KIRAN B. BANOTE

B.A.LL, B.

ADVOCATE HIGH COURT

Mobile No. 9324639187
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E-mail Id :- kiranbanote12@gmail.com

Ref.

Date – 18/04/2024

FORMAT – A
(Circular No.:- 28/2021)

To,
Maha RERA
6th & 7th floor,
Housefin Bhavan
Plot No. C-21, E-Block,
Bandra (E),
Mumbai-400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to 7/12 extract of 1) **Survey No. 37, Hissa No. 4/A, Admeasuring Area 5260 Sq. Mtrs. Asst. 526Rs - 00Paise, 2) Survey No. 37, Hissa No. 5 Part, New Hissa No. 5/A/6 Plot No. 5, Total Admeasuring Area 323.57 Sq. Mtrs. i.e. 0H-03R-2P Asst. 0Rs.-20Paise Situated at Village SHIRGAON Tal- Ambernath Dist- Thane within local limit of Kulgaon Badlapur Municipal Council and Sub-Registrar Ulhasnagar-1/2/3/4 at Badlapur.** (Hereinafter referred as the said land).

I have investigated the title of the said land on the request of **SHREEJI BUILDERS AND DEVELOPERS as a promoter/developer** and following documents i.e.:-

1/- Description of the property :-

a) **Survey No. 37, Hissa No. 4/A, Admeasuring Area 5260 Sq. Mtrs. Asst. 526Rs - 00Paise Situated at Village SHIRGAON Tal- Ambernath Dist- Thane.**

b) **Survey No. 37, Hissa No. 5 Part, New Hissa No. 5/A/6 Plot No. 5, Total**

Admeasuring Area 323.57 Sq. Mtrs. i.e. 0H-03R-2P Asst. 0Rs.-20Paise Situated at Village SHIRGAON Tal- Ambernath Dist- Thane.

2/- The documents of allotment of plot.

a) **N. A. Order** issued by District Collector, Thane on dtd 07/06/2023 by order no. REV/DESK-1/t-14/NAP/SR-8/2003.

b) **Society Registration Certificate** issued by Assistant Co.-Operative Registrar namely **"SHREEKRUSHNANAYAN BUILDING B & C CO.-OP. HOUSING SOCIETY LTD."**, duly registered under **"Reg. No. TNA/ABN/HSG/ (T.C.)/20902/2009-2010 Since 2009 Dated 29/06/2009" & "SHREEKRUSHNANAYAN COMPLEX D & E CO.-OP. HOUSING SOCIETY LTD."**, duly registered under **"Reg. No. TNA/ABN/HSG/(T.C.)/22206/2010-2011 Since 2010 Dated 01/09/2010" & "SHREEKRUSHNANAYAN BUILDING F CO.-OP. HOUSING SOCIETY LTD."**, duly registered under **"Reg. No. TNA/ABN/HSG/ (T.C.)/20903/2009-2010 Since 2009 Dated 29/06/2009"** under the Provisions of Maharashtra Co. Operative Societies Act, 1960.

c) **Society Registration Certificate** issued by Assistant Co.-Operative Registrar namely **"SHREEKRUSHNA NAYAN COMPLEX WING A-1 CO.-OP. HOUSING SOCIETY LTD."**, duly registered under **"Reg. No. TNA/ABN/HSG/ (T.C.)/20720/2009-2010 Since 2010 Dated 07/05/2009" & "SHREEKRUSHNA NAYAN COMPLEX WING A-2 CO.-OP. HOUSING SOCIETY LTD."**, duly registered under **"Reg. No. TNA/ABN/HSG/(T.C.)/20721/2009-2010 Since 2009 Dated 07/05/2009"** under the Provisions of Maharashtra Co. Operative Societies Act, 1960.

d) **Society Registration Certificate** issued by Assistant Co-Operative Registrar for formed Society namely **"GAURINANDAN CO. OP. HOUSING SOCIETY LTD."**, duly registered under **"Reg. No. TNA/ULR/HSG/(T.C.)/8664/97-98 on DATED 30/04/1997** under the Provisions of Maharashtra Co. Operative Societies Act, 1960.

e) **Deed of Conveyance (DEEMED/UNILATERAL)** on dated 22/09/2020 duly registered at the Office of Sub-Registrar Ulhasnagar - 2 at Serial No. 6680/2020 between 1) Shankar Krushnaji Pendulkar 2) Dinkar Krushnaji Penduler 3) Vinayak Krushnaji Pendulka 4) Maruti Krushnaji Pendulkar 5) Laxman Krushnaji Pendulkar 6) Balaram Krushnaji Pendulkar, 7)

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Jaishree Laxman Pawar 8) Vimal Ramchandra Pendulkar, 9) Swati Sunil Pawar, 10) Sumitra Ramchandra Pendulkar, 11) Bhaskar Ramchandra Pendulkar, 12) Mangesh Ramchandra Pendulkar, 13) Rohini Ramchandra Pendulkar Through Competent Officer and District Deputy Registrar Co-Operative Society Thane, District Thane as owners/builders & **"SHREEKRUSHNANAYAN BUILDING B & C CO.-OP. HOUSING SOCIETY LTD."**, Through 1) Chairman – Bajrang Trimbak Basate, 2) Secretary – Rajendra Arjun Chavan & **"SHREEKRUSHNANAYAN COMPLEX D & E CO.-OP. HOUSING SOCIETY LTD."**, Through 1) Chairman – Dattatray Shyamram Gaikwad, 2) Secretary - Vijay Pralhad Waghmare, 3) Treasurer - Udya Govind Jadhav & **"SHREEKRUSHNANAYAN BUILDING F CO.-OP. HOUSING SOCIETY LTD."**, Through 1) Chairman – Avinash Pandurang Kulkarni 2) Secretary – Vikram Dnyandev Yewale, 3) Treasurer - Bhaskar Vitthal Kokane (As Purchasers/Society). The said Owners & Developers have sold the said land and hence, according to the said Conveyance Deed the name of Purchaser **"SHREEKRUSHNANAYAN BUILDING B,C,D,E & F CO.-OP. HOUSING SOCIETY LTD."** was recorded on the 7/12 extract of the said land.

f) **Deed of Conveyance** on dated 23/03/2023 duly registered at the Office of Sub-Registrar Ulhasnagar - 2 at Serial No. 3777/2023 between 1) Dinkar Krushnaji Penduler 2) Vinayak Krushnaji Pendulka, 3) Laxman Krushnaji Pendulkar 4) Balaram Krushnaji Pendulkar 5) Jaishree Laxman Pawar, 6) Vimal Ramchandra Pendulkar, 7) Swati Sunil Pawar, 8) Sumitra Ramchandra Pendulkar, 9) Bhaskar Ramchandra Pendulkar, 10) Mangesh Ramchandra Pendulkar, 11) Rohini Ramchandra Pendulkar, 12) Parvatibai Shankar Pendulkar, 13) Pandit Shankar Pendulkar, 14) Aruna Balkrushna Kalekar, 15) Bharti Shashikant Telange, 16) Arun Shankar Pendulkar, 17) Ramesh Shankar Pendulkar, 18) Anusuya Maruti Pendulkar, 19) Atul Maruti Pendulkar, 20) Nandini Naresh Newale Through Power of Attorney M/s Trishul Construction Through Its Partners 1) Sajesh Gopal Patkar, 2) Sanjay Hiralal Dargar Through Power of Attorney M/s Shree Krushna Builders And Developers Through It Partner Nitant

Narendra Desai as owners & M/s Shree Krushna Builders and Developers Through Its Partner Nitant Narendra Desai (As a Confirming Party) & **"SHREEKRUSHNA NAYAN COMPLEX WING A-1 CO.-OP. HOUSING SOCIETY LTD."**, Through 1) Chairman – Pralhad Sayaji Ghag, 2) Secretary – Shekhar Shankar Penkar 3) Treasurer – Pradip Raghunath Patil & **"SHREEKRUSHNA NAYAN COMPLEX WING A-2 CO.-OP. HOUSING SOCIETY LTD."**, Through 1) Chairman – Arjun Natha Savane, 2) Secretary – Sandeep Suresh Baviskar 3) Treasurer – Ketan Pundalik Kudpane (As Purchasers/Society). The said Owners & Developers have sold the said land and hence, according to the said Conveyance Deed the name of Purchaser **"SHREEKRUSHNA NAYAN COMPLEX WING A-1 CO.-OP. HOUSING SOCIETY LTD."**, & **"SHREEKRUSHNA NAYAN COMPLEX WING A-2 CO.-OP. HOUSING SOCIETY LTD."** was recorded on the 7/12 extract of the said land.

g) **Deed of Conveyance** on dated 05/11/2015 duly registered at the Office of Sub-Registrar Ulhasnagar - 2 at Serial No. 948/2015 between Malti Madhukar Gadre as Owner/Builder & **"GAURINANDAN CO. OP. HOUSING SOCIETY LTD."**, Through 1) Chairman – Mr. Vijay Shankarrao Palande, 2) Secretary – Mr. Pradipkumar P. Pathak, Treasurer – Mr. Dattakumar Ramchandra Kalekar (As Purchasers/Society) & The said Owners have sold the said land and hence, according to the said Conveyance Deed the name of Purchaser **"GAURINANDAN CO. OP. HOUSING SOCIETY LTD."** was recorded on the 7/12 extract of the said land.

h) **No Objection Certificate** dt. 02/06/2022 having serial no. Javak. Kra.Sani/Ambernath/B-2/Shreekrushnayan Building B & C/Redevelopment/ Permission Order/724/Year 2022, given by Assistant Sub-registrar Co-operative Societies Dist. Ambernath to **"SHREEKRUSHNANAYAN BUILDING B & C CO.-OP. HOUSING SOCIETY LTD."**, & serial no. Javak. Kra.Sani/Ambernath/B-2/Shreekrushnayan Complex D & E/Redevelopment/ Permission Order/725/Year 2022, given by Assistant Sub-registrar Co-operative Societies Dist. Ambernath to **"SHREEKRUSHNANAYAN COMPLEX B & C CO.-OP. HOUSING SOCIETY LTD."**, & & serial no. Javak. Kra.Sani/Ambernath/B-2/Shreekrushnayan Building F /Redevelopment/ Permission Order/726/Year 2022, given by Assistant Sub-registrar Co-operative Societies Dist. Ambernath to **"SHREEKRUSHNANAYAN BUILDING F CO.-OP. HOUSING SOCIETY LTD."** for giving Re-Development Rights of the said land to the Developer i.e. M/s Shreeji Builders and Developers Through Its Partners 1) Mr. Kalpesh Dhirubhai Shah, 2) Mr. Vipul Bharat Shah as Developers.

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i) **No Objection Certificate** dt. 26/09/2022 having serial no. Javak. Kra.Sani/Ambernath/B-2/Shreekrush nayan Building A-1/Redevelopment/ Permission Order/2084/Year 2022, given by Assistant Sub-registrar Co-operative Societies Dist. Ambernath to "**SHREEKRUSHNA NAYAN COMPLEX WING A-1 CO.-OP. HOUSING SOCIETY LTD.**", & serial no. Javak. Kra.Sani/Ambernath/B-2/Shreekrushnayan Complex A-2/Redevelopment/ Permission Order/1309, Since 2022 on dtd 21/07/2022 given by Assistant Sub-registrar Co-operative Societies Dist. Ambernath to "**SHREEKRUSHNA NAYAN COMPLEX WING A-1 CO.-OP. HOUSING SOCIETY LTD.**", & "**SHREEKRUSHNA NAYAN COMPLEX WING A-2 CO.-OP. HOUSING SOCIETY LTD.**" for giving Re-Development Rights of the said land to the Developer i.e. M/s Shreeji Builders and Developers Through Its Partners 1) Mr. Kalpesh Dhirubhai Shah, 2) Mr. Vipul Bharat Shah as Developers.

j) **Re-Development Agreement** dtd. 02/11/2023 executed between **SHREEKRUSHNANAYAN BUILDING B & C CO.-OP. HOUSING SOCIETY LTD.** – Through **B WING** - Members 1) Mr. Bhagyashree V. Nirmal, 2) Smt. Sandhya Subhash Chitnis, 3) Mr. Nitesh M. Mehta, 4) Mr. Surendra K. Dalavi, 4/1) Mrs. Vishakha Surendra Dalvi, 5) Bajrang Trimbak Basate, 6) Vinod S. Jadhav, 7) Yograj Khariyal, 7/1) Prakasho Khariyal, 8) Shital Sunil Dhomkar, 9) Mr. Jayprakash Bhaurao Belanke, 10) Mr. Satishchandra B Gour, 10/1) Mrs. Savitri Badriprasad Gour, 11) Mr. Swapnil G. Dhabale, 11/1) Mrs. Komal S. Dhabale, 12) Mr. Ajinkya S. Mule, 12/1) Mrs. Sunita Ajinklya Mule, 13) Mrs. Umesh S. Jadhav, 13/1) Mrs. Manisha Umesh Jadhav, 14) Mr. Ashwin Harishchandra Gaikwad, 14/1) Late Shaila Harishchandra Gaikwad, 14/2) Vikas Harishchandra Gaikwad, 14/3) Smt. Sujata Jitendra Gaikwad, 15) Mr. Ramesh Rangnath Aaher, 16) Mr. Pundalik Ravji Patil, **SHREEKRUSHNANAYAN BUILDING B & C CO.-OP. HOUSING SOCIETY LTD.** – Through **C WING** - Members – 1) Mr. Mahadev B Nakil, 2) Mr. Mahadev Pundalik Koliwad, 3) Mrs. Nanda Ashok Mhaske, 3/1) Mr. Ashok D. Mhaske, 4) Mr. Ashok D. Mhaske 4/1) Mrs. Nanda Ashok Mhaske, 5) Mr. Sandeep S. Pandit, 5/1) Jyotsna Sandip Pandit, 6) Mrs. Pooja

Jaggannath Chavan, 7) Mr. Rajendra A Chavan, 8) Prakash H. Khandagale, 9) Raghunath Singh, 9/1) Manbhardevi Raghunath Singh, 10) Mr. Pramod Kumar, 11) Mr. Vinodkumar B. Prasanna, 12) Mr. Ajit J Kadam, 13) Mr. Siddharth Dinkar Kamble, 14) Mr. Digambar Dinkar Kamble, 15) Mr. Mahadev Govind Patil, 16) Mrs. Savita Maghade, 16/1) Mr. Shimon D. Maghade & **SHREEKRUSHNANAYAN BUILDING B & C CO.-OP. HOUSING SOCIETY LTD. Through Its** 1) Chairman – Bajrang Trimbak Basate, 2) Secretary – Rajendra Arjun Chavan, 3) Treasurer – Ramesh Rangnath Aaher **SHREEKRUSHNANAYAN COMPLEX D & E CO.-OP. HOUSING SOCIETY LTD.** Through Its **D WING** Member – 1) Mrs. Sushma D. Kulkarni, 2) Mr. Ambadas V. Bhoyar, 3) Mrs. Sangeeta Krushndev Gurav, 3/1) Mr. Krushnadev Manohar Gurav, 4) Mr. Manoj Shreekant Dharmadhikari, 4/1) Smt. Shobha Shrikant Dharmadhikari, 5) Mr. Raj Ramsurat Gupta, 6) Mr. Nikhil Bharat Dighe, 6/1) Swati Nikhil Dighe, 7) Smt. Shital Shyamchandra Deshpande, 8) Mr. Kamlesh Shivbacchan Dube, 8/1) Mrs. Renudevi Kamlesh Dubey, 9) Mr. Kiran Bhau Dalvi, 9/1) Mrs. Kalpana Bhau Dalvi, 10) Mr. Raju B. Tarate, 10/1) Mrs. Ujwala Raju Tarate, 11) Mr. Dattatray Shyamrao Gaikwad, 12) Mr. Suyog S. Yadav, 12/1) Mrs. Swati Suyog Yadav, 13) Mr. Dulal N. Deb, 13/1) Mrs. Mamoni N. Deb, 14) Mr. Arun Sakaharam Jadhav, 14/1) Mrs. Shubhangi Arun Jadhav, 15) Mr. Kashinath Suresh Baluragi, 15/1) Smt. Jagdevi Suresh Baluragi, 16) Mr. Ramesh Kumar, 16/1) Mrs. Vinod Kumari, (As a Confirming Party No. 1), **SHREEKRUSHNANAYAN COMPLEX D & E CO.-OP. HOUSING SOCIETY LTD.** Through Its **E WING** Member – 1) Mr. Kisan G. Muke, 2) Mr. Prakash G. Tikare, 2/1) Mr. Rajeshri Prakash Tikare, 3/1) Mr. Subhodh S. Rangankar, 4) Mr. Sunil S. Jadhav, 5) Mr. Santosh Dada Sawant, 5/1) Mrs. Swati Santosh Sawant, 6) Lalvina Edvin Soloman, 6/1) Edvin Soloman, 7) Mr. Vijay Pralhad Waghmare, 8) Ku. Anita N. Jagtap, 9) Mr. Arjun Vinnu Patil, 10) Mr. Rajaniranjan V. Choube, 10/1) Mrs. Shashi R. Choube, 11) Mr. Santosh Rajaram Mirge, 12) Mrs. Asmita Anant Sawant, 12/1) Mr. Anant Sadashiv Sawant, 13) Mr. Dinesh B Nakil, 14) Mr. Atul S. Shewalkar, 15) Mrs. Uday Govind Jadhav, 15/1) Mrs. Sangeeta Uday Sawant, 16) Mr. Kailash Satyanarayan Bhat, 16/1) Sneha Kailash Bhat, 17) Mr. Suhas Aappaji Parab, 18) Mr. Kirtikumar Mafatlal Patel, 19) Mrs. Rajana I. Lokhande, 20) Mr. Jagdish Shivprasad Lodiya, 20/1) Mrs. Sumitra Jagdish Lodiya, 21) Mrs. Sumitra J Lodiya, 21/1) Mr. Jagdish S. Lodiya, 22) Mrs. Sakshi Yogesh Jadhav, 23) Mrs. Shraddha Mahesh Jadhav, 24) Mrs. Radhika Umesh Jadhav & **"SHREEKRUSHNANAYAN COMPLEX D & E CO.-OP. HOUSING SOCIETY LTD."**, Through 1) Chairman – Dattatray Shyamram Gaikwad, 2) Secretary - Vijay Pralhad Waghmare, 3) Treasurer - Udya Govind Jadhav (As a Confirming Party No. 2), **SHREEKRUSHNANAYAN COMPLEX F CO.-OP. HOUSING SOCIETY**

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LTD. Through Its **F WING** Member – 1) Bhaskar Vitthal Kokane, 2) Mr. Deepak Baban Mane, 2/1) Mrs. Laxmi Deepak Mane, 3) Mr. Avinash Pandurang Kulkarni, 4) Mr. Vikram Jaiprakash Sharma, 5) Mrs. Ruchi Jaiprakash Sharma, 6) Mr. Ishwar D. Lokhande, 7) Mr. Dharmapal H. Singh, 8) Mr. Satyanarayan S. Biyani, 9) Mr. Mukesh V. Varule, 10) Mr. Mandar M. Borkar, 10/1) Mrs. Shrawani M. Borkar, 11) Mr. Ajay P. Latake, 11/1) Mrs. Seema Ajay Latake, 12) Mr. Kishor A. Rathod, 12/1) Mrs. Nirmala Kishor Rathod, 13) Mr. Prashant R. Kavale, 14) Mr. Vilas Shantaram Ghag, 15) Mr. Rushi Bhailal Bharati & **"SHREEKRUSHNANAYAN BUILDING F CO.-OP. HOUSING SOCIETY LTD."**, Through 1) Chairman – Avinash Pandurang Kulkarni 2) Secretary – Vikram Dnyandev Yewale, 3) Treasurer - Bhaskar Vitthal Kokane (As a Confirming Party No. 3) & M/s Shreeji Builders and Developers Through Its Partners 1) Mr. Kalpesh Dhirubhai Shah, 2) Mr. Vipul Bharat Shah (As a Developers) and the society have granted Re-Development rights of land bearing **Survey No. 37, Hissa No. 4/A, Area Admeasuring 3993.12 Sq. Mtrs out of Total Area Admeasuring Area 5260 Sq. Mtrs. Situated at Village SHIRGAON Tal- Ambernath Dist- Thane** to Builder i.e. M/s Shreeji Builders and Developers Through Its Partners 1) Mr. Kalpesh Dhirubhai Shah, 2) Mr. Vipul Bharat Shah the said Re-Development Agreement is duly registered in the office of Sub-Registrar Ulhasnagar-2 at Sr. No. 1738/2023. And according to the said Re-Development Agreement the said Flat Owners have granted re-development rights of the said land to Developer/Builder for the Kind Consideration i.e. accordance with Flat, And Developer/Builder also agreed to handed over the said Kind Consideration i.e. accordance with Flat to Land Owners /Flat Owners Free of Cost in the building construction upon said land.

k) Irrevocable Power of Attorney dtd. 09/02/2023, the Flat Owners have given Separate Irrevocable Power of Attorney in favour of the Developer/Builders for enabling them to develop the said land by constructing thereon building/s of dwelling units, and other units and selling the said units to prospective flat/Unit Purchasers on ownership basis. The said Irrevocable Power of Attorney is duly registered at serial No. 1738/2023.

l) **Re-Development Agreement** dtd. 13/02/2024 executed between **SHREEKRUSHNA NAYAN COMPLEX WING A-1 CO.-OP. HOUSING SOCIETY LTD.”**, Through 1) Chairman – Pralhad Sayaji Ghag, 2) Secretary – Shekhar Shankar Penkar 3) Treasurer – Pradip Raghunath Patil & Members – 4) Manisha Dattatray Jagtap, 4/1) Smt. Divya Tejas Mohite, 5) Vishnu Shivram Parab, 6) Dipak Kisan Valmiki, 6/1) Poonam Vijay Valmiki, 8) Rakesh Ramchandra Menon, 8/1) Snehal Rakesh Menon, 9) Vinayak Sambhaji Adlinge, 10) Smt. Kalpana Sudam Shirke, 10/1) Sudam Rama Shirke, 11) Santram Parsu Devarkar, 12) Vikram Shankar Lokhande, 13) Arun Baburao Ghodke, 15) Amol Suresh Patil, 15/1) Pratibha Amol Patil, 16) Manohar Jayram Mohite, 17) Varsha Pradip Patil the society have granted Re-Development rights of land bearing **Survey No. 37, Hissa No. 4/A, Admeasuring Area 5260 Sq. Mtrs. Asst. 526Rs - 00Paise subject to the title of area admeasuring 1266.88 Sq. Mtrs Situated at Village SHIRGAON Tal- Ambernath Dist- Thane** to Builder i.e. M/s Shreeji Builders and Developers Through Its Partners 1) Mr. Kalpesh Dhirubhai Shah, 2) Mr. Vipul Bharat Shah the said Re-Development Agreement is duly registered in the office of Sub-Registrar Ulhasnagar-2 at Sr. No. 13/02/2024. And according to the said Re-Development Agreement the said Flat Owners have granted re-development rights of the said land to Developer/Builder for the Kind Consideration i.e. accordance with Flat, And Developer/Builder also agreed to handed over the said Kind Consideration i.e. accordance with Flat to Land Owners /Flat Owners Free of Cost in the building construction upon said land.

m) Irrevocable Power of Attorney dtd. 13/02/2024, the Flat Owners have given Separate Irrevocable Power of Attorney in favour of the Developer/Builders for enabling them to develop the said land by constructing thereon building/s of dwelling units, and other units and selling the said units to prospective flat/Unit Purchasers on ownership basis. The said Irrevocable Power of Attorney is duly registered at serial No. 2139/2024.

n) **Re-Development Agreement** dtd. 08/02/2024 executed between **SHREEKRUSHNA NAYAN COMPLEX WING A-2 CO.-OP. HOUSING SOCIETY LTD.”**, Through 1) Chairman – Arjun Natha Savane 2) Secretary – Sandip Suresh Baviskar, 3) Treasurer – Ketan Pundalik Kudpane & Members – 4) Mahesh Dattatray Pol, 5) Shyamprakash Amarnath Pande, 5/1) Manisha S. Pande, 6) Ganesh Parshuram Shinde, 7) Viratdatta Upadhyay, 7/1) Sundaram Virat Upadhyay, 8) Sandhya Yashwant Sakat, 8/1) Yashwant Manu Sakat, 9/1) Aparna Parveshkumar Sharma, 10) Ashwin Arjun Sawane, 13)

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Amreshkumar N. Thakur, 14) Reshma Ravindra Mane, 15) Ramesh Ramchandra Pednekar the society have granted Re-Development rights of land bearing **Survey No. 37, Hissa No. 4/A, Admeasuring Area 5260 Sq. Mtrs. Asst. 526Rs - 00Paise subject to the title of area admeasuring 1266.88 Sq. Mtrs Situated at Village SHIRGAON Tal- Ambernath Dist- Thane** to Builder i.e. M/s Shreeji Builders and Developers Through Its Partners 1) Mr. Kalpesh Dhirubhai Shah, 2) Mr. Vipul Bharat Shah the said Re-Development Agreement is duly registered in the office of Sub-Registrar Ulhasnagar-2 at Sr. No. 1881/2024. And according to the said Re-Development Agreement the said Flat Owners have granted re-development rights of the said land to Developer/Builder for the Kind Consideration i.e. accordance with Flat, And Developer/Builder also agreed to handed over the said Kind Consideration i.e. accordance with Flat to Land Owners /Flat Owners Free of Cost in the building construction upon said land.

o) Irrevocable Power of Attorney dtd. 08/02/2024, the Flat Owners have given Separate Irrevocable Power of Attorney in favour of the Developer/Builders for enabling them to develop the said land by constructing thereon building/s of dwelling units, and other units and selling the said units to prospective flat/Unit Purchasers on ownership basis. The said Irrevocable Power of Attorney is duly registered at serial No. 1882/2024

n) Supplementary Agreement on dtd 13/02/2024 registered bearing no. 2160/2024 between 1) Pralhad Sayaji Ghag, 2) Vidhya Pralhad Ghag (As a Society Member) & M/s Shreeji Builders and Developers Through Its Partners 1) Mr. Kalpesh Dhirubhai Shah, 2) Mr. Vipul Bharat Shah (As a Developer). As per the said Supplementary Agreement the Society Member 1) Pralhad Sayaji Ghag, 2) Vidhya Pralhad Ghag was unavailable at the time of execution of present agreement registration of Development Agreement between Society Member and Builder/Promoter on dtd 08/02/2023 Sr. No. 1881/2024 & Power of Attorney dtd

08/02/2024 Sr.No. 1882/2024. Therefore as per Supplementary Agreement 1) Pralhad Sayaji Ghag, 2) Vidhya Pralhad Ghag has confirmed and agreed Development Agreement dtd 08/02/2024.

p) **Re-Development Agreement** dtd. 12/05/2023 executed between. Members of **GUARINANDAN CO. OP. HSG. LTD** Through Members 1. Vrunda Avinash Chaubal 2. Pooja Pradip Naik. 3. Rohini Manohar Salaskar 4. Manish Manohar Salaskar, 5. Chandrakant Murlidhar Joshi 6. Vijay Shankar Palande 7. Nitin Shankar Gavali 8. Ronini Dattakumar Kalekar 9. Ramesh Kalpnath Prajapati 10. Pradipkumar Parshuram Phatak & Gauri Nandan Co. Op. Hsg. Ltd. Through 1. Chairman – Pradipkumar Parshuram Phatak 2. Secretary – Vijay Shankar Palande 3. Treasurer – Manish Manohar Salaskar (As a Confirming Party) have granted Re-Development rights of land bearing **Survey No. 37, Hissa No. 5 Part, New Hissa No. 5/A/6 Plot No. 5, Total Admeasuring Area 323.57 Sq. Mtrs. i.e. 0H-03R-2P Asst. 0Rs.-20Paise Situated at Village SHIRGAON, Tal- Ambernath, Dist- Thane** to Builder i.e. Shreeji Builders & Developers Through Partners Mr. Kalpesh Dhirajlal Shah the said Re-Development Agreement is duly registered in the office of Sub-Registrar Ulhasnagar-2 at Sr. No. 6341/2023. And according to the said Re-Development Agreement the said Flat Owners have granted re-development rights of the said land to Developer/Builder for the Kind Consideration i.e. accordance with Flat. And Developer/Builder also agreed to handed over the said Kind Consideration i.e. accordance with Flat to Land Owners /Flat Owners Free of Cost in the building construction upon said land.

q) **Irrevocable Power of Attorney** dtd. 12/05/2023, the Flat Owners have given Separate Irrevocable Power of Attorney in favour of the Developer/Builders for enabling them to develop the said land by constructing thereon building/s of dwelling units, and other units and selling the said units to prospective flat/Unit Purchasers on ownership basis. The said Irrevocable Power of Attorney is duly registered at serial No. 6343/2023.

r) **Search Report** on Dtd. 18/04/2024 issued by Searcher Mr. Dinesh H Raut regarding Land Bearing **Survey No. 37, Hissa No. 4/A, Area Admeasuring Area 5260 Sq. Mtrs. Situated at Village SHIRGAON Tal- Ambernath Dist- Thane** for the period of **30 Years** i.e. from **1995 to 2024** and there is no adverse entry on the Index of the said land except mentioned above.

KIRAN B. BANOTE

B.A.LL, B.

ADVOCATE HIGH COURT

Mobile No. 9324639187
Office No. 95251-2699069

Office at:- Trimurti Apartment, First Floor, Near Karnavat Class, Opp. Maruti Temple, Gandhi Chowk Kulgaon Badlapur (E) Tal- Ambernath Dist- Thane. 421 503
E-mail Id :- kiranbanote12@gmail.com

Ref. Date – 18/04/2024

r) **Search Report** on dated 18/04/2024 issued by Searcher Mr. Dinesh H Raut regarding Land Bearing **Survey No. 37, Hissa No. 5 Part, New Hissa No. 5/A/6 Plot No. 5, Total Admeasuring Area 323.57 Sq. Mtrs. i.e. 0H-03R-2P Asst. 0Rs.-20Paise Situated at Village SHIRGAON, Tal- Ambernath, Dist- Thane.** situated at Village **KULGAON,** Tal.- Ambernath, Dist.- Thane for the period of 30 years i.e. from 1995 to 2024 and there is no adverse entry on the Index of the said land except mentioned above.

s) **Building Construction Permission** granted by the Kulgaon Badlapur Municipal Council vide order bearing No. KBNP/NRV/BP/1523/2022-2023 Unique No. 236 dated 06/04/2023 and therefore the said authority granted the construction permission for Wing A- Part Stilt, Ground + Seventh Floor, Wing B,C,D,E,F,G & H – Stilt + Seventh Floor & Wing I – Part Stilt, Ground + Seventh Floor & Type A – Clubhouse – Ground + First Floor.

3/- 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 **SHREEJI BUILDERS AND DEVELOPERS** is clear, marketable and without any encumbrances.

4/- **Owner of the land –**

Description of Land	Owners of the land
Survey No. 37, Hissa No. 4/A, Admeasuring Area 5260 Sq. Mtrs. Asst. 526Rs - 00Paise Situated at Village SHIRGAON Tal- Ambernath Dist- Thane	For Area Admeasuring 3993.12 Sq.Mtrs Shree Krushnanayan Building B,C,D,E & F Wing Co.Op.Hsg.Soc. Ltd.

	For Area Admeasuring 1266.88 Sq. Mtrs Shreekrushna Nayan Complex Wing A-1 Co.-Op. Housing Society Ltd.", "Shreekrushna Nayan Complex Wing A-2 Co.-Op. Housing Society Ltd."

5/- The report reflecting the flow of the title of the **SHREEJI BUILDERS AND DEVELOPERS as a promoter/developer** on the said land is enclosed herewith as annexure.

Encl : Annexure.
Date: 18/04/2024

MR. K.B. BANOTE
(Advocate High Court)

ADV. KIRAN B. BANOTE
(BA, LLB.)
Office at :- Trimurti Apartment, First Floor,
Opp. Maruti Temple, Ganesh Chowk, Kulgaon,
Badlapur. (E), Tal. Ambernath, Dist. Thane-421503.

KIRAN B. BANOTE

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E-mail Id :- kiranbanote12@gmail.com

Ref.

Date – 18/04/2024

FORMAT - A

(Circular No.:- 2'b/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1) 7/ 12 extract

2) **Search Report** on dated 18/04/2024 issued by Searcher Mr. Dinesh H Raut regarding Land Bearing **Survey No. 37, Hissa No. 4/A, Admeasuring Area 5260 Sq. Mtrs. Asst. 526Rs - 00Paise.** situated at Village **KULGAON,** Tal.- Ambernath, Dist.- Thane for the period of 30 years i.e. from 1994 to 2023 and there is no adverse entry on the Index of the said land except mentioned above.

3) **Search Report** on dated 18/04/2024 issued by Searcher Mr. Dinesh H Raut regarding Land Bearing **Survey No. 37, Hissa No. 5 Part, New Hissa No. 5/A/6 Plot No. 5, Total Admeasuring Area 323.57 Sq. Mtrs. i.e. 0H-03R-2P Asst. 0Rs.-20Paise Situated at Village SHIRGAON, Tal- Ambernath, Dist- Thane.** situated at Village **KULGAON,** Tal.- Ambernath, Dist.- Thane for the period of 30 years i.e. from 1994 to 2023 and there is no adverse entry on the Index of the said land except mentioned above.

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5) Any other relevant title – No

6) Litigations if any – No.

Encl : Annexure.
Date: 18/04/2024

MR. K.B. BANOTE
(Advocate High Court)

ADV. KIRAN B. BANOTE
(BA, LLB.)
Office at:- Tirumali Arcade, 1st Floor,
Opp. Maruti Temple, [illegible], Kulgaon,
Badlapur. (E), Tal. Ambernath, Dist. Thane-421503.