

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

To,
MahaRERA
6th & 7th Floor,
Housefin Bhavan,
Plot No.C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400051.

LEGAL TITLE REPORT

Sub. : Title Clearance Certificate in respect of all that piece and parcel of land bearing **Survey No.36, Hissa No.2, TPS No.2, City Survey No.200(Part), adm. 404 sq. mtrs., City Survey No.201, adm. 31.5 sq. mtrs., City Survey No.202(Part), adm. 6.2 sq. mtrs., City Survey No.209, adm. 12.2 sq. mtrs., City Survey No.210, adm. 12.2 sq. mtrs., City Survey No.211, adm. 12.2 sq. mtrs., City Survey No.219(Part), adm. 6 sq. mtrs., City Survey No.220, adm. 14 sq. mtrs. totally adm. 498.3 sq. mtrs.** (hereinafter referred to as '**the said Land**'), together with the building standing thereon known as "**Shree Apartment Condominium**" comprising of Ground + 2 Upper Floors (hereinafter referred to as '**the said Building**'), situate lying and being at – M. G. Road, Off. Godbole Hospital, Village - Naupada, Taluka and District Thane, Registration and Sub-Registration District of Thane and within the limits of the Thane Municipal Corporation. For the sake of brevity hereinafter the said Land and Buildings are jointly referred to as "**the said Property**".



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I have investigated the title of the said property as requested by the Developer viz. M/s. Joshi & Yash Developers LLP, a Limited Liability Partnership Firm, registered under the LLP Act, 2008 vide Regd. No.LLPIN-AAX-5026 on 26/06/2021, having its registered office and a principal place of business at - Ganesh Kuti Bungalow, opposite Namdeo Wadi Hall, Thane (West) - 400 601, represented through its Designated Partners Shri. Kaustubh Gajanan Kalke and Shri. Jayantilal K. Jain and on the basis of following documents i.e.

- 1) **DESCRIPTION OF THE PROPERTY** :- All that piece and parcel of land bearing **Survey No.36, Hissa No.2, TPS No.2, City Survey No.200(Part), adm. 404 sq. mtrs., City Survey No.201, adm. 31.5 sq. mtrs., City Survey No.202(Part), adm. 6.2 sq. mtrs., City Survey No.209, adm. 12.2 sq. mtrs., City Survey No.210, adm. 12.2 sq. mtrs., City Survey No.211, adm. 12.2 sq. mtrs., City Survey No.219(Part), adm. 6 sq. mtrs., City Survey No.220, adm. 14 sq. mtrs. totally adm. 498.3 sq. mtrs.** (hereinafter referred to as '**the said Land**'), together with the building standing thereon known as "**Shree Apartment Condominium**" comprising of Ground + 2 Upper Floors (hereinafter referred to as '**the said Building**'), situate lying and being at - M. G. Road, Off. Godbole Hospital, Village - Naupada, Taluka and District Thane, Registration and Sub-Registration District of Thane and within the limits of the Thane Municipal Corporation.

2) **THE DOCUMENTS OF ALLOTMENT OF PLOT** :-

- a) Sale Deed (Faroktakhat) dtd.1st April, 1981 executed between the Vendor viz. Shri. Waman Sitaram Sontakke and the Confirming Party viz. Niraj Builders through partner viz. Shri. Govind Waman Tikhe and the Purchasers viz. 1) Shri. Anil Bhaskar Tambe, 2) Mrs. Vidula Vilas Pethe, 3) Smt. Pushpalata Ramakant Prabhu, 4) Shri.



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Suresh Balwant Potnis and 5) Shri. Ravindra Madhusudan Patankar in respect of plot of land bearing Survey No.36, Hissa No.2, TPS No.2, City Survey No.200(Part), adm. 404 sq. mtrs., City Survey No.201, adm. 31.5 sq. mtrs., City Survey No.202(Part), adm. 6.2 sq. mtrs., City Survey No.209, adm. 12.2 sq. mtrs., City Survey No.210, adm. 12.2 sq. mtrs., City Survey No.211, adm. 12.2 sq. mtrs., City Survey No.219(Part), adm. 6 sq. mtrs., City Survey No.220, adm. 14 sq. mtrs. totally adm. 498.3 sq. mtrs., situate lying and being at – M. G. Road, Off. Godbole Hospital, Village - Naupada, Taluka and District Thane. The said Deed is duly stamped and registered with the Sub-Registrar of Thane vide Sr.No.THN-330-1981 on 01/04/1981.

- b) Deed of Declaration dtd.05/11/1996 (vide Registration No. TNN1-6854-1996) executed by the Owners / Grantors viz. Shri. Anil Bhaskar Tambe, 2) Mrs. Vidula Vilas Pethe, 3) Shri. Suresh Balwant Potnis, 4) Shri. Ravindra Madhusudan Patankar and 5) Smt. Pushpalata Ramakant Prabhu since deceased through her son and legal heir viz. Shri. Ajit Ramakant Prabhu in respect of the aforesaid property and registered the said Shree Apartment under the name and style of "Shree Apartment Condominium".
- c) Subsequently, the aforesaid Owners / Grantors have executed diverse registered Deed of Apartments in favour of each Apartment Owner in respect of their respective Family Unit and also in respect of an undivided interest in the general and / or restricted common areas and facilities of the building.



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- d) The Extract of Property Card issued by City Survey Office, Thane in respect of the said property, it is disclosed that, 1) Shri. Anil Bhaskar Tambe, 2) Mrs. Vidula Vilas Pethe, 3) Shri. Suresh Balwant Potnis, 4) Shri. Ravindra Madhusudan Patankar and 5) Shri. Ajit Ramakant Prabhu are the holders of said property adm. 498.3 sq. mtrs. out of total area adm.773.90 sq. mtrs.
- e) The Occupation Certificate issued by the Thane Municipal Corporation bearing No.932(A) on 11/06/1984.
- f) During passage of time, some of the Apartment Owners had sold their respective Apartment / Unit to some other Apartment Purchasers. Therefore, at present there are 7 registered Apartment Owners viz. 1) Mr. Ajay Kambli & Mrs. Vrinda Kambli (Unit No.1), 2) Smt. Vidula Pethe ((Unit No.2), 3) Mr. Ajit Prabhu (Unit No.3), 4) Mr. Ravindra Patankar (Unit No.4), 5) Mr. Sharad Talwelkar & Mrs. Varsha Talwelkar (Unit No.5), 6) Mrs. Sharvari Purohit (Unit No.6) and 7) Mr. Chandrashekhar Purohit (Unit No.7).
- g) By virtue of the Development Agreement dtd.15/12/2021, the Shree Apartment Condominium alongwith aforesaid Apartment Owners have granted development rights in respect of the above referred property to the Developer viz. M/s. Joshi & Yash Developers LLP, as per the terms and conditions set out thereunder. The said Development Agreement is duly stamped and registered with the Sub-Registrar of Assurances at Thane-12, vide Sr. No.TNN12-13957-2021, dtd.15/12/2021.
- h) Subsequently, on the same day i.e. on 15/12/2021, the Supplementary Agreement is executed between the Shree



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Advocate Suvarna V. Deodhar

M. Com., LL.B.

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Apartment Condominium alongwith aforesaid Apartment Owners and the Developer viz. M/s. Joshi & Yash Developers LLP regarding the rectification of area of Apartment Owners viz. Mrs. Vidula V. Pethe and Shri. Sharad M. Talvelkar & Mrs. Varsha S. Talvelkar. The said Supplementary Agreement is duly stamped and registered with the Sub-Registrar of Assurances at Thane-12, vide Sr. No.TNN12-13963-2021, on 15/12/2021.

- i) In the original Sale Deed (Faroktakhat) dtd.1st April, 1981 (vide Document Sr.No.THN-330-1981) description of the property was inadvertently mentioned as City Survey No.200, Tika No.2 instead of City Survey No.200(Part), adm. 404 sq. mtrs., City Survey No.201, adm. 31.5 sq. mtrs., City Survey No.202(Part), adm. 6.2 sq. mtrs., City Survey No.209, adm. 12.2 sq. mtrs., City Survey No.210, adm. 12.2 sq. mtrs., City Survey No.211, adm. 12.2 sq. mtrs., City Survey No.219(Part), adm. 6 sq. mtrs., City Survey No.220, adm. 14 sq. mtrs. totally adm. 498.3 sq. mtrs.
- j) Hence, in order to rectify the aforesaid mistake, a Rectification Deed dtd.12/07/2022 is executed between the original landowner late Shri. Waman Sitaram Sontakke and late Smt. Indira Waman Sontakke through their representatives viz. 1) Mr. Ashok Shankar Sontakke, 2) Mrs. Anjali Ashok Sontakke, 3) Mr. Pranaykumar Ashok Sontakke and 4) Mr. Anantprasad Ashok Sontakke and the Apartment Owners viz. 1) Mr. Ajay Kambli & Mrs. Vrinda Kambli, 2) Smt. Vidula Pethe, 3) Mr. Ajit Prabhu, 4) Mr. Ravindra Patankar, 5) Mr. Sharad Talwelkar & Mrs. Varsha Talwelkar, 6) Mrs. Sharvari Purohit and 7) Mr. Chandrashekhar Purohit. The said Deed is duly



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stamped and registered with the Sub-Registrar of Thane, vide Sr. No.TNN-9802-2022 on 12-07-2022.

k) In view of the aforesaid, 1) Mr. Ajay Kambli & Mrs. Vrinda Kambli, 2) Smt. Vidula Pethe, 3) Mr. Ajit Prabhu, 4) Mr. Ravindra Patankar, 5) Mr. Sharad Talwelkar & Mrs. Varsha Talwelkar, 6) Mrs. Sharvari Purohit and 7) Mr. Chandrashekhar Purohit are the co-owners of the said property and they have undivided share and interest in the said property. However, the names of the aforesaid co-owners are yet to be mutated in the property card as Apartment Owners of Shree Apartment Condominium.

3) Property Card issued by City Survey Office, Thane vide Mutation Entry No.49 in respect of aforesaid property.

4) The Search Report issued by the Search Clerk viz. Shri. Sachin Patil in respect of the said property for the period 30 years i.e. from 1994 to 2023 in the Records of Sub- Registrar of Assurances, Thane (Offices No. 1, 2, 5, 9 and 12).

On perusal of the abovementioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that, the title of following Owners is clear, marketable and without any encumbrances save and except the charge of Axis Bank Ltd., Thane in respect of Flat No.1 on Ground Floor of Shree Apartment Condominium.

Owners of the land -

Shree Apartment Condominium through Apartment Owners viz.

1) Mr. Ajay Kambli & Mrs. Vrinda Kambli, 2) Smt. Vidula Pethe, 3) Mr. Ajit Prabhu, 4) Mr. Ravindra Patankar, 5) Mr. Sharad Talwelkar & Mrs. Varsha Talwelkar, 6) Mrs. Sharvari Purohit & 7) Mr. Chandrashekhar Purohit.



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Developers of the said property -

M/s. Joshi & Yash Developers LLP.

Qualifying comments / remarks if any :-

- 1) The names of the aforesaid co-owners viz. 1) Mr. Ajay Kambli & Mrs. Vrinda Kambli, 2) Smt. Vidula Pethe, 3) Mr. Ajit Prabhu, 4) Mr. Ravindra Patankar, 5) Mr. Sharad Talwelkar & Mrs. Varsha Talwelkar, 6) Mrs. Sharvari Purohit and 7) Mr. Chandrashekhar Purohit are yet to be mutated in the property card as Apartment Owners of Shree Apartment Condominium.
- 2) Mortgage Deed dtd.20/05/2013 executed between Mortgagor viz. Mr. Ajay Rajaram Kambli & Mrs. Vrinda Ajay Kambli and Mortgagee viz. Axis Bank Ltd., Thane in respect of Flat No.1 on Ground Floor of Shree Apartment Condominium.

The report reflecting the flow of the title of the Shree Apartment Condominium through Apartment Owners viz. 1) Mr. Ajay Kambli & Mrs. Vrinda Kambli, 2) Smt. Vidula Pethe, 3) Mr. Ajit Prabhu, 4) Mr. Ravindra Patankar, 5) Mr. Sharad Talwelkar & Mrs. Varsha Talwelkar, 6) Mrs. Sharvari Purohit and 7) Mr. Chandrashekhar Purohit - the Owners and M/s. Joshi & Yash Developers LLP - the Developer is enclosed herewith as annexure.

Encl. Annexure

Date : 29th January, 2024

S. Deodhar

(Mrs. Suvarna V. Deodhar)

Advocate

(MAH/441/1998)

Advocate Suvarna V. Deodhar
M.Com., LL.B.
'Kalavihar', 5th Floor, Near Revival Hospital,
Prashant Nagar, Naupada, Thane (W) - 2,
Mob.: 9821209314 / Off. No. 9930398682

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(Circular No.- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) Property Card.
- 2) Mutation Entry No.49 in respect of aforesaid property.
- 3) Search Report for 30 years i.e. from 1994 to 2023 at Sub-Registrar's Office, at Thane.
- 4) Any other relevant title - Development Agreement dtd.15/12/2021 (Sr. No.TNN12-13957-2021, dtd.15/12/2021) executed between the Shree Apartment Condominium alongwith aforesaid Apartment Owners and the Developer viz. M/s. Joshi & Yash Developers LLP, in respect of the above referred property as per the terms and conditions set out thereunder.
- 5) No litigation.

Date :- 29th January, 2024

S. Deodhar

(Mrs. Suvarna V. Deodhar)

Advocate

(MAH/441/1998)

Advocate Suvarna V. Deodhar

M.Com., LL.B.
'Kalavihar', 5th Floor, Near Revival Hospital,
Prashant Nagar, Naupada, Thane (W) - 2,
Mob.: 9821209314 / Off. No. 9930398682



JOSHI AND YASH DEVELOPERS LLP

BUILDERS & DEVELOPERS

 Punamiya Bhavan Eduljee Road, Tembi Naka, Thane (W) - 400 601

Date: 27/04/2024

DECLARATION

I, Mr. Ravi Ramesh Punamiya, Partner of M/s. Joshi And Yash Developers LLP, duly authorised by M/s. Joshi And Yash Developers LLP (hereinafter referred to as the "**Promoter**") the Promoter of the Project known as "**Shree Apartment**", do hereby solemnly declare, undertake and state as under:

The Promoter is developing the Real Estate Project known as "**Shree Apartment**" (hereinafter referred to as the "**Project**") on the piece and parcel of land piece and parcel land admeasuring 498.30 sq. mtrs. situated at C.T.S. No. 200(pt), 220, 209, 219(pt), 211, 210, 202(pt), 201, Sector No. 2, Mouje - Naupada, lying and being at M. G. Road, Thane (W) - 400 601, Taluka & Dist. Thane.

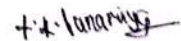
We would like to inform you that in the flow of Title Certificate it is clearly mentioned in clause No. 2 (i & j) regarding CTS number details and their area. We would like to give the details of CTS number and their area in the below chart:

Sr. No.	CTS No.	Area (in Sq. mtrs.)
1	200 (part)	404.00
2	220	14.00
3	209	12.20
4	219 (part)	6.00
5	211	12.20
6	210	12.20
7	202 (part)	6.20
8	201	31.50
	Total	498.30

I/We confirm the above undertaking is true and correct.

M/s. JOSHI AND YASH DEVELOPERS LLP





Partner

Promoter

