

M. A. ANSARI

M.Com., L.L.B.,

ADVOCATE HIGH COURT

Ansari Building, Second Floor, First Rabodi, Thane (West)-400 601.

Mob.: 9930571046 / 9920958596

LEGAL TITLE REPORT

To,
Maha RERA
Housefin Bhawan,
Plot No. C-21, "E" Block,
Bandra Kurla Complex,
Bandra (East),
Mumbai -400051

Sub: Title Certificate with respect to all that piece and parcel of land lying, being and situated at Village: Panchpakhadi, Taluka and District Thane, within the limits of Thane Municipal Corporation of Thane and Registration District and Sub- District Thane bearing final Plot No.89/B, T.P.S No.1, New final Plot No.101, T.P.S No.1, Admeasuring 2760.22 sq.mtr., alongwith 3 buildings No.7, 8, and 10, standing thereon known as "Garodia CHS LTD., situate at Louiswadi, Village: Panchpakhadi, hereinafter called and referred to as the "SAID PROPERTY".

I have investigated the title of the said property on the request of the "M/S VEER LIFE SPACES LLP" through its designated partner **SHRI BHUSHAN CHANDRAKANT BHANUSHALI** having its office at Unit No.305, Centrum, S. G. Barve Road, Wagle Estate, Thane (W) – 400 604, on the following documents i.e.

1. **DESCRIPTION OF THE PROPERTY:**

All that piece and parcel of land lying, being and situated at Village: Thane, Taluka and District Thane, within the limits of Thane Municipal Corporation of Thane and Registration District and Sub- District Thane bearing final Plot No.89/B, T.P.S No.1, New final Plot No.101, T.P.S No.1, Admeasuring 2760.22 sq.mtr., alongwith 3 buildings No.7, 8, and 10, standing thereon known as "Garodia CHS LTD., situate at Louiswadi, Village: Panchpakhadi, hereinafter called and referred to as the "SAID PROPERTY".

2. **DOCUMENTS OF ALLOTTMENT OF THE SAID PROPERTY:**

- a. Extract of Property Register Card.
- b. Development Agreement bearing Document No. TNN1-6514-2023, Dated 31/08/2023 made and executed in between "GARODIA CO-OPERATIVE HOUSING SOCIETY LTD", through its office Bearers and Authorized signatories as the society of the First Part. A N D – **SHRI DHEERAJ KRISHNA PATIL**, and other members of the society as the Members /Confirming Party of the Second Part –A N D -**M/S. VEER LIFE SPACES LLP**, through its designated Partner **SHRI BHUSHAN CHANDRAKANT BHANUSHALI** as the Developer of the Third Part.

M. A. ANSARI

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Whereby **"GARODIA CO-OPERATIVE HOUSING SOCIETY LTD"**, through its office Bearers and Authorized Signatories as **"THE OWNERS"** have allowed **M/S. VEER LIFE SPACES LLP**, to develop the subject land.

c. **POWER OF ATTORNEY**, Dated 31/08/2023 registered with the office of the Sub Registrar of Assurances at Thane-1 bearing Registration No. TNN1-6515-2023, Dated 31/08/2023 made and executed in between **"GARODIA CO-OPERATIVE HOUSING SOCIETY LTD"**, through its office Bearers and Authorized Signatories as **"THE OWNERS"** and **M/S. VEER LIFE SPACES LLP**, through its designated Partner **SHRI BHUSHAN CHANDRAKANT BHANUSHALI**, as the **DEVELOPERS**. Whereby **"GARODIA CO-OPERATIVE HOUSING SOCIETY LTD"**, through its office Bearers and Authorized Signatories as **"THE OWNERS"** have authorized and empowered **M/S. VEER LIFE SPACES LLP**, to develop the subject land.

d. Extract of property Register card showing **"GARODIA CO-OPERATIVE HOUSING SOCIETY LTD"**, as the Owners of the said property.

e. Search Report given by **SHRI SACHIN PATIL**, Search Clerk Dated: 10/04/2024 since 1995 to 2024 by paying Government Fee under Receipt No. 7354, Dated: 02/04/2024 issued by Sub- Registrar Thane-5.

f. I have given a Public Notice published in daily News Paper namely **GLOBAL TIMES**, dated 10/04/2024 for investigation of title to the Subject Land; however no claims were received from any third party in response thereto with respect to subject Land

3. On perusal of Extract of property register card, Mutation entries, and all other relevant papers/Documents relating to title of the said Property I have found that vide Development Agreement, dated 31/08/2023 **M/S. VEER LIFE SPACES LLP**, through its designated partner **SHRI BHUSHAN CHANDRAKANT BHANUSHALI** as the Developer have lawfully acquired Development Rights of the said Property. Hence I am of the opinion that the Title of **M/S. VEER LIFE SPACES LLP**, as a Developers of the said Property is clear, marketable and without any encumbrances.

Owners of the said property:-

T.P.S NO	NEW FINAL PLOT NO	AREA SQ. MTR.,	NAME OF THE OWNER
1.	101	2760.22	M/S. GARODIA CO-OPERATIVE HOUSING SOCIETY LTD

4. The Report reflecting the flow, title of Developers i.e. **M/S. VEER LIFE SPACES LLP**, through its designated partner **SHRI BHUSHAN CHANDRAKANT BHANUSHALI** being the Developers of the said property is enclosed herewith as Annexure.

Encl: Annexure.
Date: 18/04/2024.


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FORMAT – A
(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) Extract of Property Register Card as on date of application for registration.
- 2) Mutation Entries.
- 3) Search Report given by **SHRI SACHIN PATIL**, Search Clerk
Dated: 10/04/2024 since 1995 to 2024 by paying Government Fee
under Receipt No. 7354, Dated: 02/04/20
24 issued by Sub- Registrar Thane-5.
- 4) Any other relevant title ----- No other relevant title.
- 5) Litigations if any ----- No.

Date: 18/04/2024


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