

N. S. PILANKAR

ADVOCATE & NOTARY

Office : 9833293959

Office : 9821327052

Off.No.103, Shree Janaki Hari CHS Ltd., Phadke Road, Dombivli (E), Tal-Kalyan, Dist. Thane-421 201

Off.2 : 11, Printing House, 28-D, Police Court Lane, behind Handloom House, Fort, Mumbai 400 001

Ref. No. NSP/MARCH/2024

Date: 21.03.2024

FORMAT-A
(Circular No.28/2021)

To
MahaRERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate in respect of plot of land bearing
City Survey No.2326, area admeasuring 38.00 sq. meters,
lying, being and situated at Village-Ayare, Tal-Kalyan, Dist-
Thane and bounded as under :-

On or towards East : Laxman Dham Building

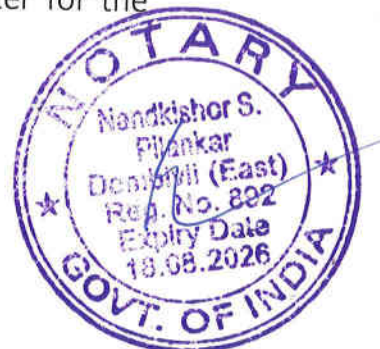
On or towards West : Amol Deep CHS Ltd.,

On or towards North : Sadguru Seva Sadan Building,

On or towards South : Road.

(hereinafter for the sake of brevity and convenience called and
referred to as 'THE SAID PLOT OF LAND').

I have investigated the title of the said plot of land, on
request of Mr. Harischandra Waman Kene, a Partner of M/s. Jay
Ashapura Developers, a Partnership Firm, having its Office at Bhim
Khane, Near Diva Vasai Railway Line, Ayare Gaon, Dombivli (East),
Tal-Kalyan, Dist-Thane, 421 201 Maharashtra, hereinafter for the



sake of brevity and convenience called and referred to as 'The Promoter / Developer'

1) I have scrutinized the following documents such as :-

i) Development Agreement, dated 18.05.2023 executed by and between, Shri. Gunaji Nana Madhavi, as the Landowner with M/s. Jay Ashapura Developers, through its Partner Mr. Ravindra Dasharath Patil & Mr. Harishchandra Waman Kene, as the Developers.

ii) Registration Receipt of the aforesaid development bearing Registration Document No. KLN-3-7405-2023, dated 18.05.2023, issued from the office Sub-Registrar, Kalyan-3.

iii) Irrevocable Power of Attorney, dated 18.05.2023 executed by and between Shri. Gunaji Nana Madhavi, as the Landowner with M/s. Jay Ashapura Developers through its Partner Mr. Ravindra Dasharath Patil & Mr. Harishchandra Waman Kene, as the Developers.

iv) Registration Receipt of the aforesaid Power of Attorney, bearing Registration Document No. KLN-3-7406-2023, dated 18.05.2023 issued from the office of Sub-Registrar of Kalyan-3.

v) Property Card No.2326, dated 11.01.2021 issued from the City Survey Office standing in the name of landowner Mr Gunaji Nana Madhavi.



vi) Deed of Partnership, dated 23.12.2015 of M/s. Jay Ashapura Developers, having its present Partners namely : i) Mr. Ravindra Dasarath Patil, ii) Mr. Aniket Sunil Joshi, iii) Mr. Harishchandra Waman Kene, iv) Mrs. Manisha Sachin Patil, v) Mrs. Bharati Deepak More & vi) Mr. Ashok Dasarath Patil, having its Office at Bhim Khane, Near Diva Vasai Railway Line, Ayaregaon, Dombivli (East), Tal. Kalyan, Dist. Thane-421 201, Maharashtra.

vi) Construction Permission No.KDMP/NRV/4165, dated 26.10.2023 issued by Kalyan Dombivli Municipal Corporation, Kalyan.

vii) Construction Permission No.KDMP/TPD/BP/DOM/2023-2024/55 dated 04.12.2023 issued by Kalyan Dombivli Municipal Corporation, Kalyan.

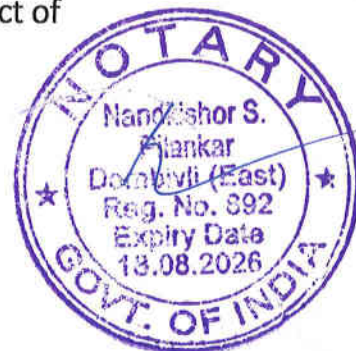
viii) Building Plan duly approved by Kalyan Dombivli Municipal Corporation, Kalyan.

ix) Architect Certificate, dated 09.05.2023 issued by AR. Shreyas S. Brid, Architect.

x) site plan

xi) Original Search Report for 30 years from 1995 to 2024, dated 13.03.2024 issued by Searcher Mr Mayur N. Surte.

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 **Shri. Gunaji Nana Madhavi**, in respect of



the captioned property is clear, marketable and without any encumbrances and M/s. Jay Ashapura Developers, a partnership firm having absolute right and authority to develop the said property by of constructing the building and /or buildings on the said Plot of land.

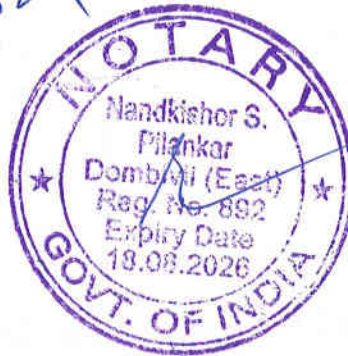
3) Qualifying comments/remarks if any :-

The title of Shri. Gunaji Nana Madhavi, in respect of the captioned property is clear, marketable and without any encumbrances and M/s. Jay Ashapura Developers, a Partnership firm having absolute right and authority to develop and construct the buildings on the said Plot.

4) The report reflecting the flow of the title of Plot Owner Shri. Gunaji Nana Madhavi on the said property is enclosed herewith as annexure.

Date: 21.03.2024

N.S. PILANKAR,
Advocate, High Court
Ref:



ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

Ref: In order to ascertain the clarity and marketability of all those piece and parcel of land bearing **City Survey No.2326**, area admeasuring **38.00 sq. meters**, lying, being and situated at Village-Ayare, Tal-Kalyan, Dist-Thane, within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Sub-Registration Kalyan, Dist-Thane & bounded as under :-

On or towards East : Laxman Dham Building

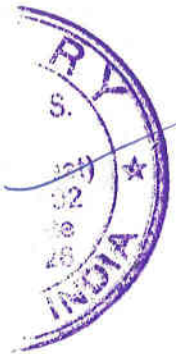
On or towards West : Amol Deep CHS Ltd.,

On or towards North : Sadguru Seva Sadan Building

On or towards South : Road

(hereinafter for the sake of brevity and convenience called and referred to as 'THE SAID PLOT OF LAND').

THIS IS TO CERTIFY THAT under the instructions of my client Mr. Harishchandra Waman Kene Partner of M/s. Jay Ashapura Developers, (Promoter/Developer) a Partnership Firm, having its office at Bhim Khane, Near Diva Vasai Railway Line, Ayaregaon, Dombivli (East), Tal. Kalyan, Dist. Thane-421 201, have caused searches to be carried out in respect of the captioned property at the office of the Joint Sub Registrar, Kalyan, through Search Mr Mayur N Surte, for a period 30 years, details as per search report, commencing from 1995 to 2024, at Sub-Registry offices after



payment of necessary charges vide receipt No.3992 dated 11.03.2024, I have also perused the photocopies of the deeds and documents given to me for my perusal pertaining to the rights, title and interest of my client to the said property and also relied upon certain information given to me by my client and pursuant thereto,

1. That, **SHRI. GUNAJI NAN MADHAVI** is the Owner of the land bearing City Survey No.2326, admeasuring about 38.00 sq. meters, as per Property Card, lying, being and situated at Village-Ayare, Tal-Kalyan, Dist-Thane, within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Sub-Registration Kalyan, Dist-Thane, hereinafter called as **THE SAID PROPERTY**.

2. It further reveals that vide Registered Development Agreement, dated 18.05.2023 the Landowner Shri. Gunaji Nana Madhavi, has entrusted the aforesaid Property in favour of M/s. Jay Aashapura Developers through its Partner Mr. Ravindra Dashrath Patil & Mr. Harishchandra Waman Kene, for development thereof in respect of the said Property.

The said Development Agreement is duly registered in the Office of Sub-Registrar, Kalyan-3 at Document No. KLN-3-7405/2023 on 18.05.2023.

3. It further reveals that vide Registered Irrevocable Power of Attorney, dated 18.05.2023 the Landowner Shri. Gunaji Nana



Madhavi, has entrusted the aforesaid Property in favour of M/s. Jay Aashapura Developers through its Partner Mr. Ravindra Dashrath Patil & Mr. Harishchandra Waman Kene, granted development powers in respect of the aforesaid Property.

The said Irrevocable Power of Attorney is duly registered in the Office of Sub-Registrar, Kalyan-3, at Document No. KLN-3-7406/2023 on 18.05.2023.

4. Upon the strength of Development Agreement & Irrevocable Power of Attorney executed between the Landowner Shri. Gunaji Nana Madhavi and the other documents, M/s. Jay Aashapura Developers through its Partner Mr. Ravindra Dashrath Patil & Mr. Harishchandra Waman Kene have absolute right to develop the said property and to sell the said proposed construction to the prospective purchasers and they are having clean, clear and marketable title over the said property.

5. The Kalyan Dombivli Municipal Corporation Authority has sanctioned and approved building plans, specifications, elevations, sections for development vide its Building Permission No. KDMC/NRV/4165, dated 26.10.2023 for carrying out construction of buildings, on the land / property admeasuring area admeasuring 38.00 sq. meters, (Area of the Plot as per site) by utilizing and consuming Floor Space Index (FSI), hereinafter for the sake of brevity called and referred to as 'the Said Property'



FINAL CERTIFICATE

I THEREFORE FINALLY CERTIFY THAT Shri. Gunaji Nana Madhavi vide registered Development Agreement and Power of Attorney have given development rights and powers in favour of M/s. Jay Aashapura Developers through its Partner Mr. Ravindra Dashrath Patil & Mr. Harishchandra Waman Kene, in respect of the said "B" Property with clean, clear and marketable without any encumbrance of whatsoever nature.

M/s. Jay Aashapura Developers, a Partnership Firm, are having development valid rights and powers in respect of the said Property.

DATE: 21.03.2024

N.S. Pilankar
N.S. Pilankar

Advocate, High Court.



N. S. PILANKAR

ADVOCATE & NOTARY

Office : 9833293959

Office : 9821327052

Off.No.103, Shree Janaki Hari CHS Ltd., Phadke Road, Dombivli (E), Tal-Kalyan, Dist. Thane-421 201

Off.2 : 11, Printing House, 28-D, Police Court Lane, behind Handloom House, Fort, Mumbai 400 001

Ref. No. NSP/MARCH/2024

Date: 21.03.2024

FORMAT-A
(Circular No.28/2021)To
MahaRERA
Mumbai.**LEGAL TITLE REPORT**

Sub: Title clearance certificate of the following plot of land :-

Village	Survey /Hissa No.	City Survey No.	Area in sq. Meters
Ayare	42 / 1 / 13	As per 7/12 extract	334.44 sq. Meters
Ayare	As per CTS NO.	2320	5.00 sq. meters
Ayare		2321	55.40 sq. meters
Ayare		2327	105.30 sq. meters
Ayare		2328	154.00 sq. meters
		Total	319.7 sq. Meters

area admeasuring 334.44 sq. meters (as per 7/12 extract) and area admeasuring 319.7 sq. meters (as per Property Card City Survey), lying, being and situated at Village-Ayare, Tal-Kalyan, Dist-Thane, and bounded as under :-

On or towards East : Laxman Dham Building

On or towards West : Amol Deep CHS Ltd.,

On or towards North : Sadguru Seva Sadan Building

On or towards South : Raghvendra CHS Ltd.



(hereinafter for the sake of brevity and convenience called and referred to as 'THE SAID PLOT OF LAND').

I have investigated the title of the said plot of land, on request of Mr. Harischandra Waman Kene, a Partner of M/s. Jay Ashapura Developers, a Partnership Firm, having its Office at Bhim Khane, Near Diva Vasai Railway Line, Ayare Gaon, Dombivli (East), Tal-Kalyan, Dist-Thane, 421 201 Maharashtra, hereinafter for the sake of brevity and convenience called and referred to as 'The Promoter / Developer'

- 1) I have scrutinized the following documents such as :-
 - i) Development Agreement, dated 13.01.2023 executed by Smt. Alka Rohidas Shevale, Shri. Anand Rohidas Shevale, Shri. Kiran Rohidas Shevale & Neelambari Rohidas Shevale after marriage Mrs. Neelambari Nilesh Kshirsagar, as the Landowners with M/s. Jay Ashapura Developers, a partnership firm, represented through its Partner Mr. Ravindra Dasharath Patil & Mr. Harishchandra Waman Kene, as the Developers,
 - ii) Registration Receipt of the aforesaid development bearing Registration Document No. Document No. KLN-3-755-2023, dated 13.01.2023 issued from the office Sub-Registrar, Kalyan-3.
 - iii) Irrevocable Power of Attorney, dated 13.01.2023 executed by Smt. Alka Rohidas Shevale, Shri. Anand Rohidas Shevale, Shri. Kiran Rohidas Shevale & Neelambari Rohidas Shevale after



marriage Mrs. Neelambari Nilesh Kshirsagar, as the Landowner with M/s. Jay Ashapura Developers through its Partner Mr. Ravindra Dasharath Patil & Mr. Harishchandra Waman Kene, as the Developers,

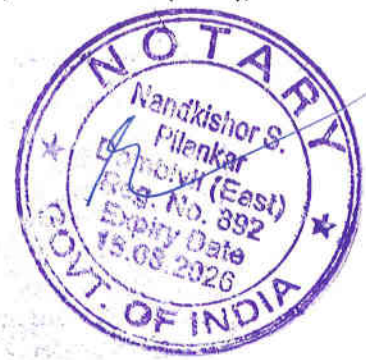
iv) Registration Receipt of the aforesaid Power of Attorney, bearing Registration Document No. KLN-3-756-2023, issued from the office of Sub-Registrar of Kalyan-3.

v) Property Cards No.2320, 2321, 2327 & 2328, dated 06.11.2023 issued from the City Survey Office.

vi) 7/12 extract, dated 14.08.2022 of Survey No.42/1/13 standing in the name of i) Alka Rohidas Shevale, ii) Anand Rohidas Shevale, iii) Kiran Rohidas Shevale and iv) Nilambari Rohidas Shevale, issued from the Talathi Office, Saja Ayare, Tal. Kalyan, Dist. Thane.

vii) Mutation Entry No.416, 1706, 2703, 2786 & 2851, from the Talathi Office, Saja Ayare, Tal. Kalyan, Dist. Thane.

viii) Deed of Partnership, dated 23.12.2015 of M/s. Jay Ashapura Developers, having its present Partners namely : i) Mr. Ravindra Dasarath Patil, ii) Mr. Aniket Sunil Joshi, iii) Mr. Harishchandra Waman Kene, iv) Mrs. Manisha Sachin Patil, v) Mrs. Bharati Deepak More & vi) Mr. Ashok Dasarath Patil, having its Office at Bhim Khane, Near Diva Vasai Railway Line, Ayaregaon, Dombivli (East), Tal. Kalyan, Dist. Thane-421 201, Maharashtra.



ix) Construction Permission No.KDMP/NRV/4165, dated 26.10.2023 issued by Kalyan Dombivli Municipal Corporation, Kalyan.

x) Construction Permission No.KDMP/TPD/BP/DOM/2023-2024/55 dated 04.12.2023 issued by Kalyan Dombivli Municipal Corporation, Kalyan.

xi) Building Plan duly approved by Kalyan Dombivli Municipal Corporation, Kalyan.

xi) Architect Certificate, dated 15.11.2022, issued by UC Associates, Mr Uday M Chopra, of Dombivli, Dist-Thane.

xii) Site Plan,

xiii) Original Search Report for 30 years from 1995 to 2024, dated 13.03.2024 issued by Searcher Mr Mayur N. Surte.

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 i) Alka Rohidas Shevale, ii) Anand Rohidas Shevale, iii) Kiran Rohidas Shevale and iv) Nilambari Rohidas Shevale, in respect of the captioned property is clear, marketable and without any encumbrances and M/s. Jay Ashapura Developers, a partnership firm having absolute right and authority to develop the said property by of constructing the building and /or buildings on the said Plot of land.



3) **Qualifying comments/remarks if any :-**

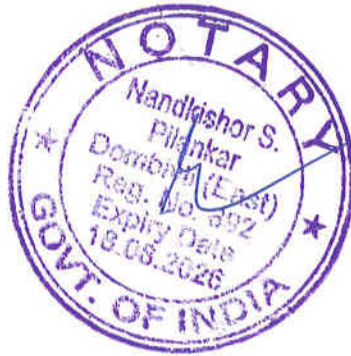
Title of i) Alka Rohidas Shevale, ii) Anand Rohidas Shevale, iii) Kiran Rohidas Shevale and iv) Nilambari Rohidas Shevale, in respect of the above mentioned plots is clean, clear, marketable and M/s. Jay Ashapura Developers, a Partnership firm having absolute right and authority to develop and construct the building and /or buildings on the said Plot.

4) The report reflecting the flow of the title of **Plot Owners** i) Alka Rohidas Shevale, ii) Anand Rohidas Shevale, iii) Kiran Rohidas Shevale and iv) Nilambari Rohidas Shevale, on the said property is enclosed herewith as annexure.

Date:

N.S. Pilankar
21/3/2024
N.S. PILANKAR,
Advocate, High Court

Ref:



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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

Ref: In order to ascertain the clarity and marketability of all those piece and parcel of land bearing Survey No., Hissa No. & City Survey No. details as follows:

Village	Survey /Hissa No.	City Survey No.	Area in sq. Meters
Ayare	42 / 1 / 13	As per 7/12 extract	334.44 sq. Meters
Ayare	As per CTS NO.	2320	5.00 sq. meters
Ayare		2321	55.40 sq. meters
Ayare		2327	105.30 sq. meters
Ayare		2328	154.00 sq. meters
		Total	319.7 sq. Meters

area admeasuring 334.44 sq. meters (as per 7/12 extract) and area admeasuring 319.7 sq. meters (as per Property Card City Survey), lying, being and situated at Village-Ayare, Tal-Kalyan, Dist-Thane and bounded as under :-

On or towards East : Laxman Dham Building

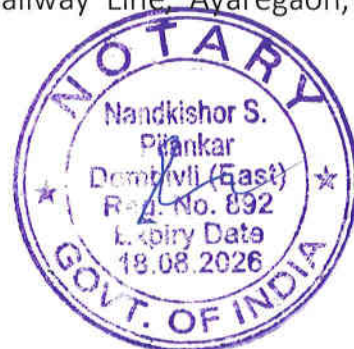
On or towards West : Amol Deep CHS Ltd.,

On or towards North : Sadguru Seva Sadan Building

On or towards South : Raghvendra CHS Ltd.

(hereinafter for the sake of brevity and convenience called and referred to as 'THE SAID PLOT OF LAND').

THIS IS TO CERTIFY THAT under the instructions of my client Mr. Harishchandra Waman Kene Partner of M/s. Jay Ashapura Developers, (Promoter/Developer) a Partnership Firm, having its office at Bhim Khane, Near Diva Vasai Railway Line, Ayaregaon,

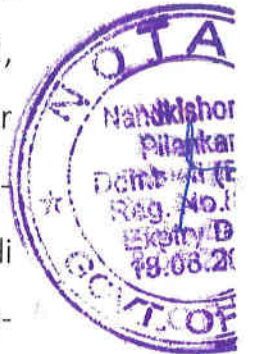
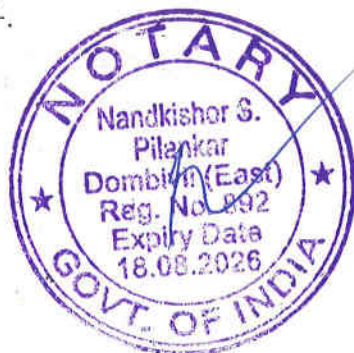


Dombivli (East), Tal. Kalyan, Dist. Thane-421 201, have caused searches to be carried out in respect of the captioned property at the office of the Joint Sub Registrar, Kalyan, through Search Mr. Mayur N. Surte, for a period 30 years, details as per search report, commencing from 1995 to 2024, at Sub-Registry offices after payment of necessary charges receipt No.1776/2022, dated 30.12.2022

I have also perused the deeds and documents given to me for my perusal pertaining to the rights, title and interest of my client to the said property and also relied upon certain information given to me by my client and pursuant thereto.

1. That, SHRI. RAJARAM SAVLYA PATIL & SHRI. GANGARAM VITHU PATIL were the Owners of the land bearing Survey No.42, Hissa No.1 part, admeasuring about 1130 sq. meters, as per 7/12 extract, lying, being and situated at Village-Ayare, Tal-Kalyan, Dist-Thane, within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Sub-Registration Kalyan, Dist-Thane, hereinafter called as **THE SAID PROPERTY**'.

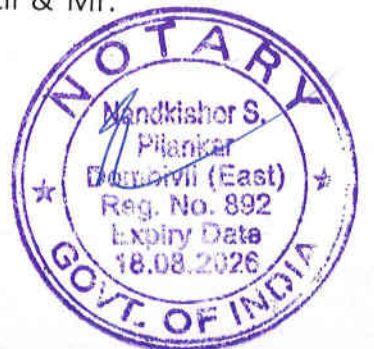
2. It reveals from Mutation Entry No.416, dated 16.09.1955, that vide Sale Deed, 07.06.1954 the Original Owners Shri. Rajaram Savlya Patil & Shri. Gangaram Vithu Patil had purchased the said land from Shri. Shrikrishna Narayan Patkar for the consideration of Rs.250/-.



3. It reveals from Mutation Entry No.2786, dated 15.12.2010, that Sale Deed, dated 05.08.1999 the Original owners Shri. Rajaram Savlya Patil (deceased) & Shri. Gangaram Vithu Patil through Court commissioner Smt. Radha Charndas Bhagat, had sold the said property 400 sq yards to Smt. Saraswati Dhondiram Shevale, for valuable consideration of Rs.6,600/-. The said Sale Deed has been duly registered in the Office of Sub Registrar Kalyan-3 at Document No.KLN-3-2830/1999 on 05.08.1999.

4. It further reveals from Mutation Entry No.2851, dated 15.11.2011 that **Smt. Saraswati Dhondiram Shevale** had expired on 08.04.2010. Her husband Shri. Dhondiram Shevale had already expired on 21.01.1970, leaving behind Shri. Rohidas Dhondiram Shevale, being only the legal heir. Subsequently Shri. Rohidas Dhondiram Shevale, had expired on 29.09.2010 leaving behind them a) Smt. Alka Rohidas Shevale, b) Mr. Anand Rohidas Shevale c) Mr. Kiran Rohidas Shevale & d) Miss. Neelambari Rohidas Shevale, only legal heirs and their names have been mutated in the records of rights.

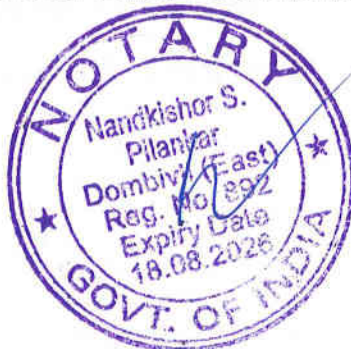
5. It further reveals that vide Registered Development Agreement, dated 13.01.2023 the Landowners a) Smt. Alka Rohidas Shevale, b) Mr. Anand Rohidas Shevale, c) Mr. Kiran Rohidas Shevale & d) Miss. Neelambari Rohidas Shevale, have entrusted the aforesaid Property in favour of M/s. Jay Aashapura Developers through its Partner Mr. Ravindra Dashrath Patil & Mr.



Harishchandra Waman Kene, for development. The said Development Agreement is duly registered in the Office of Sub-Registrar, Kalyan-3 at Document No. KLN-3-755/2023 on 13.01.2023.

6. It further reveals that vide Registered Irrevocable Power of Attorney, dated 13.01.2023 the Landowners a) Smt. Alka Rohidas Shevale, b) Mr. Anand Rohidas Shevale, c) Mr. Kiran Rohidas Shevale & d) Miss. Neelambari Rohidas Shevale, have granted development powers in support of the said development agreement in respect of the aforesaid Property in favour of M/s. Jay Aashapura Developers through its Partner Mr. Ravindra Dashrath Patil & Mr. Harishchandra Waman Kene,. The said Irrevocable Power of Attorney is duly registered in the Office of Sub-Registrar, Kalyan-3, at Document No. KLN-3-756/2023 on 13.01.2023.

7. Upon the strength of Development Agreement & Irrevocable Power of Attorney executed by the Landowners a) Smt. Alka Rohidas Shevale, b) Mr. Anand Rohidas Shevale, c) Mr. Kiran Rohidas Shevale & d) Miss. Neelambari Rohidas Shevale and the other documents, M/s. Jay Aashapura Developers through its Partner Mr. Ravindra Dashrath Patil & Mr. Harishchandra Waman Kene have absolute right to develop the said property and to sell the said proposed construction to the prospective purchasers and



they are having clean, clear and marketable title over the said Property.

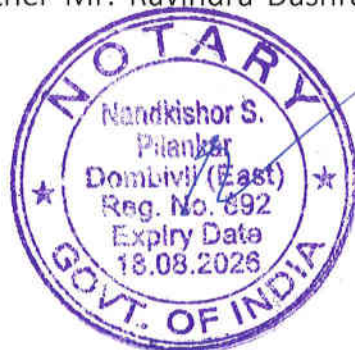
8. The Kalyan Dombivli Municipal Corporation Authority has sanctioned and approved building plans, specifications, elevations, sections for development vide its Building Permission No. KDMC/NRV/4165, dated 26.10.2023 for carrying out construction of buildings, on the land / property (Area of the Plot as per site) by utilizing and consuming Floor Space Index (FSI), hereinafter for the sake of brevity called and referred to as 'the Said Property'.

FINAL CERTIFICATE

I THEREFORE FINALLY CERTIFY THAT title of a) Smt. Alka Rohidas Shevale, b) Mr. Anand Rohidas Shevale, c) Mr. Kiran Rohidas Shevale & d) Miss. Neelambari Rohidas Shevale, in respect of belowmentioned property i.e.

Village	Survey /Hissa No.	City Survey No.	Area in sq. Meters
Ayare	42 / 1 / 13	As per 7/12 extract	334.44 sq. Meters
Ayare	As per CTS NO.	2320	5.00 sq. meters
Ayare		2321	55.40 sq. meters
Ayare		2327	105.30 sq. meters
Ayare		2328	154.00 sq. meters
		Total	319.7 sq. Meters

is clean, clear and marketable without any encumbrance of whatsoever nature. It is further certified that vide registered Development Agreement and Power of Attorney M/s. Jay Aashapura Developers through its Partner Mr. Ravindra Dashrath



Patil & Mr. Harishchandra Waman Kene, have acquired the development rights and powers in respect of the said Property.

M/s. Jay Aashapura Developers, a Partnership Firm, are having development valid rights and powers in respect of the said Property.

DATE: 21.03.2024

N.S. Pilankar
21/3/2024
N.S. Pilankar
Advocate, High Court.

