Mob. No.: 9226224706
9075012567

Prasad G. Shelke

B.A.(L.L.B.)

ADVOCATE HIGH COURT

Office : Madhukunj Apt., 203, Second Floor, Above Saraswat Bank, old Katrap Road, Badlapur (E) - 421 503.
Email id - adv.prasadshelke@yahoo.com

Ref No. :

Date :- 22 /12/2023

FORMAT-A
(Circular No.28/2021)

To,
Maha RERA,
Mumbai.

..LEGAL TITLE REPORT...

SUBJECT :- Title Clearance certificate with respect to Survey No. 73, Hissa No. 4, area admeasuring about **0H-44Aar-30Prati**, Pot Kharaba **0H-03Aar-80Prati**, Total area adm. **4810 Sq. Mtrs** Assessment 2.31 Paise, situated lying and being at **Village:-Yeranjad, Taluka:-Ambernath, Dist-Thane,** District Registration office:- Thane, Sub District Registration office:-Ulhasnagar-2 & 4 at the time of application for Rera stands in the name of Mr. Tukaram Krushna Musale.

I have investigated the Title of the said plot on the request of the developer named **"ATREE REALTORS"** a partnership firm and following documents.

1. DESCRIPTION OF THE PROPERTY:- Survey No. 73, Hissa No. 4, area admeasuring about **0H-44Aar-30Prati**, Pot Kharaba **0H-03Aar-80Prati**, Assessment 2.31 Paise, on plot No. 1, In Phase- II, having Building No.2, on 1704.95 Sq. Mtrs out of 3409.90 Sq. Mtrs., situated lying and being at **Village:-Yeranjad, Taluka:-Ambernath, Dist-Thane,**

2. THE DOCUMENTS REGARDING PLOTS:-

a) Registered Agreement for Development made between **MR. TUKARAM KRUSHNA MUSALE** and **ATREE REALTORS a partnership firm th. Its Partner MR. DIPAK J. VELANI AND MR. KAILAS BABAN MHASKAR**

Mob. No.: 9226224706
9075012567

Prasad G. Shelke

B.A.(L.L.B.)

ADVOCATE HIGH COURT

Office : Madhukunj Apt., 203, Second Floor, Above Saraswat Bank, old Katrap Road, Badlapur (E) - 421 503.
Email id - adv.prasadshelke@yahoo.com

Ref No. :

Date :- 22/12/2023

bearing Reg. No. 1089/2016, Dated 25/05/2016 before Joint Sub Registrar ULH-II.

b) Registered Irrevocable Power of Attorney made between Mr. Tukaram Krushna Musale and **Atree Realtors a partnership firm th. Its Partner MR. DIPAK J. VELANI AND MR. KAILAS BABAN MHASKAR** bearing **Reg. No. 1090/2016, Dated 25/05/2016** before Joint Sub Registrar ULH-II.

c) Registered Deed of Mortgage executed and registered between **DCB BANK LTD & Atree Realtors** for Survey No. 73/4, Plot No. 1, bearing registration Number 11901/2022, dated 13/7/2022.

3. **7/12 Extract of Survey No. 73/4, ISSUED BY Talathi Saza Ambehiv** and Mutation number 458, 488, 534, 540, 770, 809, 1118, 1273, 1609, of Village Yeranjad, Tal-Ambernath, Dist-Thane.

4) **SEARCH REPORT** for 30 Years from 1992 to 2021 issued by Mr. Satish S. Farat.

SEARCH REPORT for 02 Years from 2021 to 2023, issued by Mr. Dinesh H. Raut.

II). 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 "**ATREE REALTORS**" is Clear, marketable and

Mob. No.: 9226224706
9075012567

Prasad G. Shelke

B.A.(L.L.B.)

ADVOCATE HIGH COURT

Office : Madhukunj Apt., 203, Second Floor, Above Saraswat Bank, old Katrap Road, Badlapur (E) - 421 503.
Email id - adv.prasadshelke@yahoo.com

Ref No. :

Date :- 22 /12/2023

without defect subject to Payment of the Loan amount availed by DCB Bank.

Owners of the Land:-Mr. Tukaram Krushna Musale through their registered Developer "**ATREE REALTORS**"

Atree Realtors are constructing 02 Buildings on the Plot No. 1 total area adm. About 3409.90 SQ. MTRS, mentioned as under:-

TOTAL PLOT AREA	**4810 SQ. MTRS**
AREA UNDER BUILDING NO. 1	**1704.95 SQ. MTRS**
AREA UNDER BUILDING NO. 2 (PLOT NO. 1)	**1704.95 SQ. MTRS**
AREA OF PLOT NO. 2	**638.42 SQ. MTRS**
AREA UNDER 15 MTR D.P.ROAD & UNBUILDABLE AREA	**761.68 SQ. MTRS**

Atree Realtors are constructing the building No. 2 on 1704.95 Sq. Mtrs.

III. The Report reflecting the Flow of the Title of the "**ATREE REALTORS**" on the said land is enclosed herewith as Annexure.

Encl. Annexures

Date – 22/12/2023

Adv. Prasad Gurunath Shelke
B.A.L.L.B.
Advocate Highcourt
Off.:- 203, 2nd Floor, Madhukunj Apartment,
Above Saraswat Bank, Old Katrap Road,
Badlapur (E) 421503

Mob. No.: 9226224706
9075012567

Prasad G. Shelke

B.A.(L.L.B.)

ADVOCATE HIGH COURT

Office : Madhukunj Apt., 203, Second Floor, Above Saraswat Bank, old Katrap Road, Badlapur (E) - 421 503.
Email id - adv.prasadshelke@yahoo.com

Ref No. :

Date :- 22/12/2023.

"FORMAT-A"

CIRCULAR NO. 2b /2021

... FLOW OF THE TITLE OF THE SAID LAND :-

1. **7/12 Extract** of Village-Yeranjad bearing area admeasuring about **0H-44Aar-30Prati**, Pot Kharaba **0H-03Aar-80Prati**, Assessment 2.31 Paise, situated lying and being at **Village:-Yeranjad, Taluka:-Ambernath, Dist-Thane,** District Registration office:-Thane, Sub District Registration office:-Ulhasnagar-2 & 4. On the date of Application of the registration stands in the name of Mr. Tukaram Krushna Musale.

2. **Mutation Entry No :-** 458, 488, 534, 540, 770, 809, 1118, 1273, 1609, of Village Yeranjad, Tal-Ambernath, Dist-Thane.

From the perusal of the above mutations it appears that the above property bearing Survey No. 73/4, was previously owned by Mr. Narayan Govind Chafekar and Rama Fugya Musale was cultivating the said land as Tenant and therefore 32G Purchase Price has been fixed in the name of Rama Fugya Musale and his name has been mutated on the 7/12 extract by **Mutation Entry No. 458** of Village Yeranjad.

And Whereas, Rama Fugya Musale has been expired on 06/03/1970 and after his demise name of his legal heirs are recorded on the 7/12 Extract by **Mutation entry No. 534.**

Mob. No.: 9226224706
9075012567

Prasad G. Shelke

B.A.(L.L.B.)

ADVOCATE HIGH COURT

Office : Madhukunj Apt., 203, Second Floor, Above Saraswat Bank, old Katrap Road, Badlapur (E) - 421 503.
Email id - adv.prasadshelke@yahoo.com

Ref No. :

Date :- 22/12/2023.

And Whereas, the Partition has been taken place between the legal heirs of late Rama Fugya Musale and the above property bearing Survey No. 73/4 has been came to the share of Mr. Krushna Rama Musale as per the **Mutation Entry No. 770** of Village Yeranjad.

And Whereas, Krushna Rama Musale has been expired on 03.03.2010 and after his demise his legal heirs i.e. Smt. Laxmibai Krushna Musale & 6 others are recorded on 7/12 extract by **mutation entry No. 1118** of Village Yeranjad, Tal-Ambernath, Dist-Thane.

Thereafter Smt. Laxmibai Krushna Musale & 5 others had released their share in Survey No. 73, Hissa No. 4, area admeasuring about **0H-44Aar-30Prati**, Pot Kharaba **0H-03Aar-80Prati**, Assessment 2.31 Paise, of Village Yeranjad, Tal-Ambernath, Dist-Thane in favour of **MR. TUKARAM KRUSHNA MUSALE,** by **Registered Release Deed bearing No. 1022/2012, Dated 25/01/**2012 and name of the releasors has been deleted from the 7/12 Extract by **mutation entry No. 1273** of Village Yeranjad, Tal-Ambernath, Dist-Thane.

And thereafter **MR. TUKARAM KRUSHNA MUSALE** had given the above mentioned land for Development to **ATREE REALTORS a partnership firm th. Its Partner MR. DIPAK J. VELANI AND MR. KAILAS BABAN MHASKAR** bearing Development Agreement **Reg. No. 1089/2016, Dated 25/05/2016** registered before Joint Sub Registrar ULH-II and also given a Irrevocable Power of Attorney bearing No. **Reg. No. 1090/2016, Dated 25/05/2016.**

Mob. No.: 9226224706
9075012567

Prasad G. Shelke

B.A.(L.L.B.)

ADVOCATE HIGH COURT

Office : Madhukunj Apt., 203, Second Floor, Above Saraswat Bank, old Katrap Road, Badlapur (E) - 421 503.
Email id - adv.prasadshelke@yahoo.com

Ref No. :

Date :- / /20

Atree Realtors are constructing 02 Buildings on the Plot No. 1 total area adm. About 3409.90 SQ. MTRS, mentioned as under:-

TOTAL PLOT AREA	**4810 SQ. MTRS**
AREA UNDER BUILDING NO. 1	**1704.95 SQ. MTRS**
AREA UNDER BUILDING NO. 2 (PLOT NO. 1)	**1704.95 SQ. MTRS**
AREA OF PLOT NO. 2	**638.42 SQ. MTRS**
AREA UNDER 15 MTR D.P.ROAD & UNBUILDABLE AREA	**761.68 SQ. MTRS**

Atree Realtors are constructing the building No. 2 on 1704.95 Sq. Mtrs.

3) Search Report for 30 years from shows that there 02 above transaction are recorded in the search Report at the office of Jt. Sub Registrar Ulhasnagar- II.

4) Any other relevant title:- not Applicable.

5) Litigation if any:- not Applicable.

Date – 22/12/2023

Adv. Prasad Gurunath Shelke
B.A.L.L.B.
Advocate Highcourt
Madhukunj Apartment,
Old Katrap Road,
421503