

ANIL RAMCHANDRA PASHTE
B.A.LL.B.

ADVOCATE HIGH COURT

Mobile No. 9049262659 / 7038187244
E-mail Id :- anilpashte03@gmail.com

Office at :- Shop No. 02, Sarasvati Arcade, Opp. S.T. Bus Stand, Behind Solse Market,
Near Badlapur Lake, Kulgaon Badlapur (W) Tal- Ambernath Dist- Thane. 421 503.
Res At :- Ambeshiv Budruk, Post- Eranjad Kulgaon Badlapur (W) Tal- Ambernath Dist-
Thane. 421 503.

Ref.

Date :- 26/03/2024

FORMAT – A

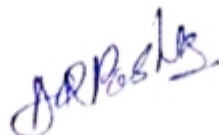
(Circular No.:-28/2021)

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Out Of All That Piece &
Parcel Of Land Bearing Old Survey No. 18, Hissa No.1(Part), Plot No. 4,
New Survey No. 18, Hissa No. 1/4, Plot No. 4 Admeasuring Area 505.86
Sq. Mtrs., Asst. 420 Rs.-87 Paise Situated at Village KULGAON, Tal.-
Ambernath, Dist.- Thane within the limits of Kulgaon Badlapur Municipal
Council (Hereinafter referred as the said land).

I have investigated the title of the said lands on the request of M/S
YOGESHWAR DEVELOPERS Through Its Partners 1) MR. JAYESH
NARAYAN RAUT 2) MR. UMESH LAXMAN BHOSLE 3) MR.
SURYAKANT BHALCHANDRA TARE 4) MR. RAJESH VISHNU
PATIL, and following documents i.e.:-

- 1) Description of the property :-
Old Survey No. 18, Hissa No.1(Part), Plot No. 4, New Survey No. 18, Hissa
No. 1/4, Plot No. 4 Admeasuring Area 505.86 Sq. Mtrs., Asst. 420 Rs.-87
Paise Situated at Village KULGAON, Tal.-Ambernath, Dist.- Thane.
- 2) The documents of allotment of land :-



i) Registration Certificate co-Op Register firm of Society namely Anant Co.Op.Housing Society Ltd duly Reg No. TNA/ULR/HSG/(TC)/761-1988-89 DATED 05/06/1989 under the provision of Maharashtra Co.Op. Housing Society Act 1960.

ii) Read Mutation Entry No. 7428 certified by Circle Officer Ambernath on dtd. 29/3/2022. According to said mutation entry, M/S. GAJANAN CONSTRUCTION COMPANY Through Its Partner Shri. Jugalkishor Khimji Rai (As Owner) And Have Sold And Conveyed The Said Land To Anant Co. Op. Housing Society Limited Through Chairman – Nitin Vasant Joshi, Secretary – Prabhakar Purushottam Devalikar, Treasurer – Balaji Malhari Mali by and under Registered Sale Deed Dated 10/12/2021, Duly Registered At The Office Of Sub-Registrar Ulhansagar-2 Under Serial No. 18088/2021. And Therefore The Name Of ANANT Co. Op. Housing Society Limited Was Mutated On The 7/12 Extract Of The Said Land As Owner.

iii) Read No Objection Certificate dt. 02/06/2022 having serial no. Ja. Kra. Sani/Ambernath/B-2/Anant/Redevelopment/Permission Order/ 721/Year 2022, given by Assitanant Sub registrar Co-operative Societies Dist. Ambernath to Anant Co. Op. Housing Society Limited for giving Re- development rights of the said land to the Developer i.e. M/S YOGESHWAR DEVELOPERS Through Its Partners 1) MR. JAYESH NARAYAN RAUT, 2) MR. UMESH LAXMAN BHOSLE, 3) MR. SURYAKANT BHALCHANDRA TARE, 4)MR. RAJESH VISHNUPATIL.

iv) Redevelopment Agreement dated 14/06/2023, duly registered at the office of Sub-registrar Ulhansagar-2 at serial no. 8321/2023, between ANANT CO.OP.HSG. SOCIETY LTD & M/S YOGESHWAR DEVELOPERS Through Its Partners 1) MR. JAYESH NARAYAN RAUT 2) MR.

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UMESH LAXMAN BHOSLE 3) MR. SURYAKANT BHALCHANDRA
TARE 4) MR. RAJESH VISHNU PATIL (As a Developers) and according
to the said Development Agreement the land owner have granted
Development right in favour of Developers regarding the said land for the
consideration more specifically mentioned in the said development agreement.

v) **Power of Attorney** dated 14/06/2023 duly registered at the office of
Sub-registrar Ulhansagar-2 at serial no. 8322/2023 between ANANT
CO.OP.HSG. SOCIETY LTD & M/S YOGESHWAR DEVELOPERS
Through Its Partners 1) MR. JAYESH NARAYAN RAUT 2) MR.
UMESH LAXMAN BHOSLE 3) MR. SURYAKANT BHALCHANDRA
TARE 4) MR. RAJESH VISHNU PATIL (As a Developers/Power of
Attorney Holders) for enabling the developers for development of said land
and have also granted all rights and power regarding the said land.

vi) **Building Construction Permission** granted by Kulgaon Badlapur
Municipal Council by Order bearing No. KBNP/NRV/BP/496/2023-2024
UNIQUE NO.130 DATED 11/03/2024. The said authority have granted
construction permission for construction of land bearing Old Survey No.
18, Hissa No.1(Part), Plot No. 4, New Survey No. 18, Hissa No. 1/4, Plot
No. 4 For Ground Floor (P) + Stilt (P) + Seventh Floor, For Residential
& Commercial Use.

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vii) **Search Report** on dated 22/03/2024 issued by Searcher Mr. Satish Anand Farad regarding Land Old Survey No. 18, Hissa No.1(Part), Plot No. 4, New Survey No. 18, Hissa No. 1/4, Plot No. 4 Admeasuring Area 505.86 Sq. Mtrs., Asst. 420 Rs.-87 Paise Situated at Village KULGAON, Tal.- Ambernath, Dist.-Thane for the period from 1995 to 2024 i.e. 30 years (up to 22/03/2024).

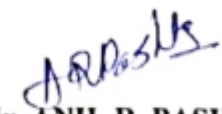
2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Anant Co. Op. Housing Society Limited Through Chairman – Nitin Vasant Joshi, Secretary – Prabhakar Purushottam Devalikar, Treasurer – Balaji Malhari Mali is clear, marketable and without any encumbrances M/S YOGESHWAR DEVELOPERS Through Its Partners 1) MR. JAYESH NARAYAN RAUT 2) MR. UMESH LAXMAN BHOSLE 3) MR. SURYAKANT BHALCHANDRA TARE 4) MR. RAJESH VISHNU PATIL have rights and authority to be develop the said land.

3/- Owner of the land –

Description of Land	Owner of the land
Old Survey No. 18, Hissa No.1(Part), Plot No. 4, New Survey No. 18, Hissa No. 1/4, Plot No. 4 Admeasuring Area 505.86 Sq. Mtrs., Asst. 420 Rs.-87 Paise Situated at Village KULGAON, Tal.- Ambernath, Dist.- Thane	ANANT CO.OP.HOUSING SOCIETY LTD Through Chairman – Nitin Vasant Joshi, Secretary – Prabhakar Purushottam Devalikar, Treasurer – Balaji Malhari Mali

4/- The report reflecting the flow of the title of the M/S YOGESHWAR DEVELOPERS as a promoter/developer on the said land is enclosed herewith as annexure.

Encl : Annexure.
Date: 26 /03/2024


Mr. ANIL R. PASHTE
(Advocate High Court)
ADV. ANIL RAMCHANDRA PASHTE
Res. At. Ambeshiv Budruk,
Post. Eranjad, Badlapur. (W)
Tal. Ambernath, Dist. Thane
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Date :- 26/03/2024

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(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entry No:-7428.
- 3) Search report issued by Searcher Satish Farad for 30 years dated 22/03/2024. & Search Report taken from Sub-Registrar office at Badlapur.
- 4) Any other relevant title.- NO
- 5) Litigations if any. :-No

Date: 26/03/2024

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(Circular No.:-28/2021)

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Out Of All That Piece & Parcel Of Land Bearing Old Old Survey No. 18, Hissa No. 1 Part Plot No. 18, New Survey No. 18, Hissa No. 1/18, Plot No. 18 with Area Admeasuring at about 647 Sq. Mtrs., Asst. 538 Rs.-30 Paise Situated at Village KULGAON, Tal.-Ambernath, Dist.- Thane within the limits of Kulgaon Badlapur Municipal Council (Hereinafter referred as the said land).

I have investigated the title of the said lands on the request of M/S YOGESHWAR DEVELOPERS Through Its Partners 1) MR. JAYESH NARAYAN RAUT 2) MR. UMESH LAXMAN BHOSLE 3) MR. SURYAKANT BHALCHANDRA TARE 4) MR. RAJESH VISHNU PATIL, and following documents i.e.:-

1) Description of the property :-

Old Survey No. 18, Hissa No. 1 Part Plot No. 18, New Survey No. 18, Hissa No. 1/18, Plot No. 18 with Area Admeasuring at about 647 Sq.

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**Mtrs., Asst. 538 Rs.-30 Paise Situated at Village KULGAON, Tal.-
Ambernath, Dist.- Thane.**

2) The documents of allotment of land :-

i) Registration Certificate co-Op Register firm of Society namely JAY SHREE OMKARESHWAR SADAN Co.Op.Housing Society Ltd duly Reg No. TNA/ULR/HSG/(T.C.)/15336/YEAR 2004-05, DATED 07/06/2004 under the provision of Maharashtra Co.Op. Housing Society Act 1960.

ii) Read Mutation Entry No. 7632, According To The Said Mutation Entry, M/S. Omkareshwar Construction A Partnership Firm Through Partner Shri. Sanjay D. Dalal (As Owner) And Have Sold And Conveyed The Said Land To Jay Shree Omkareshwar Co. Op. Housing Society Limited Through Chairman - Nilesh Shirang Pacharne, Secretary - Namita Ramdas Mandavkar, Treasurer - Ramesh Shankar Akadkar By And Under Registered Sale Deed Dated 04/01/2023, Duly Registered At The Office Of Sub-Registrar Ulhansagar-2 Under Serial No. 138/2023, And Therefore The Name Of Jay Shree Omkareshwar Co. Op. Housing Society Limited Was Mutated On The 7/12 Extract Of The Said Land As Owner.

iii) No Objection Certificate dt. 08/03/2023 having serial no. Ja. Kra. Sani/Ambernath/B-2/Jay Shree Omkareshwar Sadan/ Redevelopment/Permission Order/ 4315/Year 2023, given by Assitanant Sub registrar Co-operative Societies Dist. Ambernath to Jay Shree Omkareshwar Co. Op. Housing Society Limited for giving Re-development rights of the said land to the Developer i.e. M/S YOGESHWAR DEVELOPERS Through Its Partners 1) MR. JAYESH NARAYAN RAUT, 2) MR. UMESH LAXMAN BHOSLE, 3) MR. SURYAKANT BHALCHANDRA TARE, 4) MR. RAJESH VISHNU PATIL.

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iv) **Redevelopment Agreement** dated 14/06/2023, duly registered at the office of Sub-registrar Ulhansagar-2 at serial no. 8327/2023, between **JAY SHREE OMKARESHWAR SADAN CO.OP.HSG. SOCIETY LTD & M/S YOGESHWAR DEVELOPERS** Through Its Partners 1) **MR. JAYESH NARAYAN RAUT** 2) **MR. UMESH LAXMAN BHOSLE** 3) **MR. SURYAKANT BHALCHANDRA TARE** 4) **MR. RAJESH VISHNU PATIL** (As a Developers) and according to the said Development Agreement the land owner have granted Development right in favour of Developers regarding the said land for the consideration more specifically mentioned in the said development agreement.

v) **Power of Attorney** dated 14/06/2023 duly registered at the office of Sub-registrar Ulhansagar-2 at serial no. 8328/2023 between **JAY SHREE OMKARESHWAR SADAN CO.OP.HSG. SOCIETY LTD & M/S YOGESHWAR DEVELOPERS** Through Its Partners 1) **MR. JAYESH NARAYAN RAUT** 2) **MR. UMESH LAXMAN BHOSLE** 3) **MR. SURYAKANT BHALCHANDRA TARE** 4) **MR. RAJESH VISHNU PATIL** (As a Developers/Power of Attorney Holders) for enabling the developers for development of said land and have also granted all rights and power regarding the said land.

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vi) **Building Construction Permission** granted by Kulgaon Badlapur Municipal Council by Order bearing No. KBNP/NRV/BP/496/2023-2024 **UNIQUE NO.130 DATED 11/03/2024**. The said authority have granted construction permission for construction of land bearing Old Survey No. 18, Hissa No. 1Part Plot No. 18, New Survey No. 18, Hissa No. 1/18, Plot No. 18 with Area Admeasuring at about 647 Sq. Mtrs., Asst. 538 Rs.-30 Paise For Ground Floor (P) + Stilt (P) + Seventh Floor, For Residential & Commercial Use.

vii) **Search Report** on dated 22/03/2024 issued by Searcher Mr. Satish Anand Farad regarding Land Old Survey No. 18, Hissa No. 1Part Plot No. 18, New Survey No. 18, Hissa No. 1/18, Plot No. 18 with Area Admeasuring at about 647 Sq. Mtrs., Asst. 538 Rs.-30 Paise Situated at Village KULGAON, Tal.- Ambernath, Dist.-Thane for the period from 1995 to 2024 i.e. 30 years (up to 22/03/2024).

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 is clear, marketable and without any encumbrances M/S YOGESHWAR DEVELOPERS Through Its Partners 1) MR. JAYESH NARAYAN RAUT 2) MR. UMESH LAXMAN BHOSLE 3) MR. SURYAKANT BHALCHANDRA TARE 4) MR. RAJESH VISHNU PATIL have rights and authority to be develop the said land.

3/- **Owner of the land –**

Description of Land	Owner of the land
Old Survey No. 18, Hissa No. 1Part Plot No. 18, New Survey No. 18, Hissa No. 1/18, Plot No. 18 with Area Admeasuring at about 647 Sq. Mtrs., Asst. 538 Rs.-30 Paise Situated at Village KULGAON, Tal.-Ambarnath, Dist.- Thane	JAY SHREE OMKARESHWAR SADAN CO.OP.HOUSING SOCIETY LTD Through Chairman – Nilesh Shrirang Pacharne, Secretary – Namita Ramdas Mandavkar, Treasurer – Ramesh Shankar Akadkar

APR 2024

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4/- The report reflecting the flow of the title of the M/S YOGESHWAR
DEVELOPERS as a promoter/developer on the said land is enclosed
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Encl : Annexure.
Date: 26/03/2024

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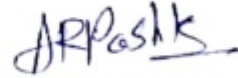
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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entry No:-7632.
- 3) Search report issued by Searcher Satish Farad for 30 years dated 22/03/2024. & Search Report taken from Sub-Registrar office at Badlapur.
- 4) Any other relevant title.- NO
- 5) Litigations if any. :-No

Date: 26/03/2024



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