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 – 23/12/2023

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 (Hereinafter referred as the said land).

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

1/- Description of the property :-

(1) Survey No. 67, Hissa No. 8, Area admeasuring 0H-08R-80P, Asst. 0Rs. 67Paise, (2) Survey No. 67, Hissa No. 4 B, Area admeasuring 0H-47R-50P, Asst. 1Rs. 02Paise, (3) Survey No. 67, Hissa No. 5, Area admeasuring 0H-05R-10P, Asst. 0Rs. 39Paise, (4) Survey No. 67, Hissa No. 7, Area admeasuring 0H-04R-30P, Asst. 0Rs. 28Paise, (5) Survey No. 67, Hissa No. 4 C, Area admeasuring 0H-14R-20P out of Area Admeasuring 0H-41R-00P Asst. 0Rs. 11Paise, located and situated at Village DHAVLE Tal- Ambernath Dist-Thane.

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2/- The documents of allotment of plot.

a) **Development Agreement** dtd. 29/06/2022 executed between 1. Najmuddin Abdulhussain Shopurwala 2,. Abeda Najmuddin Shopurwala, 3. Insiya Abdul Kadar Shopurwala, 4. Abdul Kadar Najmuddin Shopurwala, 5. Ateka Mufaddal Mandsaurwala, 6. Khatija Mustafa Bata (As a Land Owners) & Vandu Builder Llp Through Partners 1. Mr. Khimji Meghaji Barvadiya 2. Mr. Ramesh Sava Thans (As a Developers) and the owners have granted Development rights of land bearing **(1) Survey No. 67, Hissa No. 8, Area admeasuring 0H-08R-80P, Asst. 0Rs. 67Paise, (2) Survey No. 67, Hissa No. 4 B, Area admeasuring 0H-47R-50P, Asst. 1Rs. 02Paise, (3) Survey No. 67, Hissa No. 5, Area admeasuring 0H-05R-10P, Asst. 0Rs. 39Paise, (4) Survey No. 67, Hissa No. 7, Area admeasuring 0H-04R-30P, Asst. 0Rs. situated at Village DHAVLE Tal- Ambernath Dist-Thane.** to Builder i.e. Vandu Builder Llp Through Partners 1. Mr. Khimji Meghaji Barvadiya 2. Mr. Ramesh Sava Thans the said Development Agreement is duly registered in the office of Sub-Registrar Ulhasnagar-2 at Sr. No. 11067/2022. And according to the said Development Agreement the said Owners have granted development rights of the said land to Developer/Builder for the Kind Consideration.

b) Irrevocable Power of Attorney dtd. 29/06/2022, 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. 11068/2022.

c) **Development Agreement** dtd. 29/06/2022 executed between Sameena Abdul Munaf Kherdiya (As a Land Owner) & Vandu Builder Llp Through Partners 1. Mr. Khimji Meghaji Barvadiya 2. Mr. Ramesh Sava Thans (As a Developers) and the owners have granted Development rights of land bearing **Survey No. 67, Hissa No. 4 C, Area admeasuring 0H-14R-20P out of Area Admeasuring 0H-41R-00P Asst. 0Rs. 11Paise, located and situated at Village DHAVLE Tal- Ambernath Dist-Thane.** to Builder i.e. Vandu Builder Llp Through Partners 1. Mr. Khimji Meghaji Barvadiya 2. Mr. Ramesh Sava Thans the said Development Agreement is duly registered in the office of Sub-Registrar Ulhasnagar-2 at Sr. No. 11065/2022. And according to the said Development

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Agreement the said Owner have granted development rights of the said land to Developer/Builder for the Kind Consideration.

d) Irrevocable Power of Attorney dtd. 29/06/2022, 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. 11066/2022

e) **Search Report** on Dtd. 09/02/2022 issued by Searcher Mr. Dinesh H Raut regarding Land Bearing **Survey No. 67, Hissa No. 8, Area admeasuring 0H-08R-80P, Asst. 0Rs. 67Paise, Situated at Village DHAVLE 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.

f) **Search Report** on Dtd. 09/02/2022 issued by Searcher Mr. Dinesh H Raut regarding Land Bearing **Survey No. 67, Hissa No. 4 B, Area admeasuring 0H-47R-50P, Asst. 1Rs. 02Paise, Situated at Village DHAVLE 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.

g) **Search Report** on Dtd. 09/02/2022 issued by Searcher Mr. Dinesh H Raut regarding Land Bearing **Survey No. 67, Hissa No. 5, Area admeasuring 0H-05R-10P, Asst. 0Rs. 39Paise, Situated at Village DHAVLE 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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h) **Search Report** on Dtd. 09/02/2022 issued by Searcher Mr. Dinesh H Raut regarding Land Bearing **Survey No. 67, Hissa No. 7, Area admeasuring 0H-04R-30P, Asst. 0Rs. 28Paise, Situated at Village DHAVLE 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.

i) **Search Report** on Dtd. 09/02/2022 issued by Searcher Mr. Dinesh H Raut regarding Land Bearing **Survey No. 67, Hissa No. 4 C, Area admeasuring 0H-14R-20P out of Area Admeasuring 0H-41R-00P Asst. 0Rs. 11Paise, Situated at Village DHAVLE 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.

j) **N. A. Order And Construction Permsission** issued by District Collector, Thane on dtd 03/12/2023 by order no. Mahasul./Kaksh -1/T-14/B.P./SR/-12/2023 regarding 1) Survey No. 67/4/A Area Admeasuring 36900 2) Survey No. 67/4/B Area Admeasuring 4750 Sq. Mtrs, 3) Survey No. 67/4/K Area Admeasuring 1420 Sq.Mtrs out of 4100 Sq. Mtrs, 4) Survey No. 67/4/D, Area Admeasuring 3340 Sq. Mtrs, 5) Survey No. 67/5 Area 510 Sq. Mtrs, 6) Survey No. 67/7 Area Admeasuring 430 Sq. Mtrs, 7) Survey No. 67/8 Area Admeasuring 880 Sq. Mtrs Total Area 15020 Sq. Mtrs for Residential Use.

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 **VANDU BUILDERS LLP AND DEVELOPERS** is clear, marketable and without any encumbrances.

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4/- **Owner of the land –**

Description of Land	Owners of the land
(1) Survey No. 67, Hissa No. 8, Area admeasuring 0H-08R-80P, Asst. 0Rs. 67Paise, (2) Survey No. 67, Hissa No. 4 B, Area admeasuring 0H-47R-50P, Asst. 1Rs. 02Paise, (3) Survey No. 67, Hissa No. 5, Area admeasuring 0H-05R-10P, Asst. 0Rs. 39Paise, (4) Survey No. 67, Hissa No. 7, Area admeasuring 0H-04R-30P, Asst. 0Rs. situated at Village DHAVLE Tal- Ambernath Dist-Thane	1. Najmuddin Abdulhussain Shopurwala 2,. Abeda Najmuddin Shopurwala, 3. Insiya Abdul Kadar Shopurwala, 4. Abdul Kadar Najmuddin Shopurwala, 5. Ateka Mufaddal Mandsaurwala, 6. Khatija Mustafa Bata.
Survey No. 67, Hissa No. 4 C, Area admeasuring 0H-14R-20P out of Area Admeasuring 0H-41R-00P Asst. 0Rs. 11Paise, located and situated at Village DHAVLE Tal-Ambernath Dist-Thane.	Sameena Abdul Munaf Kherdiya

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

Encl : Annexure.
Date: 23/12/2023

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

ADV. KIRAN B. BANOTE
(BA, LLB.)
Office at :- Tri... ...ant, First Floor,
Opp. Maruti Te... ...howk, Kulgaon,
Badlapur. (E), T... ..., Dist. Thane-421503.

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Ref.

Date – 23/12/2023

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 Dtd. 09/02/2022 issued by Searcher Mr. Dinesh H Raut regarding Land Bearing **Survey No. 67, Hissa No. 8, Area admeasuring 0H-08R-80P, Asst. 0Rs. 67Paise, Situated at Village DHAVLE 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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4) **Search Report** on Dtd. 09/02/2022 issued by Searcher Mr. Dinesh H Raut regarding Land Bearing **Survey No. 67, Hissa No. 5, Area admeasuring 0H-05R-10P, Asst. 0Rs. 39Paise, Situated at Village DHAVLE 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.

5) **Search Report** on Dtd. 09/02/2022 issued by Searcher Mr. Dinesh H Raut regarding Land Bearing **Survey No. 67, Hissa No. 7, Area admeasuring 0H-04R-30P, Asst. 0Rs.**

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28Paise, Situated at Village DHAVLE 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.

5) **Search Report** on Dtd. 09/02/2022 issued by Searcher Mr. Dinesh H Raut regarding Land Bearing **Survey No. 67, Hissa No. 4 C, Area admeasuring 0H-14R-20P out of Area Admeasuring 0H-41R-00P Asst. 0Rs. 11Paise, Situated at Village DHAVLE 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.

6) **N. A. Order And Construction Permsission** issued by District Collector, Thane on dtd 03/12/2023 by order no. Mahasul,/Kaksh -1/T-14/B.P./SR/-12/2023 regarding 1) Survey No. 67/4/A Area Admeasuring 36900 2) Survey No. 67/4/B Area Admeasuring 4750 Sq. Mtrs, 3) Survey No. 67/4/K Area Admeasuring 1420 Sq.Mtrs out of 4100 Sq. Mtrs, 4) Survey No. 67/4/D, Area Admeasuring 3340 Sq. Mtrs, 5) Survey No. 67/5 Area 510 Sq. Mtrs, 6) Survey No. 67/7 Area Admeasuring 430 Sq. Mtrs, 7) Survey No. 67/8 Area Admeasuring 880 Sq. Mtrs Total Area 15020 Sq. Mtrs for Residential Use.

7) Any other relevant title – No

8) Litigations if any – No.

Encl : Annexure.
Date: 23/12/2023

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

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(BA, LLB.)
Office at :- Trimurti Apartment, First Floor,
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