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Ref.:

Date : 15/01/2024

FORMAT – A
(Circular No. : 28/2021)

To
Maha Rera

Date:15/01/2024

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to Survey No. 71,Hissa No. 8/A, area 0H-51R-50P, Assessment Rs. 0-64Paise, situated at Done, Taluka Ambernath, District Thane within the limits of Talathi Saja Vangani.

I have investigated the title of the said plot on the request of M/s VARDHMAN REALTY

1] Description of the Property :

Survey No. 71,Hissa No. 8/A, area 0H-51R-50P, Assessment Rs. 0-64 Paise, situated at Done, Taluka Ambernath, District Thane.

2] The Documents of allotment of plot.

a) Survey No. 71, Hissa No. 8/A, area 0H-57R-50P, Assessment Rs. 0-64Paise, situated at Done, Taluka Ambernath, District Thane within the limits of Talathi Saja Vangani.

b) Sale Deed dated 28/12/2017, duly registered at the office of the sub-registrar of assurances at Ulhasnagar-2 under serial no. 16556/2017, executed by and between Wamanrao Anantrao Rane, Gurunath Anantrao Rane, Yashwant Anantrao Rane, Vino Anantrao Rane, Madhuri Hemant Rane, Tejashree Hemant Rane, Tanuja Hemant Rane, Pravin Baliram Vichare, Sanchita Chandrakant Ghosalkar, Shilpa Ganesh Bilose, Seema Sudhir Vichare, Prerna Yogesh Dalvi, Mrunali Sunil Vichare, Hemant Gajanan More, Binaka Gajanan More as owner and M/s Vardhman Realty through its partners 1) Harilal Velji Shah 2) Daksha Harilal Shah 3) Vinay Harilal Shah 4) Ruchi Vinay Shah as purchaser and the said owner has sold and conveyed the said land to the purchaser for and against the consideration amount more specifically mentioned therein. Saleable area 0H-10R-00P out of 0H-57R-50P

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c) Sale Deed dated 09/03/2021, duly registered at the office of the sub-registrar of assurances at Ulhasnagar-2 under serial no. 4329/2021, executed by and between Wamanrao Anantrao Rane, Gurunath Anantrao Rane, Yashwant Anantrao Rane, Vinod Anantrao Rane, Madhuri Hemant Rane, Tejashree Hemant Rane, Tanuja Hemant Rane, Pravin Baliram Vichare, Sanchita Chandrakant Ghosalkar, Shilpa Ganesh Bilose, Seema Sudhir Vichare, Prerna Yogesh Dalvi, Mrunali Sunil Vichare, Hemant Gajanan More, Binaka Gajanan More as owner and M/s. Vardhman Realty through its partners 1) Harilal Velji Shah 2) Daksha Harilal Shah 3) Vinay Harilal Shah 4) Ruchi Vinay Shah as purchaser and the said owner has sold and conveyed the said land to the purchaser for and against the consideration amount more specifically mentioned therein. Saleable area 0H-41R-50P out of 0H-57R-50P

d) That the above land property the proprietor given Construction Permission Certificate from Town Planning Thane vide No. Mouje-Done/Tal-Ambernath/S.N.71/8/A, B and Others, S.S. Thane/6718, dated 15/09/2023 to construct Building No. 1, 2 & 3, Ground + Seven Floors granted by Town Planning Thane.

e) Further it appear that the land property of which the above mentioned plot property is the peace and parcel was previously agricultural land property. But the above said property has gone under Development Planning of Local Authority. Therefore reference letter of Collector of Thane vide No. MAHASUL/ K-1/T-14/BP/SR-40/2021 on dated 06/02/2024 for Residential & Commercial purpose. Thus the above land property was converted in to N.A. plot property.

f) Taken search by the Adv. Swati Naresh Shelar in the office of Sub-Registrar Ulhasnagar-2 & 4 for the period of 30 years i.e. 1995 to 2024. On the basis of above Search Report and perusal of above described documents which were furnished to me for my inspection I am of the opinion that the title of abovesaid M/s. Vardhman Realty in respect of above mentioned N.A. plot property is clear, marketable and free from all encumbrances.

3] 7/12 Extract or property card issued by Talathi, Mutation Entry No. 34, 155, 1835, 1891, 1928, 1937, 2187.

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Date : 15/01/2024

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 M/s Vardhman Realty is clear, marketable and without any encumbrances.

DETAILS	OWNER OF LAND
Survey no. 71, Hissa 8/A Area 0H-10R-00P out of 0H-57R-50P	M/s. VARDHMAN REALTY
Survey no. 71, Hissa 8/A Area 0H-41R-50P out of 0H-57R-50P	M/s. VARDHMAN REALTY

The report reflecting the flow of the title of the M/s VARDHMAN REALTY on the said land is enclosed herewith as annexure.

Encl: Annexure
Date: 15/01/2024

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Ref.:

Date : 15/01/2024

FORMAT – A
(Circular No. : 28/2021)

To
Maha Rera

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to Survey No. 71,Hissa No. 8/B, area 0H-12R-50P, Assessment Rs. 0-13 Paise, situated at Done, Taluka Ambernath, District Thane within the limits of Talathi Saja Vangani.

I have investigated the title of the said plot on the request of Shri. Harilal Velji Shah.

1] Description of the Property : Survey No. 71,Hissa No. 8/B, area 0H-12R-50P, Assessment Rs. 0-13 Paise, situated at Done, Taluka Ambernath, District Thane.

2] The Documents of allotment of plot:

a) Sale Deed dated 19/08/1999 at Sr. No. 2036/1999 executed between 1] Shri. Vijay Amrutlal Salvi, 2] Shri. Rushikesh Ankush Dalvi purchased the said land from Smt. Yashodabai Anantrao Rane through her Power of Attorney Holder Shri. Wamanrao Anantrao Rane, regarding saleable Area 0H-12R-50P out of total admeasuring area 0H-70R-00P. Which is recorded as per Mutation No. 885 is certified by Circle Officer on dated 22/10/1999.

b) Sale Deed dated 14/09/2016, Sr. No. 9160/2016 executed between Shri. Harilal V. Shah purchased the said land from 1] Shri. Vijay Amrutlal Salvi, 2] Shri. Rushikesh Ankush Dalvi, regarding saleable Area 0H-12R-50P. Which is recorded as per Mutation No. 1845 is certified by Circle Officer on dated 04/03/2017.

c) That the above land property the proprietor given Construction Permission Certificate from Town Planning Thane vide No. Mouje-Done/Tal-Ambernath/S.N.71/8/A, B and Others, S.S. Thane/6718, dated 15/09/2023 to construct Building No. 1, 2 & 3, Ground + Seven Floors granted by Town Planning Thane.

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Date : 15/01/2024

d) Further it appear that the land property of which the above mentioned plot property is the peace and parcel was previously agricultural land property. But the above said property has gone under Development Planning of Local Authority. Therefore reference letter of Collector of Thane vide No. MAHASUL/ K-1/T-14/BP/SR-40/2021 on dated 06/02/2024 for Residential & Commercial purpose. Thus the above land property was converted in to N.A. plot property.

e) Taken search by the Adv. Swati Naresh Shelar in the office of Sub-Registrar Ulhasnagar-2 & 4 for the period of 30 years i.e. 1995 to 2024. On the basis of above Search Report and perusal of above described documents which were furnished to me for my inspection I am of the opinion that the title of abovesaid persons namely Shri. Harilal Velji Shah in respect of above mentioned N.A. plot property is clear, marketable and free from all encumbrances.

3] 7/12 Extract or property card issued by Talathi, Mutation Entry No. 885, 1845, 1928.

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 the owner Shri. HarilalVelji Shah is clear, marketable and without any encumbrances.

DETAILS	OWNER OF LAND
Survey no. 71, Hissa 8/B Area 0H-12R-50P	Shri. HarilalVelji Shah

The report reflecting the flow of the title of the Owner Shri. Harilal Velji Shah on the said land is enclosed herewith as annexure.

Encl: Annexure
Date: 15/01/2024

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(Circular No. : 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

1) Survey No. 71, Hissa No. 8/B

2) Mutation Extract No. 885, 1845, 1928.

3) Construction Permission, dated 15/09/2023 :

That the above land property the proprietor given Construction Permission Certificate from Town Planning Thane vide No. Mouje-Done/Tal-Ambernath/S.N.71/8/A, B and Others, S.S. Thane/6718, dated 15/09/2023 to construct Building No. 1, 2 & 3, Ground + Seven Floors granted by Town Planning Thane.

4) N.A. Order, dated 06/02/2024 :

Further it appear that the land property of which the above mentioned plot property is the peace and parcel was previously agricultural land property. But the above said property has gone under Development Planning of Local Authority. Therefore reference letter of Collector of Thane vide No. MAHASUL/ K-1/T-14/BP/SR-40/2021 on dated 06/02/2024 for Residential & Commercial purpose. Thus the above land property was converted in to N.A. plot property.

5) Search Report :

Taken search by the Adv. Swati Naresh Shelar dated 04/01/2024 in the office of Sub-Registrar Ulhasnagar-2 & 4 for the period of 30 years i.e. 1995 to 2024. On the basis of above Search Report and perusal of above described documents which were furnished to me for my inspection I am of the opinion that the title of abovesaid persons namely Shri. Harilal Velji Shah in respect of above mentioned N.A. plot property is clear, marketable and free from all encumbrances.

4]	Any other relevant title	:	NO
5]	Litigations if any	:	NO.

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FLOW OF THE TITLE OF THE SAID LAND

1) Survey No. 71, Hissa No. 8/A

2) Mutation Extract No. 34, 155, 1835, 1891, 1928, 1937, 2174.

3) Construction Permission, dated 15/09/2023 :

That the above land property the proprietor given Construction Permission Certificate from Town Planning Thane vide No. Mouje-Done/Tal-Ambernath/S.N.71/8/A, B and Others, S.S. Thane/6718, dated 15/09/2023 to construct Building No. 1, 2 & 3, Ground + Seven Floors granted by Town Planning Thane.

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5) Search Report :

Taken search by the Adv. Swati Naresh Shelar dated 04/01/2024 in the office of Sub-Registrar Ulhasnagar-2 & 4 for the period of 30 years i.e. 1995 to 2024. On the basis of above Search Report and perusal of above described documents which were furnished to me for my inspection I am of the opinion that the title of abovesaid M/s. Vardhman Realty in respect of above mentioned N.A. plot property is clear, marketable and free from all encumbrances.

4]	Any other relevant title	:	NO
5]	Litigations if any	:	NO.

Date : 15/01/2024

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