

ADD: G 2, Ground Floor
Maha Nandi CHSL,
Shivdham, Ambarnath (E)

ADV. MALLESH CHALWADI
B.A. LL.B
ADVOCATE HIGH COURT

Mob: 9326080686

To,
Maha RERA
Housefin Bhavan, Plot No. C-21, E Block,
Bandra Kurla Complex, Mumbai – 400 051.

Date: 26/10/2021

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to Land Property bearing: Survey No. 54, Hissa No.3E, Plot no. 3 (reserved for Handicap), area admeasuring about 4518.44 Sq. Meter (Out of 12037 Sq. Mtrs), Revenue Assessment Rs.1-28 Paisa, hereinafter for the sake of brevity called and referred to as "The Said Property".

I have investigated the Title of the said property on the request of my client M/s Amrut Laxmi Developers, At present having its Registered address At Raj Regalia, Survey No. 54/3E, 55/3, 55/2, Plot No. 2 Opp New Water Tank, Near Anand Green Land, Pale, Ambarnath (E), District Thane, 421 501 through its one of partner Mr. Navin Rameshchand Bansal, and prior to issuing this Title Certificate, I have gone through following documents and received necessary instruction from my client:

A. Description of The Property:

- (1) Survey No. 54, Hissa No.3E, Plot no 3 (Reserved for Handicap) area admeasuring about 4518.44 Sq. Meter (out of Total area admeasuring about 12037 Sq. Meters), Revenue Assessment Rs.1-28 Paisa, hereinafter for the sake of brevity called and referred to as "The Said Property",

B. List of Documents examined/perused-

1. Copy of latest 7/12 Extract of the said property along with Relevant Mutation Entries.



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2. Sale deed dated 08/03/2000, duly registered with Sub – Registrar of Assurance, Ulhasnagar – 3 under Serial No. 645/2000.
3. Copy of Agreement for Sale dated 22/07/2015 duly registered with Sub-Registrar of Assurance, Ulhasnagar-3 under Serial No. 6498/2015 of said Property.
4. Copy of Power of Attorney dated 22/07/2015 executed by Shri. Hasmukh Rayshi Hariya & ten others in favour of partners of M/s. Amrut Laxmi Developers duly registered with Sub-Registrar of Assurance, Ulhasnagar -3 under Serial No. 6499/2015 of said Property.
5. Copy of Sale Deed dated 22/02/2017 duly registered with Sub-Registrar of Assurance, Ulhasnagar-3 under Serial No. 1684/2017 of said Property.
6. Copy of agreement for sale dated 24/08/2017 duly registered with Sub-Registrar of Assurance, Ulhasnagar -3 under Serial No. 8617/2017 executed by and between M/s Amrut Laxmi Developer as “Vendor” and M/s Aashray Group as “purchaser” for an area admeasuring about 1563.38 Sq. Meters out of total area of 13600 Sq. Meters.
7. Copy of Sale Deed Dated 30/01/2019 duly registered with Sub-Registrar of Assurance, Ulhasnagar -3 under Serial No. 917/2019 executed by and between M/s Amrut Laxmi Developer as “Vendor” and M/s Aashray Group as “purchaser” for an area admeasuring about 1563.38 Sq. Meters out of total area of 13600 Sq. Meters.
8. Copy of Joint Lay-out Plan sanctioned and approved by Ambernath Municipal Counsel bearing Outward No.ANP/NRV/Rakhakan/17-18/413/8740/24 dated 25/05/2017 of said Property.



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9. Copy of Vinisheti dated 16/08/2016 bearing Outward No.MAH/K-1/T-3/Jaminbab/Vinishiti/SR-145/2016 issued by District Collector, Thane of the said Property.
10. Copy of building construction plan and permission bearing J.NO. ANP/NRV/BP/2021-22/853/9218/94 dated 14/10/2021 issued by Ambernath Municipal Council of the said Property.
11. Copy of Non Agricultural Conversion assessment dated 27/09/2021 bearing outward no MAHSUL/K-1/T-3/JAMINBAB-2/KV-97/2021 issued by Nayab Tahsildar Ambernath.
12. Copy of Search report dated 31/08/2021 issued by Advocate Miss. Pratiksha M. Kamble of said Property.

On Perusal and careful consideration of the aforesaid facts, I have come to the conclusion that M/s Amrut Laxmi Developers are the owners of said Property and their title to the said Property is good and marketable and they in the capacity of owners entitle to develop the said property in terms of sanctioned building plan and permissions bearing J.NO. ANP/NRV/BP/2021-22/853/9218/94 dated 14/10/2021 issued by Ambernath Municipal Council, and subject to obtaining necessary permission and approvals from concern departments.

Owners of the Land: M/s. Amrut Laxmi Developers.

Name of Developer: M/s. Amrut Laxmi Developers

The report reflecting the flow of the title of owners **M/s. Amrut Laxmi Developers** and their right to develop the said property is enclosed herewith as annexure.

Encl: Annexure.


Adv. Mallesh Chalwadi

ADV MALLESH CHALWADI
(B.A. LL.B)
G-2, Mahanadi CHS, Near Shivdham Gate
Shivdham Complex, Ambernath (E).
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FLOW OF THE TITLE OF THE SAID PROPERTY

On careful perusal of the aforesaid documents and relevant mutation entries, It appears that originally the Survey no 54, Hissa no 3E area admeasuring about 1-09-0 H-R-P Plus 0-27-0 H-R-P Pot Kharaba, Revenue Assessment Rs. 1-50 Paisa, lying and situated at Village Pale, Ambernath (E), Taluka – Ambernath was owned by Shri. Vishnu Laxman Phadke, herein after called and referred to as “ The Said Larger Property”. It further appears from Mutation Entry number 112 that said Shri. Vishnu Laxman Phadke sold the said larger property to Shri. Balu Hari Bhoir for valuable consideration. It further appears from Mutation Entry number 1013 that the said Shri. Balu Hari Bhoir had expired somewhere in the year 1993 leaving behind him 1) Shri. Bhau Balu Bhoir (Son), 2) Smt. Bacchubai Balu Bhoir (Widow), 3) Smt. Manjubai Shantaram Waringe (Daughter) and 4) Smt. Manubai Balu Thakre (Daughter) as his legal heirs and successors.

It further appears from aforesaid registered Sale Deed dated 08/03/2000, that the aforesaid legal heirs of Shri. Balu Hari Bhoir namely 1) Shri. Bhau Balu Bhoir (Son), 2) Smt. Manjubai Shantaram Waringe (Daughter) and 3) Smt. Manubai Balu Thakre (Daughter) had sold the said larger property unto Shri. Narendra Rayshi Hariya and 9 others for valuable consideration on the terms and conditions more particularly mentioned therein, the said registered instrument further discloses that one of the aforesaid legal heirs Smt. Bachubai Balu Bhoir also expired and the aforesaid remaining legal heirs only are also her legal heirs. It further appears that pursuant to the said registered Sale Deed, names of Shri. Narendra Rayshi Hariya and nine others was duly mutated in revenue records by way of Mutation Entry number 1148 and 7/12 Extract of the entire area of said property came to be issued in their names.

It further appears from aforesaid Copy of Agreement for Sale dated 22/07/2015 duly registered with Sub-Registrar of Assurance, Ulhasnagar-3 under Serial No. 6498/2015 that Shri. Narendra Rayshi Hariya & nine other agreed to sale said larger property unto M/s Amrut Laxmi Developers on the terms and conditions more particularly mentioned therein and further executed aforesaid registered power of attorney dated 22/07/2015 in their favour.

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It further appears from aforesaid registered Sale Deed dated 22/02/2017, that the aforesaid owners Shri. Narendra Rayshi Hariya and nine others had sold the said larger property unto M/s Amrut Laxmi Developers, for valuable consideration, It further appears that pursuant to the said registered Sale Deed dated 22/02/2017, names of M/s Amrut Laxmi Developers was duly mutated in revenue records by way of Mutation Entry number 2228 and 7/12 Extract of the said larger property came to be issued in their names.

It further appears from aforesaid registered agreement for sale dated 24/08/2017 duly registered with Sub-Registrar of Assurance, Ulhasnagar -3 under Serial No. 8617/2017 that M/s Amrut Laxmi Developer had agreed to sale unto M/s Ashray Group an area admeasuring about 1563.38 Sq. Meters out of total area of 13600 Sq. Meters, and subsequently by virtue of aforesaid registered Sale Deed dated 30/01/2019, the same being permanently sold unto M/s Ashray Group, pursuant to the said sale deed their names mutated into record of rights.

It appears from aforesaid Vinisheti order dated 16/08/2016, that said larger property found to be free hold and without any encumbrances by the concern department and it further appears from aforesaid order dated 27/09/2021 issued by Nayab Tahsildar Ambernath that Non Agricultural conversion Tax of said property along with other properties was assessed and received by them.

It further appears that initially joint layout of three properties i.e. (1) Survey No. 55, Hissa No.3, area admeasuring about 0-18-60 H-R-P + 0-01-40 H-R-P equivalent to 2000 sq. mtrs, Revenue Assessment Rs.3-00 Paisa, (2) Survey No. 54, Hissa No.3E, area admeasuring about 12036.62 Sq. Meters (out of total area of 1-09-0 H-R-P + 0-27-0 H-R-P Pot Kharabha equivalent to 13600 Sq. Meters), Revenue Assessment Rs.1-50 Paisa, and (3) Survey No. 55, Hissa No.2, area admeasuring about 0-32-4 H-R-P + 0-02-2 H-R-P equivalent to 3460 sq. mtrs, all lying and situated at Village- Pale, Ambernath-(East), Taluka-Ambernath, Dist-Thane sanctioned and approved from AMC bearing outward no. ANP/NRV/REKHAKHAN/17-18/413/8740/24 dated 25/05/2017.

It further appears that by virtue of said layout plan said property being shown to the reserved for Handicap as Reservation Site No. 186 in terms of DP Plan for the city of Ambernath and Badlapur 2005.

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It further appears from aforesaid building construction plan and permission dated 14/10/2021 issued by Ambernath Municipal Council, that necessary building plan and permission being approved under reservation accommodation as per recent DC Rules, whereby owners were allow to develop the said Reservation Plot No 186 (Centre for Handicap), thereby allowed to construct two Buildings, Building no 1 consisting of Ground Floor (Part) + Stilt (Part) + Thirteen Upper Floor and Building no 2 consisting of Ground Floor (Part) + Stilt (Part) + Thirteen Upper Floor for residential and commercial use out of which Ground Floor (Part) + First Floor (Part) + Second Floor (Part) + Third Floor (Part) to the extent of Total area admeasuring about 1224.88 Sq. Mtrs shall be handed over to Ambernath Municipal Council for Centre for Handicap on the terms and conditions more particularly mentioned therein.

That as per the aforesaid Search report dated 31/08/2021 issued by Adv Pratiksha Kamble, no any encumbrances or adverse remark appears over the said property, which prohibit the undersigned from issuing this Title Certificate.

On Perusal and careful consideration of the aforesaid facts, I have come to the conclusion that M/s Amrut Laxmi Developers are the owners of said property and their title to the said property is good and marketable and they entitle to develop the said property as per aforesaid sanctioned building plan and permissions bearing J.NO. ANP/NRV/BP/2021-22/852/9218/94 dated 14/10/2021 issued by Ambernath Municipal Council, and subject to obtaining necessary permission and approvals from concern departments.

Hence this Title Certificate.

Date : 26/10/2021



Adv. Mallesh Chalwadi

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