JAMSHED AZMI (ADVOCATE HIGH COURT)
MAH/3200/2012

Office:- Green view, A-404, Beside Green park, Shil, Dist Thane 421204.,
Mob. No. 9819177798

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

FLOW OF THE TITLE OF THE SAID PLOT.

Sr.No.

1) Search report for 30 years from 1994 - 2023 taken from Online Search Report, bearing receipt No.:14970 dated 07/08/2023.

2) At the relevant time Narottam Nagar Co-operative Housing Society Ltd was the absolute Owner of the Survey Nos. as mentioned below:

Sr. No.	Survey No.	Total area (Sq. meters)
1	46	7157
2	47	13686
3	49	13521.27
4	50/1	6352.33
5	51/A/1	1742
6	67/1	15486
7	115/1	3701
8	116	10565.63
9	117/A/1	93
10	118/A/1	665
11	120/A/1	9387.97

12	48	1689.54
13	119/A	2256.10
14	121	8194.80
15	122	6141.05
	Total	100638.69

totally area admeasuring about 100638.69 Sq. Mtrs lying, being and situated at Village: Mumbra, Taluka & District: Thane (hereinafter referred to as the "said Plot").

3) By virtue of Development Agreement dated 21/01/1991, whereby Narottam Nagar Co-operative Housing Society Ltd therein referred as "the Vendor" sold, transferred and assigned all their development rights, title, interest and benefits with respect to the Survey no. 46, 47, 49, 50/1, 51/A/1, 67/1, 115/1, 116, 117/A/1, 118/A/1 ,120/A/1 totally area admeasuring about 51144 Sq. Mtrs in the favour of Amber Apartment Makers Private Ltd. therein referred as "The Transferor" (hereinafter referred to as "the said Development Agreement").

4) By virtue of the said Agreement to Sell dated 02/11/2021, whereby Narottam Nagar Co-operative Housing Society Ltd therein referred as "The Vendor No.1" /party of the First Part and Amber Apartment Makers Private Limited therein referred as "The Vendor No.2"/party of the Second Part agreed to sell , transfer and assign all their rights, title, interest and benefits with respect to the Survey no. 46, 47, 49, 50/1, 51/A/1, 67/1, 115/1, 116, 117/A/1, 118/A/1 ,120/A/1 totally area admeasuring about 51144 Sq. Mtrs in favor of M/s. YES REALTY therein referred as "The Purchaser" / party of the Third Part and the same is duly registered with Sub-Registrar of Assurances at Thane, bearing Registered document serial No.

TNN-9/15816/2021 (hereinafter referred to as "the said Agreement to Sell-1").

5) By virtue of the said Deed of Conveyance dated 17/10/2023, whereby Narottam Nagar Co-operative Housing Society Limited therein referred as "the Vendor" / party of the First Part and Amber Apartment Makers Private Limited therein referred as "the Transferor"/party of the Second Part sold, transferred and assigned all their rights, title, interests and benefits with respect to the Survey no. 46, 47, 49, 50/1, 51/A/1, 67/1, 115/1, 116, 117/A/1, 118/A/1 ,120/A/1 totally area admeasuring about 51144 Sq. Mtrs in the favor of M/s. YES REALTY therein referred as "the Purchaser"/party of the Third Part and the same is duly registered with Sub-Registrar of Assurances at Thane, bearing Registered document serial No. TNN-9/18781/2023 dated 17/10/2023 (herein after referred to as the said "Conveyance Deed").

6) By virtue of the said Agreement to Sell dated 07/03/2024, whereby Narottam Nagar Co-operative Housing Society Ltd therein referred as "The Vendor" /party of the First Part and Amber Apartment Makers Private Limited therein referred as "The Transferor" /party of the Second Part agreed to sell, transfer and assign all their rights, title, interest and benefits with respect to the Survey no. 46(P), 50/1(P) (old survey no. 50/A (P)) and 116(P) totally area admeasuring about 7281.92 Sq. Mtrs in favor of M/s. YES REALTY therein referred as "The Purchaser" / party of the Third Part and the same is duly registered with SubRegistrar of Assurances at Thane, bearing Registered document serial No. TNN9/4667/2024 dated 12/03/2024 (hereinafter referred to as "the said Agreement to Sell-2").

7) By virtue of the said Agreement to Sell dated 07/03/2024, whereby Narottam Nagar Co-operative Housing Society Ltd therein referred as "The Vendor" /party of the First Part and Amber Apartment Makers Private Limited therein referred as "The Transferor" /party of the Second Part agreed to sell, transfer and assign all their rights, title, interest and benefits with respect to the Survey no. 47(P), 49(P), 120/A/1(P), 121(P), 122(P) totally area admeasuring about 29,602.06 Sq. Mtrs in favor of M/s. YES REALTY therein referred as "The

Purchaser" / party of the Third Part and the same is duly registered with SubRegistrar of Assurances at Thane, bearing Registered document serial No. TNN9/4659/2024dated 12/03/2024 (hereinafter referred to as "the said Agreement to Sell-3").

Date: 10/04/2024

JAMSHED AZMI
(Advocate)

JAMSHED AZMI (ADVOCATE HIGH COURT)
MAH/3200/2012

Office:- Green view, A-404, Beside Green park, Shil, Dist Thane 421204.,
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FORMAT -A

(Circular 28/2021 dated 08/03/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece or parcel of land of ground comprising of Survey no. 46, 47, 49, 50/1, 51/A/1, 67/1, 115/1, 116, 117/A/1, 118/A/1 ,120/A/1, 48, 119/A, 121, 122 totally area admeasuring about 100638.69 Sq. Mtrs lying, being and situated at Village: Mumbra, Taluka & District: Thane, Maharashtra (hereinafter referred as the "Said Plot").

I have investigated the title of the said plot on the request of **M/s. YES REALTY** and following documents i.e.: -

1) Description of the property.
2) Development Agreement dated 21/01/1991.
3) Agreement to Sell dated 02/11/2021.
4) Deed of Conveyance dated 17/10/2023.
5) Agreement to Sell dated 07/03/2024.
6) Agreement to Sell dated 07/03/2024.
7) Search report for 30 years from 1994 till 2023

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 Narottam Nagar Co-operative Housing Society Ltd as the Owners of Land bearing 48, 119/A, 121, 122 and M/s. YES REALTY as the Owners/Developer of Land bearing 46, 47, 49, 50/1, 51/A/1, 67/1, 115/1, 116, 117/A/1, 118/A/1 ,120/A/1, 48 is clear, marketable and without any encumbrances.

Owners of the Plot:

Narottam Nagar Co-operative Housing Society Ltd:

Sr. No.	Survey No.	Total area (Sq. meters)
12	48	1689.54
13	119/A	2256.10
14	121	3873.05
15	122	4792.02
	Total	12610.71

Owners/Developers of the Plot:

M/s. YES REALTY:

Sr. No.	Survey No.	Total area (Sq. meters)
1	46	7157
2	47	13686
3	49	13521.27
4	50/1	6352.33
5	51/A/1	1742
6	67/1	15486

7	115/1	3701
8	116	10565.63
9	117/A/1	93
10	118/A/1	665
11	120/A/1	9387.97
12	121	4321.76
13	122	1349.03
	Total	88027.99

As per the Accommodation Reservation scheme Survey Nos. 46, 47, 49, 50/1, 51/A/1, 67/1, 115/1, 116, 117/A/1, 118/A/1,120/A/1, 121, 122, 48, 119/A, 121, 122 forms the Larger Layout Plan, however as per CRZ map issued by Institute of Remote Sensing Anna University, Chennai, Survey Nos. 48, 119/A, 121, 122 are covered under the Mangrove area or other reservation areas or CRZ area which forms part of larger layout plan but does not form part of the Project land.

The report reflecting the flow of the title of the Narottam Nagar Co-operative Housing Society Ltd as the Owners of Land bearing 48, 119/A, 121, 122 and M/s. YES REALTY as the Owners/Developer of Land bearing 46, 47, 49, 50/1, 51/A/1, 67/1, 115/1, 116, 117/A/1, 118/A/1, 120/A/1, 121, 122 on the said Plot and is entitled to develop the Said Plot is enclosed herewith as annexure.

Encl: Annexure.

Date 10/04/2024

JAMSHED AZMI
(Advocate)