

SANJAY B. BORKAR

M.Com., LL.M.

Advocate High Court

Off. :VAIBHAV APARTMENT,401- 4th floor, Near Collector Office, *Tembhinaka Thane - (W) 400 601.*

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To,
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to New Survey No.13, Old Survey No.150 adm. area 5990 sq.mtrs. Village Dhokali, Taluka & District Thane. (hereinafter referred to as “**the said Property**”).

1) I have investigated the title of the said Property on the request of M/s. JVM Spaces and following documents i.e.

Sr. No.	Documents	Date
1	7/12 Extracts and mutation entries reflecting therein	
2	Paper Notice dtd. 17/05/2019 published in Thane Vaibhav Newspaper in Marathi and English	17/05/2019
3	Objection dtd. 23/05/2019 received from Shri Chandrakant Shelar through his Advocate Anita Bhaktawani.	23/05/2019
4	Reply dtd. 28/05/2019 given by Advocate Ashok K. Mahajan for and on behalf the said Owners to the objection dtd. 23/05/2019 received from Shri ChandrakantShelar through his Advocate Anita Bhaktawani.	28/05/2019
5	Sale Deed dtd. 30/12/2020 executed between Ramchandra S. Patil& others & JVM Spaces in respect of the said Property.	30/12/2020
6	Order passed by the Sub-Divisional Officer, Thane in RTS Appeal	27/11/2020



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	No.74 /2018.	
7	An application dtd. 19/01/2021 made by M/s. JVM Spaces to Talathi, Saza Balkum, Taluka & District Thane for mutation of their name in 7/12 Extract of the said Property	19/01/2021
8	Commencement Certificate vide VP No : S05/0193/19 NEW No : TMC/TDD/3370/20	07/2/2020
9	Search Report dtd. 20-08-2019 (for the period 1990 to 17/03/2021) taken by Shri Vishal Gaikwad in respect of the said Property.	17/03/2021
10	Letter of Confirmation dtd. 18/03/2021 issued by JVM Spaces	18/03/2021

- 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 M/s. JVM Spaces is clear, marketable and without any encumbrances.
- 3) The report reflecting the flow of the title of M/s. JVM Spaces on the said Property is enclosed herewith as annexure.



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Encl : Annexure. Advocate.

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FORMAT - A

(Circular No.: -28 of2021)

FLOW OF THE TITLE OF THE SAID PROPERTY.

Sr.No.

- 1) As on date of application for registration, name of Shri Ramchandra Shankar Patil and others are appearing in 7/12 Extract of the said Property.
- 2) By and under Sale Deed dtd. 30/12/2020 , the owners of the said Property namely Shri Ramchandra S. Patil & others sold, transferred and conveyed the said Property to M/s. JVM Spaces at or for consideration and upon the terms and conditions mentioned therein, Sale Deed dtd. 30/12/2020 is duly registered with the office of the Sub-Registrar of Assurances, Thane under Sr. No. TNN-5/15455 dtd. 30/12/2020. By virtue of the Sale Deed dtd. 30/12/2020, M/s. JVM Spaces became owner of the said Property.
- 3) M/s. JVM Spaces pursuant to execution of the Sale Deed dtd. 30/12/2020, has made an application dtd. 19/01/2021 to Talathi, Saza Balkum, Taluka & District Thane for mutation of their name in 7/12 Extract of the said Property which is in process.
- 4) Search report for 30 years (for the period 1990 to 17/03/2021) Taken from Sub-Registrar' office at, Thane, upon perusal thereof, I have not found any adverse transaction which in any way treated as encumbrance on the said Property.
- 5) Mr. Chandrakant Laxman Shelar claiming to be executor of late Premkuwarbai Dwarkadas Bhupatani has filed RTS Appeal No. 74/2018 against Shri Ramchandra Shankar Patil & others before the Sub-Divisional Officer, Thane inter-alia challenging mutation entry no. 2598 & 2984 of the said Property. The Sub-Divisional Officer,



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Thane vide its order dtd. 27/11/2020 dismissed the RTS Appeal No. 74/2018 filed by Mr. Chandrakant Laxaman Shelar. Mr. Chandrakant Laxaman Shelar has not filed any Appeal and/or Revision Application against the said order dtd. 27/11/2020 passed by the Sub-Divisional Officer, Thane in RTS Appeal No. 74/2018, the owners of the said Property or M/s. JVM Spaces has not received any notice or summons from any Appellate or Revision Tribunal/Court hence, the order dtd. 27/11/2020 passed by the Sub-Divisional Officer, Thane attained finality.

- 6) M/s. JVM Spaces vide Letter of Confirmation dtd.18/03/2021 has confirmed that, save and except litigation viz; RTS Appeal No. 74/2018 as mentioned in paragraph no. (5) above which is also disposed of, there is/are no litigation/s is/are pending in respect of the said Property.

Dated: 19th Day of March, 2021



Sanjay B. Borkar

Advocate.