

Rajani Pathak

B.Sc. LL.M. ADVOCATE HIGH COURT
NOTARY (Govt. of India) Reg. No. 4330

Ex. Assistant Government Pleader
and Additional Public Prosecutor

Adv. Rajani Pathak
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9821138766
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FORMAT – A (Circular No. – 28/2021)

To,
MAHARERA
Mumbai.

LEGAL TITLE REPORT

Sub. : Title Clearance Certificate with respect to the piece and parcel of Plot of land bearing Tika No.21, CTS No.64B/2, Old Survey No.43A, Hissa No.2A(P) and Survey No.42A, Hissa No.4(P) lying, being and situate at Village Naupada, Taluka and District Thane, within the limits of Thane Municipal Corporation for City of Thane, Registration District and Sub-District Thane, totally admeasuring 550.74 sq.meters, hereinafter referred to as “The Said Plot” belonging to “**New Vaishali Co-operative Housing Society Ltd.**”, **Thane.**

I have investigated the title of The Said Plot on the request of the Developers viz. M/s. Joshi and Yash Developers LLP, a Limited Liability Partnership firm, duly registered under the LLP Act 2008, on 22/06/2021 vide Redg. No. LLPIN-AAX-5026 having its Registered Office and principal place of business at Ganesh Kuti Bungalow, opposite Namdeo wadi Hall, Thane (W) 400602, represented through its Designated Partners Mr. Kaustubh Gajanan Kalke, having office at Ishkrupa, Ram Maruti Road, Thane (W) – 400602 and Shri Jayantilal K. Jain having office at 101, Shrushti Apartment, Tembhi Naka,

Office :- Vision Business Center, 1st Floor, Bhiwandiwalla Terrace, Adjacent to Dist. Court Building, Above Axis Bank, Court Naka, Thane (W) - 400 601

Residence :- B-1101, 11th Floor, Sarovar Darshan Tower CHS, Chandanwadi, Almeida Road, Thane (W) 400 602

Thane- 400601 and the Plot owners viz., "New Vaishali Co-operative Housing Society Ltd.", Thane and on the basis of following Documents i.e.:

1. Agreement to Sale dated 04.09.1971 executed between Smt. Venubai Prabhakar Thakur, as Vendor and C.S. Sathe, as Purchaser/ Chief Promoter.
2. Indenture of Sale, dated 28th July, 1972 executed between Smt. Venubai Prabhakar Thakur, as Vendor, and New Vaishali Cooperative Housing Society Ltd., as Purchaser and C.S. Sathe, as Confirming Party being the Chief Promoter of the aforesaid Society, and registered with the Sub-Registrar of Assurances, Bombay at Sr. No.4063/72, on 11.08.1972, in respect of "The Said Plot".
3. Index II dated 05.06.1974 of the aforesaid Indenture of Sale, dated 28.07.1972 issued by Sub- Registrar of Bombay, in respect of the Said Plot.
4. Occupation Certificate bearing No.1453/2982 dated 30.01.1975, issued by Town Redevelopment Officer and Chief Officer of Thane Municipal Council, Thane, in respect of the Building of New Vaishali Co-operative Housing Society, Thane.
5. Release Deed, dated 20.10.1993 executed between Maharashtra State Co-operative Housing Finance Corporation Ltd., as Mortgagees and New Vaishali Co-operative Housing Society Ltd. Thane as Mortgagors in respect of the said Plot.
6. Property Card in respect of the said Plot issued by Government Of Maharashtra, Jamabandi Commissioner and Director of Land Records Office, Pune on 16.02.2022, mentioning therein that, the said Plot is a Non-agricultural Plot and New Vaishali Co-operative Housing Society is the owner of it.

7. The Registration Certificate of New Vaishali Co-operative Housing Society, bearing No. TNA/HSG/838/1972, dated 15.03.1972.
8. Property Extract (Malmatta Utara) dated 18.02.2016, in respect of the building of New Vaishali Co-operative Housing Society Ltd., Thane, issued by the Municipal Corporation of City of Thane.
9. The Agreement for Redevelopment executed between New Vaishali Co-operative Housing Society and M/s. Joshi and Yash Developers LLP as the Developers and twelve members of New Vaishali Co-operative Housing Society Ltd., as Confirming Parties and registered with the Sub-Registrar of Assurances Class 2, Thane-12 on 29. 07.2021 at Document No.TNN 12-8131-2021.
10. Search Reports dated 06.11.2019 and 15.07.2022 issued by Shri. Paresh Vishe, the Search Clerk, in respect of the said Plot for the years 1973 to 2019 and 2019 to 2022 respectively after taking search in the records of Sub- Registrar of Assurances Thane (Offices No. 1, 2, 5 and 12).
11. Public Notice, published in English by M/s. Joshi Enterprise, Thane, through their lawyer, Mrs. Rajani Pathak, Advocate High Court i.e. myself in the Daily News Paper "Active Times" on 24.10.2019 calling upon the public at large, about any claim, right, title or interest of any nature, whatsoever about the ownership of the Said Plot and the Building owned by New Vaishali Co-operative Housing Society and about its proposed Redevelopment, within 10 days from it's date of publication.

REDEVELOPMENT OF THE SAID PLOT AND BUILDING OWNED BY NEW VAISHALI CO-OPERATIVE HOUSING SOCIETY LTD., THANE, FOR THE PURPOSE OF CONVERSION INTO A COMMERCIAL BUILDING.

12. Public Notice, published in Marathi by M/s. Joshi Enterprise, Thane through their lawyer, Mrs. Rajani Pathak, Advocate High Court, i.e. myself in the Daily News Paper "Thane Vaibhav" on 24.10.2019, calling upon the public at large, about any claim, right, title or interest of any nature, whatsoever about the ownership of the said Plot and the Building owned by New Vaishali Co-operative Housing Society and about its proposed Redevelopment, within 10 days from it's date of publication.

On perusal of the abovementioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of New Vaishali Co-operative Housing Society Ltd., Thane, as the Owners of the said Plot and the title of M/s. Joshi and Yash Developers LLP, as the Developers of the said Plot, is clear, marketable and without any encumbrance.

a) New Vaishali Co-operative Housing Society Ltd.

The report reflecting the flow of the New Vaishali Co-operative Housing Society Ltd., Thane the Developer is enclosed herewith as annexure.

Encl. - Annexure

Date : 15/07/2022



Mrs. Rajani Pathak

Advocate High Court



Rajani Pathak

MAH/1032/1982 B. Sc., LL. M.

ADVOCATE HIGH COURT & NOTARY

B - 1101, 11th Flr., Sarovar Darshan Tower CHS, Chandanwadi,
Almeida Rd., Thane (W), Mob.: 9821138766 / 9930538766

FORMAT – A

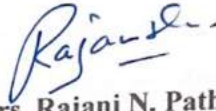
(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID PLOT

Sr.No.

- 1) Property Card.
- 2) Search Reports for 49 years, i.e. from 1973 to 2022, taken from
Sub- Registrar's Office, at Thane.
- 3) Index II of Re-Development Agreement.

Date : 15/07/2022


Mrs. Rajani N. Pathak
Advocate, High Court

 **Rajani Pathak**
MAH/1032/1962 B. Sc., LL. M.
ADVOCATE HIGH COURT & NOTARY
B-1101, 11th Fl., Sarovar Darshan Tower CHS, Chandanwadi,
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