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-52/2023 Date: 01/09/2023

To
MahaRERA

FORMAT-A
(Circular No. :- 28/2021)

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Survey No. 32, Hissa No. 1 (Part), and Plot No. 13, (As per Computerised 7/12 Extract 32/1/A/13) area admeasuring 437.29 Sq. Mtrs.** situated at Village **Shirgaon,** Taluka Ambernath, District Thane; within the area of Kulgaon Badlapur Municipal Council and within the Sub-Registration District Ulhasnagar and Registration District Thane. (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of **M/s. Rudraa Developers**, A Partnership Firm through its Partners 1) Mr. Namish Nandkumar Jage, 2) Mr. Sunil Harishchandra Jadhav, and 3) Mr. Anil Ramchandra Deshmukh, following documents i.e.:- ALL THAT PIECE AND PARCEL of plot of non-agricultural land bearing **Survey No. 32, Hissa No. 1 (Part), and Plot No. 13, (As per Computerised 7/12 Extract 32/1/A/13) area admeasuring 437.29 Sq. Mtrs.** situated at Village **Shirgaon,** Taluka Ambernath, District Thane; within the area of Ambernath Municipal Council and within the Sub-Registration District Ulhasnagar and Registration District Thane.

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Reg. No. MAH/1168/2012.

1) The Document of allotment of plot -

a) Conveyance Deed dated 22.11.2022, registered with the Sub-Registrar of Assurances, Ulhasnagar-2 on 22.11.2022, at Document Sr. No.UHN2-17969-2022, executed between Mr. Shrikrishna Gopal Badekar through his Power of Attorney Holder Mr. Mangesh Ravji Gavhankar - as a Owners/Vendors and M/s. Laxmi Group through its Partner Mr. Chandrakant Maruti Dhanawade - as a Developers, AND Laxmi Deep Co-operative Housing Society Ltd., through its (1) Chairman - Mr. Sahebrao Krishna Jadhav, (2) Secretary - Mr. Ashok Kalu Bhoi, and (3) Treasurer - Mr. Sanjay Dhondu Shedge, as a Purchasers.

b) Development Agreement dated 16.03.2023 registered with the Sub-Registrar of Assurances, Ulhasnagar-4 on 16.03.2023, at Document Sr. No. **UHN4-3212-2023**, executed between Laxmi Deep Co-operative Housing Society Ltd., through its Mr. Shashikant Dattatray Suryavanshi and other 15 as a members and Laxmi Deep Co-operative Housing Society Ltd., through its (1) Chairman - Mr. Sahebrao Krishna Jadhav, (2) Secretary - Mr. Ashok Kalu Bhoi, and (3) Treasurer - Mr. Sanjay Dhondu Shedge, as a Confirming Party and M/s. Rudraa Developers, A Partnership Firm through its Partners 1) Mr. Namish Nandkumar Jage, 2) Mr. Sunil Harishchandra Jadhav, and 3) Mr. Anil Ramchandra Deshmukh, as a Developer/s.

c) Power of Attorney dated 16.03.2023 registered with the Sub-Registrar of Assurances, Ulhasnagar-4 on 16.03.2023, at Document **Sr. No. UHN4-3213-2023**, executed between Laxmi Deep Co-operative Housing Society Ltd., through its Mr. Shashikant Dattatray Suryawanshi and other 15 as a members and Laxmi Deep Co-operative Housing Society Ltd., through its (1) Chairman - Mr. Sahebrao Krishna Jadhav, (2) Secretary - Mr. Ashok Kalu Bhoi, and (3) Treasurer - Mr. Sanjay Dhondu Shedge, as a Confirming Party and M/s. Rudraa Developers, A Partnership Firm through its Partners 1) Mr. Namish Nandkumar Jage, 2) Mr. Sunil Harishchandra Jadhav, and 3) Mr. Anil Ramchandra Deshmukh, as a Developer/s.

2) 7/12 extract or property card issued by Talathi Saja Kharvai, and Mutation Entry No. 5449, dated 22.12.2022.

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3) Search report for 30 years from 1994 till 2023.

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. Rudraa Developers, A Partnership Firm through its Partners 1) Mr. Namish Nandkumar Jage, 2) Mr. Sunil Harishchandra Jadhav, and 3) Mr. Anil Ramchandra Deshmukh, is clear, marketable and without any encumbrances.

Owners of the and -

Laxmi Deep Co-operative Housing Society Ltd.,

ALL THAT PIECE AND PARCEL of plot of non-agricultural land bearing Survey No. 32, Hissa No. 1 (Part), and Plot No. 13, (As per Computerised 7/12 Extract 32/1/A/13) area admeasuring 437.29 Sq. Mtrs. situated at Village Shirgaon, Taluka Ambernath, District Thane; within the area of Kulgaon Badlapur Municipal Council and within the Sub-Registration District Ulhasnagar and Registration District Thane.

3/- The report reflecting the flow of the title of the M/s. Rudraa Developers, A Partnership Firm through its Partners 1) Mr. Namish Nandkumar Jage, 2) Mr. Sunil Harishchandra Jadhav, and 3) Mr. Anil Ramchandra Deshmukh, on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 01.09.2023

Adv. S. N. Pathari.

High Court, Mumbai.

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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.

3) Search Report from Searcher Satish Farad taken from Sub-Registrar office at Ulhasnagar on my behalf.

4) Title Certificate detailing flow of title of the said land.

Date : 25.08.2023

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

Mr. Sanman N. Pathari
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ADVOCATE, HIGH COURT, MUMBAI.
Reg. No. MAH/1155/2012.