

JINAM SHAH
Advocate, High Court

B-38, Manek Nagar Bldg, M. G. Road, Kandivali (W), Mumbai- 400 067.
Email: advjinamshah@gmail.com, Mobile No. 9833509427.

TITLE CERTIFICATE

TO,
MAHARERA AUTHORITY
BANDRA

I have investigated the title in respect of the said property on the instructions of my client M/s. Cllaro Enterprises, a registered partnership firm having its office at B-143, Akurli Industrial Estate, Akurli Road, Kandivali (East), Mumbai - 401 101 and my findings based on such investigation and the documents furnished to me are as under:-

SCHEDULE OF PROPERTIES:-

Area admeasuring 339.01 sq. meters (Reserved for Parking Site No. 294) out of area admeasuring 3203 sq. mtrs. forming portion of entire property bearing Old Survey No. 447, New Survey No. 142, Hissa No. 4, admeasuring 4310 sq. mtrs. of Village Navghar, Taluka and District Thane, within the limits of Mira Bhayander Municipal Corporation.

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- a) Originally, Shri. Jagannath Pandurang Patil during his lifetime was absolutely seized and possessed of land bearing Old Survey No. 447, New Survey No. 142, Hissa No. 4, admeasuring total area of 4310 sq. mtrs. or thereabouts, of Revenue Village Navghar, Taluka and District Thane within the limits of Mira Bhayander Municipal Corporation, in the registration District and Sub-District of Thane.
- b) The said Shri. Jagannath Pandurang Patil died intestate on or about 24.07.1971 leaving behind him the widow Budhibai Jagannath Patil. As per Mutation Entry No. 537 dated 01.03.2004, the said Budhibai Jagannath Patil also died intestate on or about 20.03.1997 leaving behind her (1) Shri. Kesarinath Jagannath Patil (2) Shri. Eknath Jagannath Patil (3) Shri. Chandrakant Jagannath Patil (4) Shri. Dattatray Jagannath Patil and (5) Shri. Suresh Jagannath Patil as her only heirs and legal representatives. The names of Shri. Kesarinath Jgannath Patil & Ors. are recorded as owner in

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7/12 extract of the above mentioned property vide Mutation Entry No. 4137 dated 12.11.1979.

- c) Vide Agreement for Sale dated 15.04.1995 entered between Mrs. Budhibai Jagannath Patil & Ors. as the Vendors and M/s. Kanakia Spaces Properties Pvt. Ltd. as the Purchasers, the Vendors therein agreed to sale the above mentioned property to M/s. Kanakia Properties Pvt. Ltd. and simultaneously also executed a Power of Attorney dated 15.04.1995 in favour of the directors of Kanakia Properties Pvt. Ltd.

- d) Vide Development Agreement dated 31.12.2007 executed between Keshrinath Jagannath Patil & Ors. and M/s. Kanakia Properties Pvt. Ltd., Keshrinath Jagannath Patil & Ors. granted development rights of the above mentioned property in favour of M/s. Kanakia Properties Pvt. Ltd. and simultaneously also executed a Power of Attorney dated 31.12.2007 in favour of the directors of M/s. Kanakia Properties Pvt. Ltd.

- e) In order to confirm the Development Agreement dated 31.12.2007 Keshrinath Jagannath Patil & Ors. executed a

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Confirmation Deed dated 26.08.2008 in favour of M/s. Kanakia Properties Pvt. Ltd. duly registered under Reg. No. TNN-4-7192-2008 and simultaneously also executed another Confirmation Deed dated 26.08.2008 to confirm the Power of Attorney dated 31.12.2007 duly registered under Reg. No. TNN-4-7193-2008.

f) Vide registered Conveyance Deed dated 04.05.2012, registered with the Sub-Registrar of Assurance at Thane-7 under serial No. TNN-7-03318-2012, executed between Kesharinath Jagannath Patil & Ors. through their Constituted Attorney and Directors of M/s. Kanakia Properties Pvt. Ltd. as Vendor and M/s. Strawberry Constructions Pvt. Ltd. (Formerly known as M/s. Strawberry Electronics Pvt. Ltd.) as Purchaser, the Vendor conveyed the property bearing (1) Old Survey No. 413, New Survey No. 102, Hissa No. 3A, admeasuring 1090 sq. mtrs. or thereabouts (2) Old Survey No. 413, New Survey No. 102, Hissa No. 6, admeasuring 1420 sq. mtrs. or thereabouts (3) Old Survey No. 444, New Survey No. 128, Hissa No. 4, admeasuring 1040 sq. mtrs. or thereabouts and (4) Old Survey No. 447, New Survey No. 142, Hissa No. 4, admeasuring 4310

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sq. mtrs. or thereabouts of Village Navghar, Taluka & District Thane, within the limits of Mira Bhayander Municipal Corporation in favour of the Purchaser therein upon the consideration, terms and conditions as mentioned therein.

- g) By and under a registered Release Deed dated 09.02.2012 entered into between M/s. Estate Investment Co. Pvt. Ltd. and M/s. Strawberry Construction Pvt. Ltd., duly registered in the office of the Sub-Registrar of Assurances bearing registration No. TNN-7-1007-2012, M/s. Estate Investment Co. Pvt. Ltd. has released its rights title and claim in respect of the aforesaid property upon the consideration and upon the terms and conditions as mentioned therein in favour of M/s. Strawberry Construction Pvt. Ltd.
- h) Vide Agreement dated 30.03.2013 executed between M/s. Strawberry Construction Pvt. Ltd. and Mira Bhayander Municipal Corporation duly registered in the office of the Sub-Registrar of Assurances bearing registration No. TNN-7-2549-2013, M/s. Strawberry Construction Pvt. Ltd. transferred an area admeasuring 1107 Reserved for DP Road



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out of the total area of the above mentioned property in favour of Mira Bhayander Municipal Corporation and the name of the corporation is recorded in 7/12 extract of the said property vide Mutation Entry No. 1915.

- i) M/s. Strawberry Construction Pvt. Ltd. had applied for development of the said property and Mira Bhayander Municipal Corporation had sanctioned the plan bearing No. MNP/NR/1782/2013-2014 dated 02.07.2013.
- j) M/s. Strawberry Construction Pvt. Ltd. had initially agreed to sell the said land to M/s. Ravi Developments however due to certain unavoidable circumstances; the sale could not be completed. M/s. Strawberry Construction Pvt. Ltd. had received the full and final payment from M/s. Ravi Developments and therefore M/s. Cllaro Enterprises LLP had reimbursed the full and final consideration to M/s. Ravi Developments and obtained their consent to for the sale and purchase the said property.
- k) By and under a registered Deed of Conveyance dated 31.03.2022 executed between M/s. Strawberry Construction

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Pvt. Ltd. and M/s. Cllaro Enterprises LLP, duly registered in the office of the Sub-Registrar of Assurances bearing registration No. TNN-4-5823-2022, M/s. Strawberry Constructions Pvt. Ltd. have conveyed area admeasuring **339.01 sq. meters (Reserved for Parking Site No. 294)** out of area admeasuring 3203 sq. mtrs. forming portion of said entire property bearing Old Survey No. 447, New Survey No. 142, Hissa No. 4, admeasuring 4310 sq. mtrs. of Village Navghar, Taluka and District Thane, within the limits of Mira Bhayander Municipal Corporation upon the payment of consideration and upon the terms and conditions mentioned therein.

I) In pursuance to the Deed of Conveyance dated 31.03.2022, M/s. Strawberry Constructions Pvt. Ltd. has also executed a registered Irrevocable General Power of Attorney dated 31.03.2022 in favour of the partners of M/s. Cllaro Enterprises LLP duly registered in the Office of Sub-Registrar of Assurances bearing registration No. TNN-4-5824/2022, to take all the necessary steps in respect of area admeasuring **339.01 sq. meters (Reserved for Parking Site No.**



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294) out of area admeasuring 3203 sq. mtrs. forming portion of said entire property bearing Old Survey No. 447, New Survey No. 142, Hissa No. 4, admeasuring 4310 sq. mtrs. of Village Navghar, Taluka and District Thane, within the limits of Mira Bhayander Municipal Corporation.

- m) As such M/s. Cllaro Enterprises LLP has acquired lawful rights, title and interest of area admeasuring **339.01 sq. meters (Reserved for Parking Site No. 294)** out of area admeasuring 3203 sq. mtrs. forming portion of said entire property bearing Old Survey No. 447, New Survey No. 142, Hissa No. 4, admeasuring 4310 sq. mtrs. of Village Navghar, Taluka and District Thane, within the limits of Mira Bhayander Municipal Corporation.
- n) As per Search Report taken by Search Clerk Mr. Mahesh Chaudhary for the year 1987 to 2016 and Search Investigator Mr. Amit Kadam for the year 2021 to 2022 following registered entries have been found in respect to the aforesaid property:-

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- a. Development Agreement dated 28.11.2007 entered into between Kanakia Spaces Pvt. Ltd. & Strawberry Electronics Pvt. Ltd. duly registered at serial No. TNN-2-267-2008 in respect of property bearing Old Survey No. 447, New Survey No. 142, Hissa No. 4, Area 4310 sq. mtrs. as per document No. TNN-2-267/2008 dt. 9/1/2008.

- b. Development Agreement dated 28.11.2007 entered into between Kanakia Spaces Pvt. Ltd. & Strawberry Electronics Pvt. Ltd. duly registered at serial No. TNN-2-269-2008 in respect of property bearing Old Survey No. 447, New Survey No. 142, Hissa No. 4, Area 4310 sq. mtrs. as per document No. TNN-2-269/2008 dt. 9/1/2008.

- c. Confirmation Deed dated 26.08.2008 entered into between Kesharinath Jagannath Patil & Ors. & Kanakia Spaces Pvt. Ltd. duly registered at serial No. TNN-4-7192-2008 in respect of property bearing Old Survey

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No. 447, New Survey No. 142, Hissa No. 4, Area 4310 sq. mtrs.

- d. Agreement dated 05.05.2011 made between Budhibai Jagannath Patil & Ors. and Mira Bhayander Municipal Corporation duly registered at serial No. TNN-4-3976-2011.
- e. Agreement dated 05.05.2011 made between Budhibai Jagannath Patil & Ors. and Mira Bhayander Municipal Corporation duly registered at serial No. TNN-4-3977-2011.
- f. Conveyance Deed dated 04.05.2012 entered into between Kesarinath Jagannath Patil & Ors. & M/s. Strawberry Constructions Pvt. Ltd. duly registered at serial No. TNN-7-3318-2012 in respect of property bearing Old Survey No. 447, New Survey No. 142, Hissa No. 4, Area 4310 sq. mtrs.
- g. Release Deed dated 09.02.2012 entered into between The Estate Investment Co. Pvt. Ltd. & M/s. Strawberry Construction Pvt. Ltd. duly registered at serial No. TNN-

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7-1007-2012 in respect of property bearing Old Survey No. 447, New Survey No. 142, Hissa No. 4, Area 4310 sq. mtrs.

h. Conveyance Deed dated 08.03.2022 entered into between M/s. Strawberry Constructions Pvt. Ltd. through Competent Officer and District Deputy Registrar Cooperative Societies Thane & Alina Co. Op. Hsg. Soc. Ltd. duly registered at serial No. TNN-4-4096-2022 in respect of area admeasuring 1374.35 sq. mtrs. out of total area admeasuring 4310 sq. mtrs. of property bearing Old Survey No. 447, New Survey No. 142, Hissa No. 4. **(Deemed Conveyance).**

i. Conveyance Deed dated 31.03.2022 entered into between M/s. Strawberry Constructions Pvt. Ltd. & M/s. Cllaro Enterprises LLP through Jay Shah duly registered at serial No. TNN-4-5823-2022 in respect of property bearing Old Survey No. 447, New Survey No. 142, Hissa No. 4, Area 4310 sq. mtrs.

[Signature]

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In my opinion, the title of the respective owners in respect of the said property is clear and marketable free from encumbrances and reasonable doubts subject to the terms and conditions of the abovementioned Agreements, Power of Attorneys, Conveyance, and documents hereinabove stated, the said M/s. Claro Enterprises LLP is entitled to develop area admeasuring **339.01 sq. meters** (**Reserved for Parking Site No. 294**) out of area admeasuring 3203 sq. mtrs. forming portion of said entire property bearing Old Survey No. 447, New Survey No. 142, Hissa No. 4, admeasuring 4310 sq. mtrs. of Village Navghar, Taluka and District Thane, within the limits of Mira Bhayander Municipal Corporation, thus my client has now submitted the proposal and is in the process of further approvals and I certify accordingly.

Dated this 15th day of July, 2022

FROM,



(JINAM SHAH)
ADVOCATE HIGH COURT