

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 with respect to the Final Plot No.112, Town Planning Scheme No.1, adm. 1397 sq. mtrs., together with the building standing thereon comprising of Ground plus Three Upper Floors known as "Solanki Co-operative Housing Society Ltd.", situate, lying and being at – Umed Nagar, Louiswadi, Thane (W)-400604, Village – Panchpakhadi, Taluka and District – Thane, Registration Sub-District of Thane and within the limits of the Thane Municipal Corporation (hereinafter referred as the **said property**).

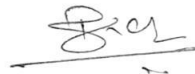
I have investigated the title of the aforesaid property as requested by the Developer viz. Real Homes Developers, a Partnership Firm, having its office and a principal place of business at – 311, 3rd Floor, Omega Business Park, Road No.33, Wagle Estate, Thane (W) – 400604 and on the basis of the following documents i.e. :-

- a) Solanki Co-op. Hsg. Soc. Ltd., a Co-operative Housing Society registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. TNA/(TNA)/HSG/(TC)/2001/1987-88 on 02/06/1988 (for the sake of brevity herein after referred to as the 'Said Society'), is the absolute owner and / or otherwise well and sufficiently entitled to all that piece and parcel of land bearing Final Plot No.112, Town Planning Scheme No.1, adm. 1397 sq. mtrs., together with the building standing thereon



comprising of Ground plus Three Upper Floors known as "Solanki Co-operative Housing Society Ltd.", situate, lying and being at – Umed Nagar, Louiswadi, Thane (W)-400604, Village – Panchpakhadi, Taluka and District – Thane, Registration Sub-District of Thane and within the limits of the Thane Municipal Corporation and the said Society is in actual, physical, legal and peaceful possession of the said plot of land together with building standing thereon.

- b) The original Landowner viz. Mr. Devichand Ratanchandji Solanki and others and the Builder / Developer viz. M/s. Solanki Developers have failed to execute conveyance of the said plot of land alongwith building in favour of the Society and hence the proceeding for deemed conveyance was initiated by the Society. The said Society then obtained Order of Deemed Conveyance dated 15/11/2016 in respect of the said property in favour of Solanki Co-op. Hsg. Society Ltd.
- c) According to the aforesaid Deemed Conveyance Order, the Landowner viz. Mr. Devichand Ratanchandji Solanki and others and the Builder / Developer viz. M/s. Solanki Developers through District Deputy Registrar viz. Shri. Kiran Sonawane has executed the Conveyance Deed dated 12th March, 2021 in respect of the said plot of land along with the building standing thereon in favour of the Solanki Co-Operative Housing Society Ltd. The said Conveyance Deed is duly stamped and registered with the Sub-Registrar of Thane, vide Serial No.TNN1-4375-2021 on 12/03/2021.
- d) The aforesaid building is comprising of Ground + 3 Upper Floors as per approved plan and Commencement Certificate bearing V.P.No.315, dtd.18/07/1985 & dtd.19/07/1988 issued by the Thane Municipal Corporation. The Thane Municipal Corporation had also issued Occupation Certificate on 27/03/1987 and 01/07/1989 for the aforesaid building and lock-up garages.



- e) The Property Card issued by the City Survey Office, Thane, of the aforesaid property wherein it is disclosed that, Solanki Co-operative Housing Society Ltd. is the holder of said property adm. 1397 sq. mtrs.
- f) The said Society has proposed for re-development of the said building and therefore, the Society vide their letter dtd. 17/04/2023 have selected Real Homes Developers, a Partnership Firm, having its office and a principal place of business at - 311, 3rd Floor, Omega Business Park, Road No.33, Wagle Estate, Thane (W) - 400604, as the Developers for the re-development of Solanki Co-op. Hsg. Soc. Ltd.
- g) The Dy. Registrar of Co-op. Society, Thane City has issued a letter dtd. 17/04/2023 for the appointment of Real Homes Developers, as the Developers for the redevelopment of Solanki Co-op. Hsg. Soc. Ltd.
- h) Legal Title Report dtd.18/07/2023 issued by Adv. Manisha A. Abhyankar in respect of the said property.
- i) By virtue of the Development Agreement dtd.19/10/2023, the Solanki Co-op. Hsg. Society Ltd. have granted development rights in respect of the above referred property to the Developer viz. Real Homes Developers, 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, vide Sr. No.TNN12-14846-2023, dtd.19/10/2023.
- j) The Search Report for 30 years from 1994 to 2023 in the Records of Sub-Registrar of Assurances, Thane (Offices No. 1,2 and 5) issued by the Search Clerk viz. Shri. Yogesh Sonavane in respect of the said property. The Search Report for 11 months from January, 2023 to November, 2023 in the Records of Sub- Registrar of Assurances, Thane (Offices No. 1,2,5,9 and 12) issued by the Search Clerk viz. Shri. Sachin Patil in respect of the said property.



On perusal of the above mentioned documents and all other relevant documents, I am of the opinion that the title of following Owner is clear, marketable and without any encumbrances.

Owners of the land -

Solanki Cooperative Housing Society Ltd.

Developer of said property -

Real Homes Developers.

Qualifying comments / remarks if any : - Nil.

The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

Encl: - Annexure.

Date: - 30/12/2023.


(Prashant S. Kale)
Advocate

Advocate Prashant S. Kale
B.Com., LL.B.
'Kalavihar', 5th Floor, Near Revival Hospital,
Prashant Nagar, Naupada, Thane (W) - 2,
Mob.: 9870009314 / Off. No. 9930398682

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) Property Card.
- 2) Society Registration Certificate.
- 3) Occupation Certificate.
- 4) Legal Title Report dtd.18/07/2023 issued by Adv. Manisha A. Abhyankar.
- 5) Index II of Development Agreement dtd.19/10/2023.
- 6) Search Report for 30 years from 1994 to 2023 at Sub-Registrar's Office, at Thane.
- 7) Litigation, if any - NIL.

Date: - 30/12/2023.



(Prashant S. Kale)

Advocate

Advocate Prashant S. Kale

B.Com., LL.B.

'Kalavihar', 5th Floor, Near Revival Hospital,
Prashant Nagar, Naupada, Thane (W) - 2,
Mob.: 9870009314 / Off. No. 9930398682



CHALLAN
MTR Form Number-6



GRN	MH011654464202324E	BARCODE			Date	30/11/2023-11:05:58		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)					
Office Name THN5_THANE NO 5 JOINT SUB REGISTRA					Full Name		Sachin v patil			
Location THANE										
Year 2023-2024 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				300.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Village panchpakhadi Final plot 112 year 2023 year 1					
					Amount In	Three Hundred Rupees Only				
Total				300.00	Words					
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	69103332023113012514		2840781308	
Cheque/DD No.					Bank Date	RBI Date	30/11/2023-11:08:39		Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 9000000000
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता वसाच्या दस्तासाठी लागू नाही.

SACHIN PATIL

Search Clerk

Add:- Panchpakhadi, Nitin Company,
Namdev Wadi, Thane (W)

Date : 30.11.2023

To,
Adv. Prashant Kale

SEARCH REPORT

PROPERTY : Property bearing Final Plot No.112, TPS No.1, Situated at Village Panchpakhadi, Tal. & Dist. Thane.

PERIOD OF SEARCH :- 2023 (01 years)

I have taken a search of above mentioned property for the period 01 year i.e. for the year 2023 from the record of the Sub-Registrar of Assurances Thane (Office No.1, 2, 5, 9 & 12). The Payment of search charges paid to Sub-Registrar Office, Thane – 5 by me Vide Chalan bearing GRN No. MH0116544642023245 Dated 29/11/2023. The Payment Receipts / Chalan are attached hereto I have made the following observations in my search.

Years	Transaction
2023	Available Loose and mixed index check. Transaction.

Note : In the office of Sub-Registrar Thane (Office No.1, 2, 5, 9 & 12) Computerised index II of the year 2023 are not maintained properly.

I have taken the search from Sub-Registrar of Assurances, Thane – 1, 2, 5, 9 & 12. The search has been taken of the records of Agreements registered at the Sub-Registrar Office. I cannot give opinion in my search & I have not opined in my search about the legality of structure on the said land in question, because, whether the structure is authorized or unauthorized can only be checked from the office of District Collector / Municipal Corporation / Municipal Council MMRDA / BMRDA. Please check whether the structure is authorized & legal from concerned offices.

Please check 7/12 extract, pherphar and property card.

Transaction for the year : 2023

Nature of Transaction : DEVELOPMENT AGREEMENT (विकास करारनामा)

PROPERTY : Final Plot No.112, TPS No.1, area 1397 Sq.Mtrs. and thereon Ground + 3 Floors, Solanki CHS Ltd., Situated at Village Panchpakhadi, Tal. & Dist. Thane.

Name of Seller : Solanki CHS Ltd. through Chairman Vilas Khandzode and others

Name of Purchaser : Real Homes Developers through its partner Yadnesh Eknath Bhoir and others

R.R. No. TNN-12-14846/2023, Dated 19.10.2023.

Agreement Value : Rs.12,19,15,000/-

Market Value : Rs.18,37,20,500/-

Hence this Report.


Sachin Patil
Searcher



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
एक परिवार एक बैंक

Receipt for Virtual Treasury Payment

GRN	:	MH006355980202324E
Form Id	:	0
Payment Date	:	08/08/2023
Department	:	Inspector General Of Registration
Office Code	:	THANE
Office Name	:	THD1_JT DIST REGISTRAR THANE URBAN
Period From	:	01/04/2023
Period To	:	31/03/2099
Payee Details	:	
Full Name	:	Adv Manisha Abhyankar
Account Head Details	:	Amount in Rs
0030072201 SEARCH FEE	:	750.00
Total Amount	:	750.00
Remarks	:	Plot no 112 Panchpakhadi Thane
Amount in Words	:	Seven Hundred Fifty Rupees Only.
Bank Name	:	Bank Of Maharashtra
Name of Branch	:	00110 - THANE NAUPADA
For Use in Receiving Bank	:	
Bank CIN No	:	02300042023080891991
Payment Date	:	08/08/2023
User Id	:	10003128388
Name of Branch	:	00110 - THANE NAUPADA
Transaction Type	:	Virtual Treasury Payment
Transaction Status	:	success

YOGESH SONAWANE
SEARCH CLERK
Mumbai.

SEARCH REPORT

Dated this st Day of July, 2023

To,
 Adv Manisha Abhayankar
 Mumbai.

Subject :Search Report in respect of:

Schedule: Land and Construction, Plot No. 112 T.P.S.1, area as per property card 1397 sq.m. The land here and the Solanki Co-op.Housing Society Ltd Village Panchpakhadi Dist. Thane. (hereinafter referred to as the said property).

A/c. Solanki Co-op.Housing Society Ltd.

Dear Sir/Madam,

As per your instructions, I have taken the Online search of the above-mentioned property documents registered at **Thane-1, 2, and 5** Sub-Registrar's offices from years 1994 to 2023 (30 years).

Following are the details of Online Search of property documents taken at **Thane-1, 2, and 5** Sub-Registrar's offices from years 1994 to 2023 (30 years).

COMPUTERISED RECORDS AT Thane-1, 2, and 5

<u>Year</u>	<u>Doc. Entries</u>	<u>Other Remark</u>
1994		
To	Nil	No Transaction
2001		
2002	Nil	No Transaction
2003	Nil	No Transaction
2004	Nil	No Transaction
2005	Nil	No Transaction
2006	Nil	No Transaction
2007	Nil	No Transaction
2008	Nil	No Transaction
2009	Nil	No Transaction
2010	Nil	No Transaction
2011	Nil	No Transaction
2012	Nil	No Transaction
2013	Nil	No Transaction
2014	Nil	No Transaction

2015	Nil	No Transaction
2016	Nil	No Transaction
2017	Nil	No Transaction
2018	Nil	No Transaction
2019	Nil	No Transaction
2020	Nil	No Transaction
2021	Doc. Entry	
2022	Nil	No Transaction
2023	Nil	No Transaction

In the Year 2021 :-

1) Nature of Document : Conveyance Deed

A.V. 0/- M.V. 0.0/-

Schedule : Land and Construction, Plot No. 112 T.P.S.1, area as per property card 1397 sq.m. The land here and the Solanki Co-op.Housing Society Ltd. situated thereon. Registration No. TNA/ HSG/2001/1987-88 dated 02.06.1988, Total members residing in the building of this society Solanki Co-op.Housing Society Ltd., Res. Plot no. 106/103, Umedh Nagar Louiswadi Thane, on behalf of the builder/developer and owner, Kiran Sonwane is doing the deconveyance on behalf of the competent authority and District Deputy Registrar Cooperative Society Thane to all the members of the said society. Deemed Conveyance is being done in accordance with Application No. 130/2016 of Competent Authority and District Deputy Registrar Cooperative Society Thane, Ja.No.Juni/ Thane/ Mamahas /C.11(3)/8590/ 2016 Thane Dated 15/11/2016 ADJ Case No. 706/2020 dated 29/12/2020 (Plot Number: Plot No. 112 T.P. S.1 ; Village Paanchpakhadi Dist. Thane

1) Devichand Ratanchandji Solanki, Uttamchand Umedmal (Udemalji), Anshibai Udemalji, Tarabai Gulchandji (Muschandani), Kantilal Mulchandani, Indira Kumari alias Vasanti Mulchandani, Otarmal Kapurchand, Jivatram Kapurchand Malik on behalf of Competent Authority and District Deputy Registrar Co-operative Society Thane. Kiran Sonwane

2) Vasanti Bhavarmal, Baby Motilal Baboli, Vimalkumari (Proprietor) - On behalf of Competent Authority and District Deputy Registrar Co-operative Societies Thane Kiran Sonwane

3) M/s Solanki Developers (Builder) Competent Authority and District Deputy Registrar Cooperative Society Thane Kiran Sonwane

To

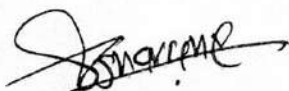
Solanki Co-op.Housing Society Ltd., Chairman Vilas Khandjode
Solanki Co-op.Housing Society Ltd., Secretary Ananth Vishnu Marathe

Execution Date : 10.03.2021
Indexed on : 12.03.2021
Document Sr. No. : Thane-1/4375/2021
(Thane-1)

(Note:- * * * The computerized records of Sub-Registrar of Assurances not maintained properly also some Index-II are missing from the records and hence this search report is based upon the Index -II available in the SRO's office subject to torn records/missing records/Village not found.)

Thanking You,

Yours Truly,



YOGESH SONAWANE
Search Clerk