

Mrs. Darshani S. Punekar

ADVOCATE

RPAD/UCP/HAND DELIVERY

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**FORMAT – A
(Circular No. 28/2021)**

To,
MahaRERA,
Maharashtra Real Estate Regulatory Authority,
HousefinBhavan, 6th & 7th floor,
E Block, BandraKurla Complex,
Bandra (East), Mumbai – 400051.

LEGAL TITLE REPORT

Dear Sir

Sub.: Title clearance certificate with respect to land bearing Survey No.48/7/1 admeasuring area 4650 sq. mtrs, Survey No. 49/1 admeasuring area 18110 sq. mtrs and Survey No. 48/1 admeasuring area 7540 sq. mtrs. totally admeasuring area 30300 sq. mtrs. situate, lying and being village Wadeghar, Taluka Kalyan, District Thane within the limits of the Kalyan Dombivli Municipal Corporation. (hereinafter referred to as the "said Property").

A. I have investigated the title of the said Property, more particularly referred to hereinabove, at the request of **M/S. ASTHA HOUSING CORPORATION & M/S SUCHI LIFE SPACE LLP**, a partnership firm and having its registered office at 101/103, Vikas Height, Santoshi Mata Road, Rambaug, Kalyan,(W)-421103 (hereinafter collectively referred to as the said Firm) and perusing the following documents in the manner stated hereinafter i.e.:

1.Description of the Property : All that piece and parcel of land situate, lying and being village Wadeghar, Taluka Kalyan, District Thane within the limits of the Kalyan Dombivli Municipal Corporation & bearing following description :



Sr.No.	Survey No.	Hissa No.	Area (sq.metres)	Developers Name
1	48	7/1	4650	Astha Housing Corporation
2.	49	1	8649	Astha Housing Corporation
3.	49	1	9461	Suchi Life Spaces LLP
4.	48	1	7540	Suchi Life Spaces LLP
		Total →	30300	

(hereinafter collectively referred to as the Said Property)

2. The documents pertaining to the Property : The title documents perused by me are more particularly set out in Certificate of Title dated 05/05/2025 issued by me which is collectively annexed/enclosed hereto and marked as "Enclosure 1".

3. 7/12 Extract issued by : 7/12 extracts downloaded from official website of Maharashtra Revenue Department pertaining to the said property and the Mutation entries are perused by me and details whereof are reflected in the "Enclosure 1" and its Annexures

4. Search report for 30 years : Search report for 30 years commencing from the year 1995 to 2025 issued by Search Clerk Mr. G.H.Jagtap as mentioned in Title Certificate dated 10/01/2025 are perused by me, details whereof are reflected in the "Enclosure 1".

5. Litigation : Nil

B. On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property read with what is stated herein and subject to what is stated in the Certificate of Title dated 05/05/2025 issued by me, annexed/enclosed herewith as "Enclosure 1" and subject to the qualification/observation set out in "Enclosure 1". I am of the opinion that subject to the firms complying with the terms and conditions mentioned in the C.C and subject to the qualification and limitation of the search report, the said Firm is absolutely entitled to develop the said Property in accordance with the sanctioned plan and the title of the owners i.e. (1) Shri Gadalya Sakharam Ghode, (2) Mahesh Namdev Ghode, (3) Ramesh Ramda Mhatre, (4) Gurunath Tukaram Ghode, (5) Chintaman Motiram Ghode, (6) Nitin Bandu Ghode and (7) Shri. Arun Narayan Ghode is clear, marketable and free from encumbrances .

1. Owners of the land :

Survey No.	Area	Land Owner as mentioned on 7/12 extract	Developer	Remark
48/7/1 (Old S. No. 48/7P)	4650	(1) Shri. Gadlya Sakharam Ghode, (2) Shri.	M/S. ASTHA HOUSING CORPORATION	Applied for Rera Registration
48/1	7540	Mahesh Namdev Ghode, (3) Shri. Ramesh Ramdas Mhatre,	M/S. SUCHI LIFESPACES LLP	Future development
49/1	9461	(4) Shri. Gurunath Tukaram Ghode, (5) Shri. Chintaman Motiram Ghode,	M/S. SUCHI LIFESPACES LLP	Future development
49/1	8649	(6) Shri. Nitin Bandu Ghode, (7) Shri. Arun Narayan Ghode	M/S. ASTHA HOUSING CORPORATION	Applied for Rera Registration

2. Name of the Promoters/ Developers: M/S. ASTHA HOUSING CORPORATION

3. Qualifying comments/remarks if any :All permissions and sanctions have been obtained by the Promoters for construction of buildings for the Owners and the intending purchasers

3/- The report reflecting the flow of the :As per Annexure 'A' title of the Owners/Promoters to the said property is enclosed herewith.

Encl: Annexure 'A'

Date :05.05.2025

Advocate

DARSHANI S. PUNEKAR
B.A.,LL.B.,LL.M.
ADVOCATE & NOTARY
(Govt. of India Regn. No. 52585/25)
104, SHRIKRISHNA APARTMENT,
LUISWADI, THANE - 400 604.

Annexure A

TITLE CERTIFICATE

To,
MahaRERA,
Maharashtra Real Estate Regulatory Authority,
HousefinBhavan, 6th & 7th floor,
E Block, BandraKurla Complex,
Bandra (East), Mumbai – 400051.

Re: Land bearing Survey No. 48/7/1 admeasuring area 4650 sq. mtrs, Survey No. 49/1 admeasuring area 18110 sq. mtrs and Survey No. 48/1 admeasuring area 7540 sq. mtrs. totally admeasuring area 30300 sq. mtrs. situate, lying and being village Wadeghar, Taluka Kalyan, District Thane within the limits of the Kalyan Dombivli Municipal Corporation.

I. At the request of **M/S. ASTHA HOUSING CORPORATION & M/S SUCHI LIFE SPACE LLP**, a partnership firm having its registered office at 101/103, Vikas Height, Santoshi Mata Road, Rambaug, Kalyan,(W)- 421103, investigated the title of land bearing Survey No. 48/7/1 admeasuring area 4650 sq. mtrs, Survey No. 49/1 admeasuring area 18110 sq. mtrs and Survey No. 48/1 admeasuring area 7540 sq. mtrs. totally admeasuring area 30300 sq. mtrs. situate, lying and being village Wadeghar, Taluka Kalyan, District Thane within the limits of the Kalyan Dombivli Municipal Corporation as well as the said Firm's right to develop the property more particularly described in the Schedule hereunder written (hereinafter referred to as '**the said property**').

II. I have caused searches to be taken at the office of the Sub Registrar of Assurances at Kalyan for the last 30 years pertaining the said property.

III. I have perusal the documents of title, revenue records and related papers furnished to me relating to the said property.

IV. On perusal of the papers, it appears that :

1. Survey No. 48/7/1 area admeasuring 4650 sq. meters out of area admeasuring 12770 sq. meters and Survey No.49/1 an area admeasuring 8649 sq. meters out of total admeasuring 18110 sq. meters situate, lying and being village Wadeghar, Taluka Kalyan, District Thane within the limits of the Kalyan Dombivli Municipal Corporation (hereinafter collectively referred to as the said "First Property")



i) Shri Narayan Gattu Ghode and others were the owners and well sufficiently entitled to all those pieces and parcels of land bearing Survey No.48/7/1 area admeasuring 12770 sq. meters , Survey No.49/1 admeasuring 18110 sq. meters situate, lying and being at village Wadeghar Taluka Kalyan and District Thane lying under registration District and sub District Thane;

ii) By Development Agreement dated 27.02.2008 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 2087/2008 (hereinafter referred to as "First Development Agreement") made and executed by and between M/s. Astha Housing Corporation(hereinafter collectively referred to as the said "Astha") therein referred to as the Party of the First Part and Shri Narayan Gattu Ghode and 64 others therein referred to as the Party of the Second Part, whereby the said **Shri Narayan Gattu Ghode and 64 others granted development rights in respect of the land bearing Survey No. 48/7/1 area admeasuring 4650 sq. meters out of area admeasuring 12770 sq. meters and an area admeasuring 8649 sq. meters out of the land bearing Survey No.49/1 admeasuring 18110 sq. meters** (hereinafter collectively referred to as the said "First Property") to the said Astha at or for the consideration and upon the terms and conditions therein contained.

iii) Pursuant to the said First Development Agreement Shri Narayan Gattu Ghode and 64 others therein executed a Power of Attorney (hereinafter referred as 'the said First POA') in favour of persons nominated by the said Astha to do all deeds, matter and things in respect of the said First Property. The said First POA is registered with the Sub-Registrar of Assurances at Kalyan under Auth No.152/2008 dated 10/03/2008.

iv) Shri Narayan Gattu Ghode and 64 others also executed a Power of Attorney (hereinafter referred as 'the said Second POA') in favour of Mr.Bhushan Kariya and Manish Shanklesha to do all deeds, matter and things in respect of the said First Property along with the other properties .The said Second POA is registered with the Sub-Registrar of Assurances at Kalyan under Auth No.159/2008 dated 10/03/2008.

v) Pursuant to the said First Development Agreement the said **Astha** is entitled to develop the said **First Property** being Survey No. 48/7/1 area admeasuring 4650 sq. meters out of area admeasuring 12770 sq. meters and an area admeasuring 8649 sq. meters out of the land bearing Survey No.49/1 admeasuring 18110 sq. meters i.e. aggregating to 13299 sq. meters situate, lying and being at village Wadeghar Taluka Kalyan and District Thane more particularly described at sr.no. _1 & 2 in the Schedule hereunder written.

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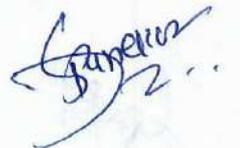
2. Survey No.49/1 an area admeasuring 9461 sq. meters out of total admeasuring 18110 sq. meters situate, lying and being village Wadeghar, Taluka Kalyan, District Thane within the limits of the Kalyan Dombivli Municipal Corporation(hereinafter referred to as the said "Second Property")

i) By Development Agreement dated 20.12.2007 read with Declaration dated 07.01.2009 registered at the office of Sub- Registrar of Assurances at Kalyan-2 under serial No. 108/2009 on 07.01.2009 (hereinafter referred to as "**Second Development Agreement**") made and executed between M/s. Mutha Realty Private Limited (herein after referred to as "the said Mutha") therein referred to as the Party of the First Part and Arun Narayan Ghode and 80 others therein referred to as the Party of the Second Part whereby the said **Shri Arun Narayan Ghode and 80 others granted development rights in respect of an area admeasuring 9461 sq. meters out of the land bearing Survey No.49/1 admeasuring 18110 sq. meters** (hereinafter referred to as the said "**Second Property**") more particularly described in the Schedule thereunder written along with the other property to **M/s. Mutha Realty Private Limited** at or for the consideration and upon the terms and conditions therein contained.

ii) Pursuant to the said Second Development Agreement Shri Arun Narayan Ghode and 80 others executed a Power of Attorney dated 19.01.2009 (hereinafter referred as '**the said Second POA**') in favour of persons nominated by M/s. Mutha Realty Private Limited to do all deeds, matter and things in respect of the said Second Property alongwith another property. The said Second POA is registered with the Sub- Registrar of Assurances at Kalyan under Auth No.443/2009 dated 20/01/2009.

iii) By Deed of Confirmation dated 19/01/2009 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 442/2009 executed between the said Mutha therein referred to as the party of the First Part and Mr. Arun Narayna Ghode and 80 others therein referred to as the Vendor of the other part, Vendors therein confirmed all the documents mentioned therein in respect of the said Second Property alongwith another property.

3. i) By Development Agreement dated 01/04/2015 registered at the office of Sub-Registrar of Assurances at Kalyan – 1 under serial No. 3021/2015 (hereinafter referred to as "**Third Development Agreement**") made and executed between the said Mutha therein referred to as the Assignor of the First Part , Shri Arun Narayan Ghode and 60 others therein referred to as the Owners of the Second Part and **M/S. SUCHI LIFESPACES LLP** therein referred to as the Assignees of the Third Part, The Assignors therein with the consent and knowledge of the Owners therein assigned all rights, interest in respect of the said Second Property more particularly described in the Schedule thereunder written in favour of M/s. Suchi Lifespaces LLP (hereinafter



referred to as “ **the said Suchi**”)at or for the consideration and upon the terms and conditions therein contained.

ii) Pursuant to the said Third Development Agreement the said Mutha and Shri Arun Narayan Ghode and 60 others therein also executed a Power of Attorney (hereinafter referred as ‘the said Third POA’) in favour of persons nominated by the said Suchi to do all deeds, matter and things in respect of the said Second Property alongwith another property. The said Second POA is registered with the Sub- Registrar of Assurances at Kalyan under Auth No.3022/2015 dated 01.04.2015.

iii) Pursuant to the said Third Development Agreement the said Suchi is entitled to develop an area admeasuring 9461 sq. mtrs. out of the total area admeasuring 18110 sq. mtrs. of Survey No. 49/1 i.e.the said **Second Property** more particularly described at Sr. No.3 in the Schedule hereunder written.

4. i) By Development Agreement dated 01.04.2008 read with Deed of Confirmation dated 27.05.2009 registered at the office of Sub-Registrar of Assurances at Kalyan – 2 under serial No. 1820/2009 dated 27.05.2009 (hereinafter referred to as “**Fourth Development Agreement**”) made and executed between Shri. Manish P. Shanklesha alias Mutha therein referred to as First Part and Shri Arun Narayan Ghode and 64 others therein referred to as Second Part, the First Part therein granted development rights to the Second Part therein at or for the consideration and upon the terms and conditions therein contained in respect of Survey Nos. 44/2, 46/2, 46/6, 47/14 and 48/1 totally admeasuring 21360 sq. meters. (hereinafter referred to as “**the said Larger Property**”) situate, lying and being at village Wadeghar Taluka Kalyan and District Thane more particularly described in the Schedule thereunder written.

ii) Pursuant to the said Fourth Development Agreement Shri Arun Narayan Ghode and 64 others therein executed a Power of Attorney dated 15.03.2008 read with confirmation deed dated 03.07.2009 (hereinafter referred as ‘the said Third POA’) in favour of Shri Manish P. Shanklesha alias Mutha to do all deeds, matter and things in respect of the said Larger Property . The said Third POA is registered with the Sub-Registrar of Assurances at Kalyan under Auth No. 4366/2009.

iii) By Deed of Confirmation dated 20/01/2009 registered at the office of Sub-Registrar of Assurances at Kalyan -1 under serial No. 444/2009 (hereinafter referred to as “**Deed of Confirmation dated 20/01/2009**”) executed between and Shri Arun Narayan Ghode & 64 others therein referred to as the First Part and Shri Manish P. Shankalesha therein referred to as the Second Part, the Second Part therein confirmed all the Documents mentioned in the said Deed of Confirmation in respect of the said Larger Property .

iv) By Development Agreement dated 20.03.2015 registered at the office of Sub-Registrar of Assurances at Kalyan -1 under serial No. 2622/2015 (hereinafter referred to as "**Fifth Development Agreement**") made and executed between Mr. Manish P. Shanklesha alias Mutha therein referred to as the Assignor of the First Part , Shri Arun Narayan Ghode and 60 others therein referred to as the Owners of the Second Part and **M/s. Suchi Lifespaces LLP** therein referred to as the Assignees of the Third Part. The Assignor therein with the consent and knowledge of the owners therein assigned the development rights in respect of the said Larger Property in favour of Assignees therein at or for the consideration and upon the terms and conditions therein contained.

v) Pursuant to the said Fifth Development Agreement the said Mr. Manish P. Shanklesha aliea Mutha for self and constituted attorney for Shri Arun Narayan Ghode and 64 others therein executed a Power of Attorney (hereinafter referred as 'the said Fourth POA') in favour of partners of the said Suchi, to do all deeds, matter and things in respect of the said the said Larger Property . The said Fourth POA is registered with the Sub- Registrar of Assurances at Kalyan under Auth No. 2623/2015.

vi) Pursuant to the said Fifth Development Agreement **M/s. Suchi Lifespaces LLP** is entitled to develop the said Larger Property.

"The said First Property, Second Property and the land bearing survey No. 48/1 admeasuring 7540 sq. mtrs out of the said Larger Property hereinafter collectively referred to as **the Said Property.**"

5. i) By Release Deed dated 04.01.2017 registered at the office of Sub-Registrar of Assurances at Kalyan - 2 under serial no. 62/2017 (hereinafter referred as 'the said **First Release Deed** '), Gangubai Ghode & 4 others released their share in favour of Arun Narayan Ghode and 2 others in respect of Survey No.48/7/2, 49/1, 44/2, 46/2, 47/14, 48/1, 48/7/1, 46/6. (hereinafter collectively referred as '**the said entire Land** '). The Details as per following -

Survey Nos.	Name of the Releasors	Name of the Releasee
48/7/2, 49/1, 44/2, 46/2, 47/14, 48/1, 48/7/1, 46/6	1. Mrs. Gangubai Narayan Ghode 2. Mrs. Indubai Narayan Dayare 3. Mrs. Chandrabai Kashinath Dhule 4. Mrs. Lalita Ganesh Madhavi 5. Mrs. Kavita Santosh Gulavi	1. Shri Arun Narayan Ghode 2. Shri Satish Narayan Ghode 3. Shri Santosh Narayan Ghode

- ii) Pursuant to the said First Release Deed Gangubai Ghode & 4 others executed Power of Attorney dated 04.01.2017 registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial no. 64/2017 in favour of Arun Narayan Ghode and 2 others in respect of the said entire Land.
- iii) By Declaration dated 04.01.2017 registered at the office of Sub-Registrar of Assurances at Kalyan- 2 under serial no. 66/2017 (hereinafter referred as 'the said Deed Declaration dated 04.01.2017 ') Shri Arun Narayan Ghode and 7 others confirmed all their respective documents in respect of the said entire Land as mentioned therein .
6. iv) By Release Deed dated 09/02/2018 registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 1590/2018 (hereinafter referred as 'the said **Second Release Deed** ')executed between Arun Narayan Ghode and 6 others therein referred to as the Party of the First Part and Draupadi R. Mhatre & 12 others therein referred to as the Party of the Second Part, and Mrs Gangubai Narayan Ghode and others therein referred to as the Party of the Third Part, Party of the Second and Third Part therein released their shares in favour of Arun N. Ghode & 6 other in respect said entire Land and other properties situated at village Sapad Kalyan . The Details as per following -

Survey Nos.	Name of the Releasors	Name of the Releasee
48/7/2, 49/1, 44/2, 46/2, 47/14, 48/1, 48/7/1, 46/6	1. Smt. Dropadi Rama alias Ramdas Mhatre 2. Smt.Parvati Bai Datta Wagh (nee Parvatibai Balu Ghode) 3.Smt.Taibai Shyam Madhavi 4. Smt.Shevanta Shyam Madhavi 5. Smt.Jayvanta Sakharam Ghode 6. Smt.Saras Chintaman Patil 7. Mrs.Alka Devraj Mhatre (nee Alka Sakharam Ghode) 8. Mrs.Malka Vikas Patil (nee Malka Sakharam Ghode) 9. Mrs.Vandana Sharad Tare (nee Vandana Motiram Ghode) 10. Smt.Sonubai Motiram Ghode 11. Shri. Bandu Krushna Ghode (for self and Karta of HUF) 12. Smt.Yamunabai Gangaram Choudhari 13. Smt.Janabai Dinkar Bhandari 14. Champabai Ashok Dalavi 1. Shri Narayan Gatu Ghode (since	1. Arun Narayan Ghode 2. Ramesh Ramdas Mhatre 3. Mahesh Namdev Ghode 4. Gurunath Tukaram Ghode 5. Chintaman Motiram Ghode 6. Nitin Bandu Ghode 7. Gadlya Sakharam Ghode

Ganesh
2-

	<p>deceased through legal heirs) Gangubai Narayan Ghode Sunita Satish Ghode Dakshata Satish ghode Akshada Satish Ghode Manda Santosh Ghode Roshan Santosh Ghode Atul Santosh Ghode Ujwala Arun Ghode for self and for legal guardian for Mast. Kishor Namrata Arun Ghode Indubai Narayan Dayare Mrs.Chandrabai Kashinath Dhule Mrs. Lalita Ganesh Madhavi Mrs. Kavita Santosh Gulavi 2. Dropadi Ramdas Mhatre Usha Ramesh Mhatre Vrushali Ramesh Mhare Ganesh Ramesh Mhatre Jagdish Ramdas Mhatre Bharati Jagdish Mhatre Nilesh Jagdish Mhatre Pawan Jagdish Mhatre</p> <p>3. Namdev Krushna Ghode (since deceased through legal heirs) Kalubai Namdev Ghode Gurunath Namdev Ghode Chaya Gurnath Ghode Vaibhav Gurunath Ghode Harshad Gurunath Ghode Jivan Namdev Ghode for himself and for legal guardian of Divya Jivan Ghode Bhavesh Jivan Ghode Yash Jivan Ghode Urmila Jivan Ghode Surykant Namdev Ghode for himself and for legal guardian of Nehali Surykant Ghode Manswi Surykant Ghode Vedant Surykant Ghode Kavita Surykant Ghode Shubhangi alias Yashwanti Mahesh Ghode for herself and for legal guardian of Om Mahesh Ghode</p>	
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	<p>Drushti Mahesh ghode Raibai Narayan Tiskar Taibai Sudham Choudhari Nandabai Ramesh Bhandari Laxmibai Balaram Bhoir Shailabai Devdas Patil</p> <p>4. Tukaram Krushna Ghode (since deceased through legal heirs) Chindubai Tukaram Ghode (deceased) Shakuntala Gurunath Ghode Tushar Gurunath Ghode Vidya Gurunath Ghode Bharatnath Gurunath Ghode</p> <p>5. Sakharam Krushna Ghode (since deceased through legal heirs) Smita Gadlya Ghode for herself and for legal guardian of Meet Gadlya Ghode Daksh Gadlya Ghode</p> <p>6. Motiram Krushna Ghode (since deceased through legal heirs) Suvarna Chintaman Ghode for herself and for legal guardian of Nandu Chintaman Ghode Kavita Chintaman Ghode Bhavesh Chintaman Ghode</p> <p>7. Bandu Krushna Ghode Parvatibai Bandu Ghode Ujwala Nitin Ghode for herself and for legal guardian of Namrata Nitin Ghode Dhanuj Nitin ghode Girish Bandu Ghode for himself and for legal guardian of Swaraj Girish Ghode Pratiksha Girish Ghode</p> <p>8. Shimgubai Lahu Patil (since deceased through legal heirs) Ankush Lahu Patil Subhash Lahu Patil</p>
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v) Pursuant to the said Second Release Deed Draupadi R. Mhatre & others granted Power of Attorney dated 09/02/2018 registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 1591/2018 in favour of Arun N. Ghode & 6 other in respect of said entire Land and other properties situated at village Sapad Kalyan.

Arjun

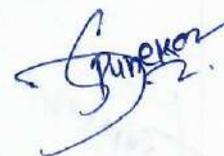
- vi). By Deed of Confirmation dated 09.02.2018 registered at the office of Sub-Registrar of Assurances at Kalyan- 2 under serial no. 1588/2018 (hereinafter referred as 'the said **Deed of Confirmation dated 09.02.2018** ') executed by and between M/S Astha Housing Corporation therein referred to as the Party of the First Part , the said Mutha therein referred to as the Party of the Second Part, Mr. Manish Mutha therein referred to as the Party of the Third Part, Shri Arun Narayan Ghode and 6 others therein referred to as the Party of the Fourth Part, Mrs. Draupadi Rama Mhatre and 13 others therein referred to as the party of the fifth part therein, Shri Narayan Gattu Ghode and 7 others therein referred to as the party of the Sixth part , the parties therein confirmed all their respective documents as mentioned therein in respect of said entire Land .
- vi) Pursuant to the said Deed of Confirmation dated 09.02.2018 , the Party of the Fourth Part, fifth part , Sixth Part therein granted Power of Attorney dated 09/02/2018 registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 1589/2018 in favour M/s. Astha Housing Corporation,, the said Mutha , Mr. Manish Mutha in respect of in respect of said entire Land
7. By Supplementary agreement dated 22.03.2018 registered at the office of Sub-Registrar of Assurances at Kalyan - 2 under serial no. 3316/2018 (hereinafter referred as 'the said Supplementary agreement dated 22.03.2018 ') executed by and between M/S Astha Housing Corporation therein referred to as the Party of the First Part , the said Mutha therein referred to as the Party of the Second Part, Mr. Manish Mutha therein referred to as the Party of the Third Part, Shri Arun Narayan Ghode and 6 others therein referred to as the Party of the Fourth Part, the parties therein modified terms and conditions as mentioned therein in respect of said entire Land.
8. By Deed of Confirmation dated 21.05.2018 registered at the office of Sub-Registrar of Assurances at Kalyan- 2 under serial no. 6004/2018 (hereinafter referred as 'the **said Deed of Confirmation dated 21.05.2018** ') executed by and between M/S Astha Housing Corporation therein referred to as the Party of the First Part , the said Mutha therein referred to as the Party of the Second Part, Mr. Manish Mutha therein referred to as the Party of the Third Part, Shri Dayanand Bandu Ghode and others therein referred to as the Party of the Fourth Part, the party of the fourth part therein confirmed all their respective documents as mentioned therein in respect of said entire Land .
9. Pursuant to the said Deed of Confirmation dated 21.05.2018 , Shri Dayanand Bandu Ghode and others granted Power of Attorney registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 6005/2018 in favour of M/S Astha Housing Corporation , the said Mutha , Mr. Manish Mutha for their respective documents in respect of in respect of said entire Land.

10. By Deed of Confirmation dated 30.08.2018 registered at the office of Sub-Registrar of Assurances at Kalyan- 2 under serial no. 10472/2018 (hereinafter referred as 'the **said Deed of Confirmation dated 30.08.2018** ') executed by and between Shri Arun Narayan Ghode and others therein referred to as the party of the First Part , Shri Ramesh Ramdas Mhatre and others therein referred to as the party of the Second Part, Shri Mahesh Namdev Ghode and others therein referred to as the party of the Third Part , Shri Gurunath Tukaram Ghode and others therein referred to as the party of the Fourth Part , Shri Chintaman Motiram Ghode and others therein referred to as the party of the Fifth Part, Shri Mahesh Namdeo Ghode and others therein referred to as the party of the Sixth Part, Sri Gadalya Sakharam Ghode and others therein referred to as the party of the Seventh , M/S Astha Housing Corporation , the said Mutha, Mr. Manish Mutha therein referred to as the Party of the Third Part, Shri Dayanand Bandu Ghode therein collectively referred to as the Party of the Eight Part, the party of the First to Seventh part therein confirmed all their respective documents as mentioned therein in respect of said entire Land.
11. By Release Deed dated 25/02/2019 registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 2443/2019 (hereinafter referred as 'the said **Third Release Deed** ') executed between Arun Narayan Ghode and 6 others therein referred to as the Party of the First Part, Manubai Motiram Choudhari & 11 others therein referred to as the Second Part , Manubai Motiram Choudhari & other released their shares in favour of Arun N. Ghode & 6 others in respect of the said entire Land and other properties in village sapad Kalyan as mentioned therein. The Details as per following-

Survey Nos.	Name of the Releasors	Name of the Releasee
48/7/2, 49/1, 44/2, 46/2, 47/14, 48/1, 48/7/1, 46/6	Manubai Motiram Choudhari (since deceased through legal heirs) 1. Shamubai Gajanan Patil 2. Kantabai Gadlya Patil 3. Barkubai Ramesh Madhavi 4. Vimal Balaram Gode 5. Ashabai Prakash Joshi 6. Chandrabai Jagannath Thakare 7. Santosh Motiram Choudhari 8. Jaimala Krushna Randhavi 9. Vishal Nimkar Choudhari 10. Najuka Devendra Patil 11. Monika Satish Gode 12. Vipul Nimkar Choudhari	Arun Narayan Ghode Ramesh Ramdas Mhatre Mahesh Namdev Ghode Gurunath Tukaram Ghode Chintaman Motiram Ghode Nitin Bandu Ghode Gadlya Sakharam Ghode

12. Pursuant to the said Third Release Deed Manubai Motiram Choudhari & 11 other executed Power of Attorney dated 25/02/2019 registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 2448/2019 in favour of Arun N. Ghode & 6 others in respect of in respect of said entire Land and other properties in village sapad Kalyan as mentioned therein.
13. By Deed of Confirmation dated 03/11/2021 registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 20560/2021 (hereinafter referred as 'the said Deed of Confirmation dated 03/11/2021') executed between M/s Astha Housing Corporation therein referred to as the First Part, M/s Suchi Lifespaces LLP. therein referred to as the Second Part , Manish P. Shankalesha therein referred to as the Third Part , Sonubai Sitaram Bhandari & others therein referred to as the Fourth Part and Shri Arun Narayan Ghode and 6 others therein referred to as the Fifth Part Sonubai Sitaram Bhandari & others confirmed all the documents mentioned therein in respect of the said entire Land .
14. Pursuant to the said Deed of Confirmation dated 03/11/2021, Sonubai Sitaram Bhandari & others executed Power of Attorney dated 03/11/2021 registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 20561/2021 in favour of M/s Astha Housing Corporation & Suchi Lifespaces LLP & Manish P. Shankalesha in respect of their respective properties.
15. By Release Deed dated 03/11/2021 (hereinafter referred as 'the **said Fourth Release Deed**') registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 20562/2021, Sonubai Siaram Bhandari and others released all their share in favour of Arun N. Ghode & 6 others in respect of said entire Land situated at village Wadeghar and other properties in village Sapad Kalyan as mentioned therein. The Details as per following-

Survey Nos.	Name of the Releasors	Name of the Releasee
48/7/2, 49/1, 44/2, 46/2, 47/14, 48/1, 48/7/1, 46/6	1.Sonubai Sitaram Bhandari 2.Sanjay Sitaram Patil 3.Magan Sitaram Patil 4.Rama Sitaram Patil 5.Lala Rama Patil 6.Barkubai Balaram Tare 7.Salubabi Sitaram Patil (nee Shalu Ankush Divane) 8.Sham Sitaram Patil (since deceased through legal heirs) 8.1.Shanu Sham Patil 8.2 Ajay Sham Patil 8.3 Jaimala Sham Patil	Arun Narayan Ghode Ramesh Ramdas Mhatre Mahesh Namdev Ghode Gurunath Tukaram Ghode Chintaman Motiram Ghode Nitinandu Ghode



	9. Banubai Chandrakant Patil (since deceased through legal heirs) 9.1 Mithun Chandrakant Patil 9.2 Ganesh Chandrakant Patil 9.3 Pournima Dilip Bhoir 10 Baliram Sitaram Patil (since deceased through legal heirs) 10.1 Chandrabai Baliram Patil 10.2 Ravindra Baliram Patil 10.3 Jitendra Baliram Patil 10.4 Mahendra Baliram Patil 10.5 Mona Sham Bhoir	Gadlya Sakharam Ghode
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16. By Deed of Confirmation dated 21/06/2022 (hereinafter referred as 'the said Deed of Confirmation dated 21/06/2022 ') registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 14753/2022 executed between M/s Astha Housing Corporation therein referred to as the First Part, M/s Suchi Lifespaces LLP. therein referred to as the Second Part , Manish P. Shankalesha therein referred to as the Third Part , Ratnakar Lahu Patil & others therein referred to as the Fourth Part and Shri Arun Narayan Ghode and 6 others therein referred to as the Fifth Part Ratnakar Lahu Patil & others confirmed all the documents mentioned therein in respect of the said entire Land .
17. Pursuant to the said Deed of Confirmation dated 21/06/2022 , Ratnakar Lahu Patil & others executed Power of Attorney dated 21/06/2022 registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 14754/2022 in favour of M/s Astha Housing Corporation & Suchi Lifespaces LLP & Manish P. Shankalesha in respect of their respective properties.
18. By Release Deed dated 21/06/2022 (hereinafter referred as 'the said Fifth Release Deed') registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 14755/2022, Ratnakar Lahu Patil & 4 others released all their share in favour of Arun N. Ghode & 6 others in respect of said entire Land and other properties in village sapad Kalyan as mentioned therein. The Details as per following-

Survey Nos.	Name of the Releasors	Name of the Releasee
48/7/2, 49/1, 44/2, 46/2,	1. Ratnakar Lahu Patil 2. Usha Somnath Choudhari 3. Sushma Shravan Patil 4. Vaishali Manohar Mhatre 5. Pratiksha Jayendra Mhatre	Arun Narayan Ghode Ramesh Ramdas Mhatre Mahesh Namdev Ghode Gurunath Tukaram Ghode Chintaman Motiram Ghode

Supervisor

47/14, 48/1, 48/7/1, 46/6		Nitin Bandu Ghode Gadlya Sakharam Ghode
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19. By virtue of the said First to Fifth release Deed Shri Arun N. Ghode ,Ramesh Ramdas Mhatre , Mahesh Namdev Ghode, Gurunath Tukaram Ghode , Chintaman Motiram Ghode, Nitin Bandu Ghode, Gadlya Sakharam Ghode others are became owner of the said First, Second and the Larger Property .
20. By order No.Revenue/K-1/TE-2/Jaminbab/Sanad/S.R.-22/2024 dated 02/02/2024 the Tahsildar of Kalyan granted permission for Non-agricultural use of the larger property which includes the said property subject to the terms and conditions therein contained.
21. Upon application made by the said Firm , Government of India, Ministry of Environment, Forests and climate change (I. A. Division) has issued Environmental Clearance dated 16/08/2024 for construction in favour of the said Firm.
22. Subsequently, the said firm has, through their Architect prepared and submitted plans in respect of the said property to the Kalyan Dombivali Municipal Corporation for its approval and sanction. Kalyan Dombivali Municipal Corporation has sanctioned the same vide V.P. No.KDMC/TPD/BP/KD/2025-26/01 dated 30/04/2025 for commencing construction of 2 commercial buildings comprising of Ground Floor, 11 Residential Buildings viz. Building No.1 , 4 & 5 comprising of Ground + First to 28 Upper Floors , Building No.2,6,7,8,10,11 comprising of Ground Floor and Building No. 3 comprising of Ground + First Floor, Sanitary Block, Driver Room, Fitness Centre and Club House respectively subject to the terms and conditions therein contained . However, the said Firm intends to construct the additional floors by consuming and loading the entire permissible, beneficial, paid FSI and TDR from the market which shall be available and permissible upon the said property in order to carry out the optimal level of development of the said property.
23. Search report : On perusal of the search report submitted by searcher Mr. G.H.Jagtap , except the transaction hereinabove enumerated, no adverse transaction or any transaction encumbering to the said property was found.
24. No Litigation/Encumbrances : The Partners of the said Firm have represented that there is no litigation or any encumbrances are pending in respect of the said property.

In the premises aforesaid, I hereby state and certify that in my opinion subject to the aforesaid a) complying with the terms and conditions mentioned in the aforesaid



permission mentioned hereinabove b) subject to the qualification and limitation of the search report and c) what has been stated hereinabove, the said Firm is absolutely entitled to develop the said Property in accordance with the sanctioned plan and the title of the owners i.e. Shri Gadalya Sakharam Ghode , Mahesh Namdev Ghode, Ramesh Ramdas Mhatre, Gurunath Tukaram Ghode, Chintaman Motiram Ghode & Nitin Bandu Ghode is clear, marketable and free from all encumbrances .

THE SCHEDULE ABOVE REFERRED TO:

("said property")

All those pieces and parcels of land lying, being and situated at Village Wadeghar, Taluka Kalyan District Thane, within the limits of the Kalyan Dombivli Municipal Corporation

Sr.No.	Survey No.	Hissa No.	Area (sq.metres)	Developers Name
1	48	7/1	4650	Astha Housing Corporation
2.	49	1	8649	Astha Housing Corporation
3.	49	1	9461	Suchi Life Spaces LLP
4.	48	1	7540	Suchi Life Spaces LLP
		Total →	30300	

Place : Thane

Date : 05/05/2025


Advocate

DARSHANI S. PUNEKAR
B.A.,LL.B.,LL.M.
ADVOCATE & NOTARY
(Govt. of India Regn. No. 52585/25)
104, SHRIKRISHNA APARTMENT,
LUISWADI, THANE - 400 604.