

KIRAN B. BANOTE
B.A.LL, B.
ADVOCATE HIGH COURT

Mobile No. 9324639187
Office No. 95251-2699069

Office at:- Trimurti Apartment, First Floor, Near Karnavat Class, Opp. Maruti Temple,
Gandhi Chowk Kulgaon Badlapur (E) Tal- Ambernath Dist- Thane. 421 503
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Ref.

Date - 15/09/2021

FORMAT - A

(Circular No.:-28/2021)

To,
Maha RERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to 1) Survey No.64, Hissa No.1 Municipal Plot No. 3 Area Admeasuring 0H-88R-98P out of Area Admeasuring 0H-97R-9P, P.K. 0H-03R-8P, Total Area admeasuring 1H-01R-7P, Asst.08Rs.- 69Paise, out of this subject to Area Admeasuring 0H-88R-98P i.e. Municipal Plot no. 3, 2) Survey No. 64, Hissa No. 2, Area admeasuring 0H-06R-00P P.K. 0H-01R-60P Total Area Admeasuring 0H-07R-60P Asst. 0Rs-06Paise Situated at Village PALE, Tal.-Ambernath, Dist.- Thane. (Hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **RATAN RAJ LIFESPACES** as a owner /promoter/developer and following documents i.e.:-

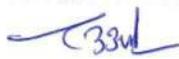
1) Description of the property :-

1) Survey No.64, Hissa No.1 Municipal Plot No. 3 Area Admeasuring 0H-88R-98P out of Area Admeasuring 0H-97R-9P, P.K. 0H-03R-8P, Total Area admeasuring 1H-01R-7P, Asst.08Rs.- 69Paise, out of this subject to Area Admeasuring 0H-88R-98P i.e. Municipal Plot no. 3, 2) Survey No. 64, Hissa No. 2, Area admeasuring 0H-06R-00P P.K. 0H-01R-60P Total Area Admeasuring 0H-07R-60P Asst. 0Rs-06Paise Situated at Village PALE, Tal.-Ambernath, Dist.- Thane.

2) The documents of allotment of plot.

3) **Sale Deed** on dt. 30/03/2017 executed between 1) Smt. Thakibai Laxma Mhatre (Deceased), 2) Mr. Vandar Laxman Mhatre, 2) Mr. Madhukar Laxman Mhatre (Deceased), 3) Smt. Hausabai Madhukar Mhatre, 4) Mr. Geetkumar Madhukar Mhatre, 5) Mr. Jagdish Madhukar Mhatre, 6) Mrs. Prema Chandrakant Bhoir, 7) Mr. Sitaram Laxman Mhatre (Deceased), 8) Mr. Ravindra Sitaram Mhatre, 9) Smt. Janabai Sitaram Mhatre, 10) Smt. Salubai Rajaram Bhoir (Deceased), 11) Mr. Motiram Rajaram Bhoir, 12) Mr. Ramkrishana Rajaram Bhoir, 13) Mr. Ravi Rajaram Bhoir, 14) Smt. Kantabai Bhagwan Bhoir, through power of attorney holders 1) Mr. Ganesh Balaram Bhoir, 2) Mr. Gurnath Bagwan Bhoir (As Vendors) And 1) Mr. Ganesh Balaram Bhoir, 2) Mr. Gurnath Bagwan Bhoir (as the Confirming Party) And M/s. Ratan Raj Lifespaces, through partner Shri. Navin Rameshchand Bansal (As a Purchaser) for the land bearing Survey No. 64 , Hissa No. 1, Area Admeasuring 0H-97R-9P, PK. 0H-03R-80P, Total Area Admeasuring 1H-01R-7P out of which Salable Area Admeasuring 0H-12R-712P & Also Area of survey No. 66, Hissa No. 2, & survey No. 65 , Hissa No. 3, which is duly registered at the office of Sub-registrar Ulhansagar-3 at Serial No. 3245/2017 for the consideration amount of Rs. 30,00,000/- (Rupees Thirty Laces Only).

4) **Sale Deed** on dt. 29/04/2017 executed between 1) Mr. Balaram Shankar Bhoir, 2) Mr. Ganesh Balaram Bhoir, 3) Mr. Eknath Balaram Bhoir, 4) Mr. Bhagwan Shankar Bhoir, 5) Mr. Gurnath Bhagwan Bhoir, 6) Mr. Arun Bhagwan Bhoir, 7) Mr. Vikas Bhagwan Bhoir, 8) Mr. Dilip Shankar Bhoir, 9) Mr. Sagar Dilip Bhoir, 10) Mr. Sameer Dilip Bhoir, 11) Smt. Hausabai Madhukar Mhatre, 12) Smt. Parvatibai Janardhan Bhoir, 13) Smt. Vanabai Gangaram Bhoir, 14) Smt. Dropadabai Harishchandra Bhoir (As Owners) And M/s. Ratan



- Raj Lifespaces, through partner Shri. Navin Bansal (As a Purchaser) And 1) Smt. Hausabai Bhagwan Bhoir, 2) Mrs. Reshma Suresh Bhoir (As the Confirming Party) for the land bearing Survey No. 64 , Hissa No. 1, Area Admeasuring 0H-97R-9P, PK. 0H-03R-80P , Total Area Admeasuring 1H-01R-7P out of which 62.5% i.e. Salable Area Admeasuring 0H-63R-562P, & Also Area of Survey No. 65, Hissa No. 3, & Survey No. 66, Hissa No. 2, which is duly registered at the office of Sub-registrar Ulhansagar-3 at Serial No. 4563/2017 for the consideration amount of Rs. 6,00,00,000/- (Rupees Six Crore Only).
- 5) **Sale Deed** on dt. 29/04/2017 executed between 1) Mr. Kisan Babu Bhoir, 2) Mr. Ramesh Kisan Bhoir, 3) Mr. Prakash Kisan Bhoir, 4) Mr. Naresh Kisan Bhoir, 5) Mr. Mahesh Kisan Bhoir, 6) Mr. Suresh Babu Bhoir, 7) Mr. Sudarshan Suresh Bhoir, 8) Smt. Vithabai Vishnu Ganesh, 9) Smt. Shevantabai Namdev Patil, 10) Smt. Nandabai Chintaman Kondilkar, 11) Mr. Devraj Babu Bhoir, 12) Mr. Sumit Devraj Bhoir, 13) Mr. Naresh Devraj Bhoir, (As Vendors) And M/s. Ratan Raj Lifespaces, through partner Shri. Navin Bansal (As Purchasers) for the land bearing Survey No. 64, Hissa No. 1, Area Admeasuring 0H-97R-9P, PK. 0H-03R-80P, Total Area Admeasuring 1H-01R-7P out of which 12.5% i.e. Salable Area Admeasuring 0H-12R-712P & Also Area of Survey No. 66, Hissa No. 2, & Survey No. 65, Hissa No. 3, which is duly registered at the office of Sub-registrar Ulhansagar-3 at Serial No. 4564/2017, for the consideration amount of Rs. 5,00,00,000/- (Rupees Five Crore Only).
- 6) **Sale Deed** dtd 15/07/2021 registered bearing no 10419/2021 between Ratan Raj Life Space Though Its Partner Mr. Navin Rameshchandra Bansal and Kisan Laxman Bhoir, Changunabai Jayram, Bayabai Vasudev, Arjun Laxman Bhoir, Kanta Murli Dhule, Nagesh Laxman Bhoir, Pandurang Laxman Bhoir Through power of attorney holder Ratan Raj Life Space Though Its Partner Mr. Navin Rameshchandra Bansal and Vishal Arjun Bhoir, Akhilesh Pandurang Bhoir, Swapnil Nagesh Bhoir, Rohit Nagesh Bhoir, Santosh Kisan Bhoir, Dnyaneshwar Kisan Bhoir Through power of attorney holder Ratan Raj Life Space Though Its Partner Mr. Navin Rameshchandra Bansal for lands bearing 1) Survey No. 64, Hissa No. 1, Area Admeasuring 0H-08R-92P P.K. 0H-03R-80P out of Total Area Admeasuring 0H-97R-9P P.K. 0H-03R-80P, 2) Survey No. 65, Hissa No. 3, Area Admeasuring 0H-00R-44P P.K. 0H-03R-50P out of Total Area Admeasuring 0H-27R-9P P.K. 0H-03R-50P, 3) Survey No. 66, Hissa No. 1, Area Admeasuring 0H-02R-59P P.K. 0H-01R-50P out of Total Area Admeasuring 0H-31R-1P P.K. 0H-01R-50P Situated at Village PALE, Tal.-Ambernath, Dist.- Thane.
- 7) **Sale deed** between M/s. Ratan Raj Lifespaces through partner Shri. Navin Rameshchand Bansal had purchased the land bearing Survey No. 64, Hissa No. 2, Area Admeasuring 0H-06R-0P P.K. 0H-01R-60P Total Area Admeasuring 0H-07R-60P from 1) Janardhan Namdev Gawali & 2) Prakash Namdev Gavali Through Power of Attorney holder M/s. Ratan Raj Lifespaces through partner Shri. Navin Rameshchand Bansal by registered Sale Deed on dated 30/01/2020 for the consideration of Rs. 46,00,000/- and which is duly registered at the Office of Sub-Registrar Ulhasnagar - 3 at Sr. No. 787/2020.
- 8) **Construction Permission** granted by Ambernath Municipal Council by order bearing No. Javak No. ANP/NRV/BP/17-18/479/8752/36, on dated 09/06/2017 for the said land bearing Survey No. 64, Hissa No. 1, Admeasuring Area 10170.00 Sq. Mtrs. situated Village PALE, Tal.- Ambernath, Dist.-Thane and the said authority divide Survey no. 64/1 in three part i.e. Survey no. 64 Hissa No. 1 Plot No. 1, Survey no. 64 Hissa No. 1 Plot No. 2, Survey no. 64 Hissa No. 1 Plot No. 3, Survey no. 64 Hissa No. 1 Plot No. 4 and said authority have granted permission for construction of Wing A + B Ground Floor (P) + Stilt (P) + Eleven floors for Residential and Commercial use.
- 9) **Revised Construction Permission** granted by Ambernath Municipal Council by order bearing No. Javak No. ANP/NRV/BP/17-18/1550/8814/98, on dated 12/02/2018 for the said land bearing Survey No. 64, Hissa No. 1, Admeasuring Area 2400.00 sq. Mtrs. situated Village PALE, Tal.- Ambernath, Dist.-Thane. And said construction for Wing A + B Ground Floor (P) + Stilt (P) + Eleven floors for Residential and Commercial use.
- 10) **Floor Plan** duly approved Ambernath Municipal Council by order bearing No. Javak No. ANP/NRV/BP/17-18/1550/8814/98, on dated 12/02/2018 for the Municipal layout Plot bearing Survey No. 64, Hissa No. 1, Admeasuring situated Village PALE, Tal.- Ambernath, Dist.-Thane.
- 11) **Revised Construction Permission** granted by Ambernath Municipal Council by order bearing No. Javak No. ANP/NRV/BP/2021-22/480/9180/5, dated 26/07/2021 regarding the

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land bearing Survey No. 64, Hissa No. 1, and Survey No. 64, Hissa No. 2, located and situated at revenue Village PALE, Tal.- Ambernath, Dist.-Thane. And said construction permission granted for Wing A – Basement + Ground floor Part + Stilt Part + Fourteen floor, Wing B - Ground Floor Part + Stilt Part + Upper Ground floor + Fourteen floor for Residential and Commercial use.

12) 7/12 extract or property card issued by Talathi Saja Pale, Tal. Ambernath Dist. Thane in favour of **RATAN RAJ LIFESPACES Through Its Partner Mr. Navin Rameshchand Bansal**, Mutation Entry No. 76, 204, 1079, 1084, 1220, 1224, 2028, 2042, 2057, 2066, 2110, 2111, 2112, 2117, 2149, 2159, 2261, 2361, 266, 412, 1130, 1708, 2125, 2171, 2198, 2215, 2353, 2374,

13) Search report issued by Searcher Shri. Satish A. Farad on dtd 09/03/2021 for 30 years from 1992 to 2021.

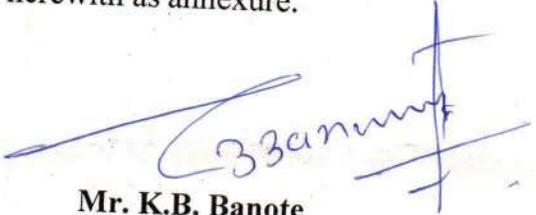
2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **RATAN RAJ LIFESPACES** is clear, marketable and without any encumbrances.

3/- Owner of the land

Description of Land	Owner of the land
1) Survey No.64, Hissa No.1 Municipal Plot No. 3	RATAN RAJ LIFESPACES Through Its Partner Mr. Navin Rameshchand Bansal
2) Survey No. 64, Hissa No. 2,	RATAN RAJ LIFESPACES Through Its Partner Mr. Navin Rameshchand Bansal

The report reflecting the flow of the title of the **RATAN RAJ LIFESPACES** as a **owner/promoter/developer** on the said land is enclosed herewith as annexure.

Encl : Annexure.
Date: 15/09/2021


Mr. K.B. Banote
(Advocate High Court)

ADV. KIRAN B. BANOTE
(B.A.LL.B)

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Near Karnavat Class, Opp. Maruti Temple
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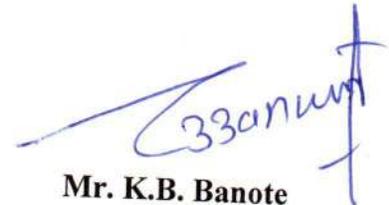
FORMAT - A
(Circular No.:- 2'b /2021)

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. 76, 204, 1079, 1084, 1220, 1224, 2028, 2042, 2057, 2066, 2110, 2111, 2112, 2117, 2149, 2159, 2261, 2361, 266, 412, 1130, 1708, 2125, 2171, 2198, 2215, 2353, 2374,
- 3) Search report issued by Searcher Shri. Satish A. Farad on dtd 09/03/2021 for 30 years from 1992 to 2021 taken from Sub-Registrar office at Badlapur.
- 4) Any other relevant title - No
- 5) Litigations if any - No

Date: 15/09/2021


Mr. K.B. Banote
(Advocate High Court)

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(B.A.LL.B)

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