

# Kailash H. Patil

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**ADVOCATE & LEGAL ADVISOR**

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Ref.No.RERA-TR-023/2025

FORMAT-A  
(Circular no.28/2021)

Date: 30<sup>th</sup> August, 2025

To,  
**MahaRERA**  
Housing Bhavan, Plot No.C-21,  
E Block, Bandra Kurla Complex,  
Bandra East,  
Mumbai 400051

## LEGAL TITLE REPORT

**Ref:** Title Clearance Certificate in respect of land bearing on Sub divided Plot No.2, area admeasuring 2476.64 Square Meters out of New Survey No.39/1/A Pt of Village Mire,Taluka and District Thane along with Building No.1, FSI admeasuring 5205.03 Sq. Mtrs, consisting of commercial Ground Floor Plus One (1) Upper Floors Podium plus residential Second (2nd) floor to Eight (8<sup>th</sup> Part) Upper Floors, situated on land bearing New Survey No.39/1/A Pt of Village Mire, Taluka and District Thane

I have investigated the title of the said plot on the request of **M/s. DGS TOWNSHIP PVT LTD** and following documents i.e.:-

- A) DESCRIPTION OF THE PROPERTY :**  
Land bearing on Sub divided Plot No.2, area admeasuring 2476.64 Square Meters out of New Survey No.39/1/A Pt of Village Mire,Taluka and District Thane along with Building No.1, FSI admeasuring 5205.03 Sq. Mtrs, consisting of commercial Ground Floor Plus One (1) Upper Floors Podium plus residential Second (2nd) floor to Eight (8<sup>th</sup> Part) Upper Floors, situated on land bearing New Survey No.39/1/A Pt of Village Mire, Taluka and District Thane.



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Adv. Kailash H. Patil

**B) THE DOCUMENTS OF PLOT OF LAND :**

1. Original 7/12 extract of New Survey No.39/1/A Pt of Village Mire, Taluka and District Thane from Bhumi Abhilekh site.
2. Development Agreement dated 08/12/2023
3. Power of Attorney dated 08/12/2023

On perusal of the above mentioned document and all other that the title documents relating to title of the said property I am of the opinion that the title of the said land owners Amogh Co-operative Housing Society Ltd is clear and marketable.

Owners of the Land -Amogh Co-operative Housing Society Ltd

The report reflecting the flow of the title of land owner Amogh Co-operative Housing Society Ltd, of land area admeasuring 24.76.64 R. Square Meters out of New Survey No.39/1/A Pt total area admeasuring 116.40.00 R.Sq.Mtrs of Village Mire, Taluka and District Thane, is enclosed herewith as annexure.

Encl: Annexure.



Kailash H. Patil  
Advocate

Dated : 30<sup>th</sup> August, 2025

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## C) FLOW OF THE TITLE OF THE SAID LAND:

A) 1) Smt. Janabai Ramchandra Bhoir, 2) Shri. Eknath Ganpat Thombre, 3) Shri. Bhalchandra Ganapat Thombare, 4) Shri Manjula Manohar Patil, 5) Shri. Ganapat Hiraji Thombare, 6) Shri Deepak Ganat Thombare, 7) Shri. Mahendra Ganpat Thombare, 8) Shri. Harishchandra Ganpat Thombare, 9) Shri. Jagdish Ganpat Thombare were seized and possessed of piece and parcel of lands as Owners bearing Old Survey No. 168, Hissa No. 1 (Part), corresponding to new survey no 39, Hissa No. 1 (Part) admeasuring 11640.12 square meters in there about situate lying and being at village Mire, Taluka Thane in the Registration District and sub District of Thane, hereinafter for brevity's sake referred to as the "LARGER PIECE OF LAND".

B) By an agreement for sale dated 17th April, 1988 executed by Smt. Janabai Narayan Bhoir and others in favour of M/s. TRIO ASSOCIATES a partnership firm, said Janabai Narayan Bhoir and others agreed to sell the said larger piece of Land to M/s. TRIO ASSOCIATES, a of THE firm on the terms and conditions and for consideration stipulated/therein

C) Simultaneously By an agreement dated 17th April, 1988 executed by M/s. TRIO ASSOCIATES, with consent of the Owners in favour of SHRI AJIT GOPALDAS THAKKAR Proprietor of M/s. THAKKAR BUILDERS & DEVELOPERS said M/s Trio Associates agreed to assign and transfer in favour of said M/s. Thakkar Builders & Developers all their right, title and interest in the piece of land admeasuring 2000 Sq. meters being portion of the larger piece of land all rights and benefits under the said Agreement dated 17th April, 1988 to develop and acquire by purchase said piece of land from Smt. Janabai Naryan Shoe lane 4 others.



- D) M/s. Thakkar Builders & Developers contemplated to develop the said property by sub dividing the same into smaller plots, laying down common roads and passages and constructing building thereon in accordance with plans and specifications as approved by Local authority with a view to sell the tenements so constructed thereon on what is commonly known as "OWNERSHIP BASIS" In pursuance of Order dated 9th May, 1988 bearing reference No. ULC /TA/Mira /SR -130 read with Corrigendum dated 29.08.1989 issued by Competent authority, said area of "2476.64" Sq. Mtrs, Built up Is allowed to retained by the Owners and an area of 6303.50 Sq.Mtrs. is declared as surplus area.
- E) In pursuance of application made for exemption under Section 20 of U.L.C. Act, development of excess area is permitted on the terms and stipulated in the Exemption Order dated 11th April 1990
- F) M/s. Thakkar Builders & Developers submitted a lay out plan dividing the said property unto sub plots. with common roads and passages and obtained sanction and approval to the said lay out scheme by Local authority. The entire larger piece of Land acquired by them including the adjoining piece of parcel of land agreed to be acquired by the Promoters from Smt. GANGADHAR GOVIND BHOIR and others with sub- plots shown along with common roads and passages provided.
- G) M/s. Thakkar Builders & Developers submitted plans for construction of building on one of such sub-divided Plot shown and numbered as Plot No. 2 for construction of a building consisting of ground plus three upper floors consisting of five wings "H", "I","J",K and "L" on the said plot No. 2 and obtained sanction and approval thereof from Local Authority. After issue of

commencement certificate by Local authority. M/s. Thakkar Builders & Developers commenced and completed construction of building admeasuring 2476.64Sq. mts, Built up in accordance with the plan approved on the said plot and obtained completion Certificate dated 19/08/1992 issued by Mira Bhayandar Municipal Council.

- H) The purchasers of said flats and units formed a Co-operative Housing Society namely "AMOGH CO-OPERATIVE HOUSING SOCIETY LIMITED" duly registered under registration No TNA/ (TNA) / HSG/(TC) / 14222/2002-03 dated 30-10-2002.
- I) By and under a Deed of Conveyance dated 24th April, 2017, registered with the Office of Sub-Registrar of Assurances at Thane-5 under serial No. TNN-5-4590-2017 executed between 1)Smt. Janabai Ramchandra Bhoir, 2)Shri Eknath Ganpat Thombre ,3) Shri Bhalchandra Ganpat Thombre,4) Smt. Manjula Manohar Patil, 5) Shri Ganpat Hiraji Thombre ,6) Shri Deepak Ganpat Thombre,7)Shri Mahendra Ganpat Thombre,8)Shri Harischandra Ganpat Thombre and 9) Shri Jagdish Ganpat Thombre therein referred as "the Vendors" as the Party of the First Party" and Mr. Ajit Gopaldas Thakkar carrying on business in the firm name and style of M/s. Thakkar Builders & Developers, as Sole Proprietor as Party of the Second Part and Amogh Cooperative Housing Society Ltd. therein referred to as "the Purchasers" as the Party of the Third Part (being the Society herein), the Owners and M/s. Thakkar Builders & Developers therein granted transferred, conveyed, assigned and assured unto the Society, all that piece and parcel of land being the sub divided Plot no.2 admeasuring 2476.64 square meters built up together with the building with 05 Wing/s namely "H", "I", "J", "K" and "L" constructed and completed thereon in the year 2002/2003 located in the complex known as "Vijay Park" ,being the



portion of larger piece of land bearing old Survey No.168,Hissa no.1 (Part) New Survey no.39,Hissa no.1 (Part) admeasuring 4046 square meters or thereabouts being Plot No.1, Village: Mire, Taluka: Thane in the registration District and Sub District Thane situated at Vijay Park, Near Jangid Mira Road Road (East), District :Thane-401107; subject to common use of layouts common its maintenance by prorate cost/expenses with others using the same and subject to granted to i) Laxmi Land Developers II) Ajit Developers Pvt. Ltd. and iii) Vijay Developes and to rights of the said three promoters to grant right of way through the said road am passages any other person or persons of their choice on terms and conditions as agreed between them.

- J) AND By mutation Entry No.2834 said Society being mutated in the village 7/12 extract record of rights in respect thereof.
- K) There are 88 (Eighty Eight) Members of the Society who are occupying 75 (Seventy Five) residential flats and 13 (Thirteen) Shop/s having diverse carpet area.
- L) Pursuant to the submission of the revised Offer/Proposal dated 24 July, 2023 of the Developer, the members of the Society unanimously accepted the revised proposal/offer dated 24t July,2023 of the Developer herein in their Special General Body Meeting held on 29th July,2023 in the presence of the Authorized Officer, Mr. Sudhakar Rathod deputed by the Deputy Registrar of Co-operative Societies, District/Taluka: Thane, and accepted the Society's resolution of appointing D G S Developers Private Limited on the 02nd August, 2023 as the Developer for redevelopment of the said Property. The Developer was selected for the purpose of carrying out the redevelopment on the broad and principal terms of revised offer dated 24th July,2023 received by the Society from the Developer.



- M) The Deputy Registrar of Co-operative Societies, District/Taluka Thane, had issued order dated 02nd August,2023 addressed to the Society with correspondence copy thereof to MBMC, for the selection of the Developer herein as the developer for the redevelopment of the said Property of the Society as per amended provisions of M.C.S. Act relating to redevelopment coming into effect on 04th July,2019 by way of directions. The said order dated 02d August,2023 issued by the Deputy Registrar Cooperative Society, Taluka and District Thane.
- N) By virtue of Development Agreement dated 08<sup>th</sup> December, 2023 duly registered at serial No. TNN2-30062-2023, at the office of the Joint Sub-Registrar of Assurances at Thane-2, executed between Amogh Cooperative Housing Society Ltd (therein referred to as "the Society") of the First Part and D.G.S. TOWNSHIP PRIVATE LIMITED, the Promoter herein (also therein referred to as the Developer) OF THE Second Part and the Flat/Shop owners / members of the said Society (herein referred to as the Members ) of the Third Part, the said Society herein have granted the Re-Development Rights to and unto the said Promoter to enter upon the said Property.
- O) Amogh Cooperative Housing Society Ltd also executed power of Attorney on dated 08/12/2023 duly registered at Sub-registrar Thane-2 vide its Registration No.TNN-2-30063-2023 dated 13/12/2023, in favour of M/s. D.G.S. TOWNSHIP PRIVATE LIMITED.
- P) M/s. D.G.S. TOWNSHIP PRIVATE LIMITED have obtained Revised N.O.C. stipulating fire protection and fire fighting requirement for high rise residential cum commercial Building No.1 on plot of land bearing Survey No.39/1A of Village Mire, Taluka and District Thane for Building consisting Ground Floor (shop and Parking) + First Floor Parking and second Floor to

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17<sup>th</sup> Floor and 18<sup>th</sup> floor for recreation area, issued by Mira-Bhayander Municipal Corporation Fire Department vide its order No.MBMC/FIRE/2018/2024-25, on dated 24/12/2024.

Q) Mr. Surajdev D. Shukla director of M/s. D.G.S. TOWNSHIP PRIVATE LIMITED hereby confirm that pursuance to the authority given / granted by the societies and on necessary plans/specification schemes and proposals being submitted, the concern planning authority of Mira-Bhayander Municipal Corporation have sanctioned the plans, specifications, etc and issued Commencement Certificate under Application No.MBMCB/7008/2025/0020/AutoDCR (new) (V.P. No.MBMCB/7008/2025/APL/0017/AutoDCR) dated 07/08/2025 for comprising comprising of Building No.1, having FSI area admeasuring 5205.03 Sq. Mtrs. consisting of commercial Ground Floor Plus One (1) Upper Floors Podium plus residential Second (2nd) floor to Eight (8<sup>th</sup> Part) Upper Floors.

R) Litigation if any : Nil

Date: 30<sup>th</sup> Agust, 2025



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Advocate

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