

D.R. Warang
ADVOCATE & CONSULTANTS

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501/A, NEELKANTH,
MAKHMALI TALAO,
JODHARI BAUG,
THANE (W) 400601

FORMAT-A

(Circular No.:- 28/2021)

To,

Maha RERA

Housefin Bhavan, Plot No. C-21, E-Block,

Bandra Kurla Complex, Bandra (E), Mumbai 400 051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THOSE pieces and parcels of land situated at Thane City, (Panchpakhadi, Thane) presently identified as and bearing Tikka No. 15, City Survey No. 91B/1, admeasuring 489.51 Sq. meters (referred to as 'said property/said plot')

That the original CTS No. 91B admeasuring 519.5 Sq. meters has been divided into CTS Nos. 91B/1 and 91B/2 whereby CTS No. 91B/2 has been conveyed to the Thane Municipal Corporation for road purpose and that the Owners as well as the promoters are now entitled to cause development over CTS No. 91/B1.

The said property is having Sanyog Building (under Redevelopment) to its North, Madhumilind Building to its South, Kanakaditya Society at its East and 6 meter wide TMC Road to its West.

I have investigated the title of the said plot on the request of Mr. Sandip Pawar who is the owner of the said plot and also on the

request of the Developers of the said plot being PAFILIA SPACES L.L.P. being a Limited Liability Partnership concern , PAN ABCFP6340D, through its Designated partner, Mr. Shardul Shivajirao Pawar and following documents i.e.:-

1. Property Card of the City Survey No. 91B
2. Property Card of the City Survey No. 91B/1
3. Property Card of the City Survey No. 91B/2
4. Tax Receipts of the said Property and Tax assessment dated 13/09/2022
5. Water Bill of said property
6. Registered Will dated 08/07/1992 bearing Registration Number 4907 of 1992 (Registered at Sub-Registrar of Assurances Thane-1) as executed by Sudam@Sudamrao Balwanrao Pawar & Smt. Sunita Sudam@Sudamrao Pawar
7. Plaint of Regular Civil Suit No. 887 of 2014
8. Order dated 19/12/2018 as passed in Regular Civil Suit No. 887 of 2014
9. Order dated 03/03/2017 in Special Civil Suit No. 439 of 2014
10. Search Report dated 30/09/2022 as issued by Search Clerk Mr. Sachin Patil
11. Notarized Agreement for Surrender of Tenancy executed on 12th June 2010
12. Death Certificate of Sunita Sudam Pawar
13. Death Certificate of Sudam Balwant Pawar
14. Development Agreement dated 07/12/2022 duly registered with the Sub-Registrar of Assurance Thane - 2, bearing document number TNN-2-26905-2022
15. Deed for Surrender of Tenancy Rights dated 14th February 2023 having registration number TNN2-3835-2023

16. Notarized Memorandum of Understanding dated 5th June
2023

17. Complaint of Special Civil Suit 429 of 2021 preferred by Smt.
Moushumi Yugin Dighe and Smt. Seva Abhijit Poothen
against Mr. Sandip Pawar

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 the owner is clear, marketable and without any encumbrances save and except for the rights of the tenants/occupants/legal heirs of the tenants in the tenements/flats in the said building (also identified by the name Sunita Sadan) which was present on the said property and also save and except to the outcome of the Special Civil Suit. 429 of 2021 as preferred by claimants of the tenancy rights pertaining to the alleged tenancy rights in Room No. 1 (as referred to in Tax assessment letter dated 13/09/2022) of the old structure that existed on the said property.

Owner of the land

Mr. Sandip Sudam@Sudamrao Pawar

3/- The report reflecting the flow of the title of the
(owner/promoter) on the said property is enclosed herewith.

Enclosed:- Title Report dated 01/03/2024

Date:-01/03/2024

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Advocate

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