pursuance thereto.

vi. The Copy of Development Agreement dated 09.08.2011 registered at the office of Sub-Registrar of Assurances at Thane-9 under Serial No. 3062/2011 made and executed by Shri. Shivdas Nana Bhagat for self and constituted attorney of Shri. Rajendra Budhaji Patil in favour of M/s Om Shree Saikrupa Constructions, a sole proprietary concern represented through its sole proprietor Sau. Anjana Sahebrao Chavan as the Developer in respect of $\frac{1}{4}$ th undivided share, right, title and interest approximately admeasuring 1464.93 sq.meters out of the said property and Power of Attorney in pursuance thereto.

vii. The Copy of Cancellation Deed dated 16.05.2013 registered at the office of Sub-Registrar of Assurances at Thane-9 under Serial No. 3117/2013 made and executed between Shri. Rajendra Budhaji Patil and M/s Shree Omkar Builders and Developers, a partnership firm thereby cancelling the Development Agreement dated 16.05.2011 registered at the office of Sub-Registrar of Assurances at Thane under Serial No. 5471/2011 and Power of Attorney in pursuance thereto in respect of $\frac{1}{4}$ th undivided share, title, right & interest approximately admeasuring 1464.93 sq.mtrs. out of the said entire property.

viii. The Copy of Supplementary Agreement dated 17.04.2013 registered at the office of Sub-Registrar of Assurances at Thane-9 under Serial No. 3118/2013 made and executed by Shri. Rajendra Budhaji Patil as the Owner, Smt. Yamuna Shivdas Bhagat and Shri. Sudam Shivdas Bhagat being the legal heirs of deceased Shivdas Nana Bhagat in favour of M/s Om Shree Saikrupa Constructions, a sole Proprietary concern represented through its sole proprietor Sau. Anjana Sahebrao Chavan as the Developer in respect of $\frac{1}{4}$ th undivided share, right, title and interest approximately admeasuring 1464.93 sq.mtrs. out of the said entire property.

ix. The Copy of Development Agreement dated 29.08.2019 registered at the office of Sub-Registrar of Assurances at Thane-1 under Serial No. 10429/2019 made and executed by Shri. Kaluram Budhaji Patil and others in favour of M/s Om Shree Saikrupa Constructions, a sole proprietary concern represented through its sole proprietor Sau. Anjana Sahebrao Chavan as the Developer in respect of $\frac{1}{4}$ th undivided share, title and interest approximately admeasuring 1464.93 sq.meters out of the said entire property and Power of Attorney in pursuance thereto.



- x. The Copy of Letter issued under the reference No. Mahasul/K-1/T-2/Jaminbab/KAVI-12464/2019/803 dtd. 19/09/2019 by the Tahsildar, Thane granting the non-agricultural assessment for the said property.
- xi. The Copy of Supplementary Agreement dated 05/11/2020, entered into & executed by and between land Owners through M/s Om Shree Saikrupa Constructions, through its sole proprietor Sau. Anjana Sahebrao Chavan as the Developer in capacity of their Power of Attorney Holder on one hand & M/s Om Shree Saikrupa Constructions, through its sole proprietor Sau. Anjana Sahebrao Chavan as the Developer on the other hand, registered in the office of Sub-Registrar of Assurances, Thane-1, at Sr. No. 4454/2020.
- xii. The Copy of Supplementary Agreement dated 16/09/2024, entered into & executed by and between Mr. Rajendra Budhaji Patil & others as owners & M/s Om Shree Saikrupa Constructions, through its sole proprietor Sau. Anjana Sahebrao Chavan as the Developer on the other hand, registered in the office of Sub-Registrar of Assurances, Thane-8, at Sr. No. 21643/2024 on 19/09/2024
- xiii. The Copy of Irrevocable Power of Attorney dated 16/09/2024, entered into & executed by and between Mr. Rajendra Budhaji Patil & Others as owners & M/s Om Shree Saikrupa Constructions, through its sole proprietor Sau. Anjana Sahebrao Chavan as the Developer on the other hand, registered in the office of Sub-Registrar of Assurances, Thane-8, at Sr. No. 21644/2024 on 19/09/2024.
- xiv. The Copy of Status Certificate dated 14/09/2024 issued by Advocate Ms. Anjana B. Jadhav in respect of Regular Civil Suit No. 109/2019 pending in the Court of Civil Judge (J.D.) at Thane.
- xv. The Copy of Status Certificate dated 14/09/2024 issued by Advocate Ms. Anjana B. Jadhav in respect of Regular Civil Suit No. 816/2021 pending in the Court of Civil Judge (J.D.) at Thane.
- xvi. The Copy of Status Certificate dated 14/09/2024 issued by Advocate Ms. Anjana B. Jadhav in respect of Regular Civil Suit No. 320/2022 pending in the Court of Civil Judge (J.D.) at Thane.
- xvii. The Copy of Status Certificate dated 14/09/2024 issued by Advocate Ms. Anjana B. Jadhav in respect of Regular Civil Suit No. 541/2023 pending in the Court of Civil Judge (S.D.) at Thane.

xviii. The Copy of Status Certificate dated 14/09/2024 issued by Advocate Ms. Anjana B. Jadhav in respect of Regular Civil Suit No. 451/2023 pending in the Court of Civil Judge (S.D.) at Thane.

xix. The Copy of Status Certificate dated 13/09/2024 issued by Advocate Mr. Mayur P. Kate in respect of R.T.S. Appeal No. 174/2023.

xx. The Copy of Status Certificate dated 13/09/2024 issued by Advocate Mr. Mayur P. Kate in respect of R.T.S. Appeal No. 175/2023.

xxi. The Copy of Search Reports dated 23/11/2019, 20/01/2021 in respect of said property issued by Mr. Deepak Jangam for the year 1990 to 2021.

xxii. The Copy of Search Reports dated 21/02/2024, 18/09/2024 in respect of said property issued by Mr. Rahul Desai for the year 2021 to 2024.

xxiii. The Copy of Title Certificate dated 04.03.2024 in respect of the said property issued by Shri. V. B. Ghodvaidya, Advocate, addressing M/s Om Shree Saikrupa Constructions

xxiv. The Copy of the Sanction of Building Permission and Commencement Certificate issued by Assistant Director Town Planning, Thane Municipal Corporation, under the provisions of Unified Development Control and Promotion Regulation, bearing Building Permit No. 245886 & Permit No. TMCB/B/2024/APL/01085, dtd. 12/08/2024.

xxv. No Litigations are pending in respect of the said property in view of the documents produce before me for investigation & flow of the Title of the Owner.

(Prabhakar T. Gadhave)

