



PRAVEEN P. TAMBE

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Advocate

Resi: B/401, Trimurti Angan CHS Ltd., Plot-50, Sec-20, Kamothe Village, Khandeshwar, Navi Mumbai – 410 209
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Date: February 07, 2024

FORMAT – A
(Circular No. 28/2021)

To,

The Maharashtra Real Estate Regulatory Authority (MAHARERA)

Housefin Bhavan, Plot No. C-21, E-Block,

Bandra Kurla Complex, Bandra (East),

Mumbai – 400 051.

LEGAL TITLE REPORT

Sub:- Title Clearance report with respect to all that piece and parcel of lands admeasuring 27,968.12 or thereabouts as per the Property Register Cards, all lying, being and situated at Village Owale, Taluka and District Thane, Ghodbunder Road, Maharashtra within the limits of Thane Municipal Corporation (“TMC”), Registration and Sub-Registration District of Thane (hereinafter referred to as the “**said Lands**”) and bearing the following CTS numbers:

- 1) CTS No. 449 (part)
- 2) CTS No. 450 (part)
- 3) CTS No. 451
- 4) CTS No. 455/A (part)
- 5) CTS No. 459
- 6) CTS No. 460 (part)
- 7) CTS No. 461 (part)
- 8) CTS No. 462
- 9) CTS No. 463
- 10) CTS No. 464/1 (part)
- 11) CTS No. 464/2



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- 12) CTS No. 465/1
- 13) CTS No. 465/2
- 14) CTS No. 466/A/1 (part)
- 15) CTS No. 466/A/2 (part)
- 16) CTS No. 467/A
- 17) CTS No. 538/1
- 18) CTS No. 538/2
- 19) CTS No. 538/3

I have investigated the Title of the said Lands on the request of my Client **Skylark Buildspace Private Limited ("Skylark Buildspace")**, a company incorporated under the provisions of the Companies Act, 2013, bearing **CIN: U45309MH2021PTC357656** and having its registered office address at 3rd Floor, Viraj Tower, Western Express Highway, Near WEH Metro Station, Andheri East, Mumbai- 400 093, and the following documents i.e.

1) Description of the said Lands:-

All that piece and parcel of Lands aggregating to an area admeasuring 27,968.12 sq. mtrs., all situate, lying and being at Village Owale, Taluka and District Thane, Ghodbunder Road, Maharashtra within the limits of Thane Municipal Corporation ('TMC'), Registration and Sub-Registration District of Thane and bearing the following CTS numbers:

Sr. no.	CTS Nos.	Area in sq. mtrs.
1	449 (part)	25.04
2	450 (part)	1379.19
3	451	2288.09
4	455/A (part)	1590.44
5	459	1757.83
6	460 (part)	723.81
7	461 (part)	1398.61
8	462	275.84
9	463	1293.29



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10	464/1 (part)	9942.88
11	464/2	358.25
12	465/1	24.28
13	465/2	509.21
14	466/A/1 (part)	1836.64
15	466/A/2 (part)	204
16	467/A	2677
17	538/1	740.24
18	538/2	620.84
19	538/3	322.64
	Total	27,968.12

2) Documents of Ownership of said Lands:-

- a. Agreement for Sale dated 29th March 2023 executed by and between M/s. Sai Pushp Enterprises (now known as Puranik Tokyo Bay Private Limited) ("Puranik") of the First Part, the Skylark Buildspace Private Limited (formerly known as Everhome Realtors Private Limited) ('Skylark Buildspace') of the Second Part and M/s. Sai Shraddha Developers ('Confirming Party') of the Third Part, registered with the Office of Sub-registrar of Assurances under Serial No. TNN8/6955/2023.
- b. Deed of Confirmation dated 27th September 2023 executed by and between Puranik of the First Part, M/s. Unnathi Associates of the Second Part, Skylark Buildspace of the Third Part, and the Confirming Party of the Fourth Part registered with the Office of Sub-registrar of Assurances under Serial No. TNN8/21920/2023.
- c. Indenture of Conveyance dated 27th September 2023 executed between Puranik Tokyo Bay Private Limited (formerly known as M/s. Sai Pushp Enterprises) ('Puranik') of the First Part, M/s. Unnathi Associates ('Unnathi') ('Vendors') of the Second Part, Skylark



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Buildspace of the Third Part, and the Confirming Party of the Fourth Part, registered with the Office of Sub-registrar of Assurances under Serial No. TNN8/21921/2023.

- d. General Irrevocable Power of Attorney dated 27th September 2023 executed by Puranik in favour of Skylark Buildspace, with respect to area admeasuring 25,488.95 square meters or thereabouts (as per the title documents and 7/12 Extracts) and collectively admeasuring 25,488.79 square meters or thereabouts (as per the Property Register Card) out of the said Lands, registered with the Office of Sub-registrar of Assurances under Serial No. TNN8/21930/2023.

- 3) Property register Cards and Mutation Entries in respect of the said Lands.

I have perused the digitally signed property register cards in respect of the said Lands:

Sr. no.	CTS Nos.	Related Mutation Entry No.
1	449 (part)	Application made for mutation of name. Name of erstwhile owner mutated in 7/12 extract
2	450 (part)	Application made for mutation of name. Name of erstwhile owner mutated in 7/12 extract
3	451	Mutation entry no. 26 records the ownership entitlement of M/s. Sai Pushp Enterprises
4	455/A (part)	Mutation entry no. 17 records the ownership entitlement of M/s. Sai Pushp Enterprises
5	459	Mutation entry no. 18 records the ownership entitlement of M/s. Sai Pushp Enterprises



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6	460 (part)	Mutation entry no. 19 records the ownership entitlement of M/s. Sai Pushp Enterprises
7	461 (part)	Mutation entry no. 20 records the ownership entitlement of M/s. Sai Pushp Enterprises
8	462	Mutation entry no. 21 records the ownership entitlement of M/s. Sai Pushp Enterprises
9	463	Mutation entry no. 22 records the ownership entitlement of M/s. Sai Pushp Enterprises
10	464/1 (part)	Mutation entry no. 31 records the ownership entitlement of M/s. Sai Pushp Enterprises
11	464/2	Mutation entry no. 31 records the ownership entitlement of M/s. Sai Pushp Enterprises
12	465/1	Mutation entry no. 32 records the ownership entitlement of M/s. Unnathi Associates
13	465/2	Mutation entry no. 32 records the ownership entitlement of M/s. Unnathi Associates
14	466/A/1 (part)	Mutation entry no. 30 records the ownership entitlement of M/s. Vihang Infrastructure Pvt. Ltd. & M/s. Sai Pushp Enterprises
15	466/A/2 (part)	Mutation entry no. 30 records the ownership entitlement of M/s. Sai Pushp Enterprises
16	467/A	Mutation entry no. 27 records the ownership entitlement of Bhoir Family



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17	538/1	Mutation entry no. 32 records the ownership entitlement of M/s. Sai Pushp Enterprises
18	538/2	Mutation entry no. 32 records the ownership entitlement of M/s. Sai Pushp Enterprises
19	538/3	Mutation entry no. 32 records the ownership entitlement of M/s. Sai Pushp Enterprises

4) Search Report for a period of 30 years from 1993 to 2023 has been taken.

2. On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said Lands, I am of the opinion that the title of my Client i.e. Skylark Buildspace is clear, marketable and without any encumbrances.

Owner of the said Lands is the Promoter only i.e. Skylark Buildspace Private Limited.

3. The report reflecting the flow of the title of my Client i.e. Skylark Buildspace in respect of the said Lands is enclosed herewith and reiterating below for the sake of convenience:

Sr. no.	Particulars	Flow of Title
1.	Previous Owner	Puranik Tokyo Bay Private Limited (earlier known as M/s. Sai Pushp Enterprises) & M/s. Unnathi Associates
2.	Current Owner i.e the Promoter	Skylark Buildspace Private Limited vide Deed of Conveyance dated 27 th September 2023

The following CTS nos. are yet to be mutated in my Client's name as the owner of the said Lands all situate, lying and being at Village Owale, Taluka and District Thane, Ghodbunder Road, Maharashtra within the limits of Thane Municipal Corporation ('TMC'), Registration and Sub-Registration District of Thane, the details are as mentioned herein below:

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Sr. no.	CTS Nos.	Area in sq. mtrs.	Name on PRC
1	449 (part)	25.04	Application made for mutation of name
2	450 (part)	1379.19	Application made for mutation of name
3	451	2288.09	M/s. Sai Pushp Enterprises
4	455/A (part)	1590.44	M/s. Sai Pushp Enterprises
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7	461 (part)	1398.61	M/s. Sai Pushp Enterprises
8	462	275.84	M/s. Sai Pushp Enterprises
9	463	1293.29	M/s. Sai Pushp Enterprises
10	464/1 (part)	9942.88	M/s. Sai Pushp Enterprises
11	464/2	358.25	M/s. Sai Pushp Enterprises
12	465/1	24.28	M/s. Unnathi Associates
13	465/2	509.21	M/s. Unnathi Associates
14	466/A/1 (part)	1836.64	M/s. Vihang



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			Infrastructure Pvt. Ltd. & M/s. Sai Pushp Enterprises
15	466/A/2 (part)	204	M/s. Sai Pushp Enterprises
16	467/A	2677	Bhoir Family
17	538/1	740.24	M/s. Sai Pushp Enterprises
18	538/2	620.84	M/s. Sai Pushp Enterprises
19	538/3	322.64	M/s. Sai Pushp Enterprises
Total		27,968.12	

The approval contains reference of CTS No. 454 which being an amenity plot has been handed over to Thane Municipal Corporation. Thus, CTS No. 454 is not included in the Title Report as it is now owned by Thane Municipal Corporation and the same will be deleted from the subsequent approvals as mentioned in the letter dated 11th January 2024 issued by Thane Municipal Corporation.

Dated this 7th day of February, 2024

Praveen Tambe
Advocate, High Court



Encl: - Annexure – A – Encumbrance Certificate

Annexure – B – Title Flow



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ANNEXURE - A

DETAILS OF ENCUMBRANCE

The rights of my Client in respect of the said Lands have not been mortgaged.

Dated this 7th day of February, 2024

Praveen Tambe
Advocate, High Court





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ANNEXURE - B

FORMAT – A
(Circular No:- 28/2021)

FLOW OF THE TITLE OF THE SAID LANDS

To,

The Maharashtra Real Estate Regulatory Authority (MAHARERA)

Housefin Bhavan, Plot No. C-21, E-Block,

Bandra Kurla Complex, Bandra (East),

Mumbai – 400 051.

Sub:- Title Clearance Certificate with respect to the following CTS Nos. all situate, lying and being at Village Owale, Taluka and District Thane, Ghodbunder Road, Maharashtra within the limits of Thane Municipal Corporation (“TMC”), Registration and Sub-Registration District of Thane (the “said Lands”):

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13	465/2	509.21
14	466/A/1 (part)	1836.64
15	466/A/2 (part)	204
16	467/A	2677
17	538/1	740.24
18	538/2	620.84
19	538/3	322.64
	Total	27,968.12

Sr. nos.

- 1) **Property Register Cards as on date of Application for Registration** – The name of my Client is yet to be mutated as detailed in the Legal Title Report.
- 2) **Mutation Entry No.** - As detailed in the Legal Title Report
- 3) **Search Reports for 30 years** from the period 1993 – 2023 has been taken from the offices of the Sub-Registrar of Assurances at Thane.
- 4) **Any other relevant title.**

A. The details of the documents evidencing the title and ownership entitlement of my Client in respect of the said Lands are hereunder mentioned below: -

- i) Agreement for Sale dated 29th March 2023 executed by and between M/s. Sai Pushp Enterprises (now known as Puranik Tokyo Bay Private Limited) (“Puranik”) of the First Part, the Skylark Buildspace Private Limited (formerly known as Everhome Realtors Private Limited) (‘Skylark Buildspace’) of the Second Part and M/s. Sai Shraddha Developers (‘Confirming Party’) of the Third Part, registered with the Office of Sub-registrar of Assurances under Serial No. TNN8/6955/2023.
- ii) Deed of Confirmation dated 27th September 2023 executed by and between Puranik of the First Part, M/s. Unnathi Associates of the Second Part, Skylark Buildspace of the Third Part, and the Confirming Party of the Fourth Part registered with the Office of Sub-registrar of Assurances under Serial No. TNN8/21920/2023.



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- iii) Indenture of Conveyance dated 27th September 2023 executed between Puranik Tokyo Bay Private Limited (formerly known as M/s. Sai Pushp Enterprises) ('Puranik') of the First Part, M/s. Unnathi Associates ('Unnathi') ('Vendors') of the Second Part, Skylark Buildspace of the Third Part, and the Confirming Party of the Fourth Part, registered with the Office of Sub-registrar of Assurances under Serial No. TNN8/21921/2023.
- iv) General Irrevocable Power of Attorney dated 27th September 2023 executed by Puranik in favour of Skylark Buildspace, with respect to area admeasuring 25,488.95 square meters or thereabouts (as per the title documents and 7/12 Extracts) and collectively admeasuring 25,488.79 square meters or thereabouts (as per the Property Register Card) out of the said Lands, registered with the Office of Sub-registrar of Assurances under Serial No. TNN8/21930/2023.

B. Public Notice issued in the newspaper with respect of the said Lands.

Sr. no.	Particulars	Flow of Title
1.	Previous Owner	Puranik Tokyo Bay Private Limited (earlier known as M/s. Sai Pushp Enterprises) & M/s. Unnathi Associates
2.	Current Owner i.e the Promoter	Skylark Buildspace Private Limited vide Deed of Conveyance dated 27 th September 2023

- 5) **Litigations if any:** There is no litigation against my Client in respect of the said Lands as informed by my Client to the best of their knowledge.

My Client has further informed that there are following litigations pending against erstwhile owners in respect of the said Lands and my Client is not a party to the same. There are no adverse orders/injunctions in the following litigations:

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SR.NO.	COURT NAME	CASE NO.
1	Civil Judge Senior Division, Thane	RCS 966/2012
2	Civil Judge Senior Division, Thane	RCS 566/2019
3	Civil Judge Senior Division, Thane	RCS 964/2016 renumbered as Special Civil Suit No. 548/2019
4	High Court, Mumbai	CAA/17/2019
5	Civil Judge Senior Division, Thane	RCS 47/2020
6	Civil Judge Senior Division, Thane	RCS No. 735/2021
7	Civil Judge Senior Division, Thane	RCS No. 439/2006
8	Civil Judge Senior Division, Thane	RCS 533/2022
9	Civil Judge Senior Division, Thane	Reg. Dakt No. 1798/2022
10	High Court, Mumbai	Criminal Writ Petition No. 5231/2019
11	Tahsildar & Agricultural Land Tribunal, Thane	70B Owale/43/2022
12	Civil Judge Senior Division, Thane	SCS No. 73/2023
13	Addl. Collector, Thane	RTS Appeal No. 96/2023

The legal rights of my Client in respect of the said Lands has not been mortgaged with any bank as on date.



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In the light of the above, the rights and interests of my Client namely Skylark Buildspace Private Limited is clear and marketable in respect of the said Lands.

Further, I have been informed by my Client that the registration formality of the Real Estate Project that would be developed on the said Lands with Maharashtra Real Estate Regulatory Authority ('MahaRERA') shall be obtained and completed on their part in due course.

Dated this 7th day of February, 2024

Praveen Tambe
Advocate, High Court

