

ANIL RAMCHANDRA PASHTE
B.A.LL.B.
ADVOCATE HIGH COURT

Mobile No. 9049262659 / 7038187244
E-mail Id :- anilpashte03@gmail.com

Office at :- Shop No. 02, Sarasvati Arcade, Opp. S.T. Bus Stand, Behind Solse Market, Near Badlapur Lake,
Kulgaon Badlapur (W) Tal- Ambernath Dist- Thane. 421 503.
Res At :- Ambeshiv Budruk, Post- Eranjad Kulgaon Badlapur (W) Tal- Ambernath Dist- Thane. 421 503.

Ref.

Date :- 28/07/2022

FORMAT – A
(Circular No.:-28/2021)

To,
Maha RERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey No. 26/3/A/15, Plot No-15, Area Admeasuring 482.44 Sq.mtrs, N.A. Asst. 48 Rs.-24 Paise, situated at Village – SHIRGAON, Tal. Ambernath, Dist. Thane. (Hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of Siddhivinayak Group through partners 1) Mr. Sandeep Bharatsingh Parmar 2) Mr. Sanket Eknath Telange 3) Shri. Sagar Sakharam Meher, as a developer and following documents i.e.:-

1) Description of the property :-

1) Survey No. 26/3/A/15, Plot No-15, Area Admeasuring 482.44 Sq.mtrs, N.A. Asst. 48 Rs.-24 Paise, situated at Village – SHIRGAON, Tal. Ambernath, Dist. Thane.

2) The documents of allotment of plot.

a) Registration Certificate issued by Co-Operative Registrar for formed Society Namely “**VYANKATESH DARSHAN CO-OPERATIVE HOUSING SOCIETY LTD.**”, duly registered under “Reg. No. TNA/ULR/HISG/(T.C.) 8098/1996-1997, YEAR 1996, on dated 21/08/1996” under the Provisions of Maharashtra Co. Operative Societies Act, 1960.

b) Deed of Deemed Conveyance dtd. 20/04/2021, duly registered in the Office of Sub-Registrar of Assurances at Ulhasnagar-2 under Serial No. 6740/2021.

c) Mutation Entry No. 5164

d) Re-development Agreement dtd. 10/05/2022, executed between Vyankatesh

A.R. Pashte

Darshan Co-operative Housing Society Ltd. as owners have granted redevelopment rights of land bearing **Survey No. 26/3/A/15, Plot No-15, Area Admeasuring 482.44 Sq.mtrs, N.A. Asst. 48 Rs.-24 Paise, situated at Village – SHIRGAON, Tal. Ambernath, Dist. Thane.** to the Builder i.e. Siddhivinayak Group through partners 1) Mr. Sandeep Bharatsingh Parmar 2) Mr. Sanket Eknath Telange 3) Shri. Sagar Sakharam Meher and the said Redevelopment Agreement is duly registered in the Office of Sub-Registrar of Assurances at Ulhasnagar-2 under Serial No. 8190/2022. And according to the said Re-Development Agreement the said society have granted re-development rights of the said land to the Developer/Builder for the Kind Consideration more specifically mentioned in the said redevelopment agreement.

e) **Power of Attorney** dtd. 10/05/2022, the Vyankatesh Darshan Co-operative Housing Society Ltd. as owners have granted redevelopment rights of land bearing **Survey No. 26/3/A/15, Plot No-15, Area Admeasuring 482.44 Sq.mtrs, N.A. Asst. 48 Rs.-24 Paise, situated at Village – SHIRGAON, Tal. Ambernath, Dist. Thane.** to the Builder i.e. Siddhivinayak Group through partners 1) Mr. Sandeep Bharatsingh Parmar 2) Mr. Sanket Eknath Telange 3) Shri. Sagar Sakharam Meher for enabling them to redevelop 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 and the said Power of Attorney is duly registered in the Office of Sub-Registrar of Assurances at Ulhasnagar-2 under Serial No. 8192/2022.

f) **Construction Permission** on dated 30/06/2022 granted by the Kulgaon Badlapur Municipal Council vide its permission bearing No. KBNP/NRV/BP/6060/2022-2023, Unique No. 77.

g) Search report issued by Searcher Shri. Santosh Shantaram Deshmukh for 30 years dated 31/03/2022 and 16/06/2022.

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 **Siddhivinayak Group through partners 1) Mr. Sandeep Bharatsingh Parmar 2) Mr. Sanket Eknath Telange 3) Shri. Sagar Sakharam Meher**, is clear, marketable and without any encumbrances.



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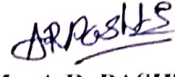
Date :- 28/07/2022

4/- Owner of the land -

Description of Land	Owner of the land
Survey No. 26/3/A/15, Plot No-15, Area Admeasuring 482.44 Sq.mtrs, N.A. Asst. 48 Rs.-24 Paise, situated at Village - SHIRGAON, Tal. Ambernath, Dist. Thane	Vyankatesh Darshan Co-operative Housing Society Ltd.

5/- The report reflecting the flow of the title of the Siddhivinayak Group through partners 1) Mr. Sandeep Bharatsingh Parmar 2) Mr. Sanket Eknath Telange 3) Shri. Sagar Sakharam Meher, on the said land is enclosed herewith as annexure.

Encl : Annexure.
Date: 28/07/2022


Mr. A.R. PASHTE
(Advocate High Court)

ADV. ANIL RAMCHANDRA PASHTE
Res. At. Ambeshiv Budruk,
Post. Eranjad, Badlapur. (W)
Tal. Ambernath, Dist. Thane
Mob. No. 9049262659

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FORMAT - A

(Circular No. :- 2'B /2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7/ 12 extract as on date of application for registration.
- 2) Mutation Entry No. 5164.
- 3) Search report issued by Searcher Shri. SANTOSH SHANTARAM DESHMUKH for 30 years dated 31/03/2022 and 16/06/2022 taken from Sub-Registrar office at Badlapur.
- 4) Any other relevant title - No
- 5) Litigations if any - No

Date: 28/07/2022



Mr. A.R. PASHTE

(Advocate High Court)

ADV. ANIL RAMCHANDRA PASHTE

Res. At. Ambeshiv Budruk,

Post. Eranjad, Badlapur. (W)

Tal. Ambernath, Dist. Thane

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