

**FORMAT - A**

To,

Maha RERA  
Housefin Bhawan,  
Plot No. C-21, E-Block,  
Bandra-Kurla Complex,  
Bandra (East),  
Mumbai - 400 051.

**LEGAL TITLE REPORT**

Sub : Title Clearance Certificate with respect to all that piece and parcel of land bearing Old Survey Nos. 237/2, 4, 11 to 13, New Survey Nos. 186/2, 4, 11 to 13 totally admeasuring about 3994.79 sq. meters, situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation.

I have investigated the title of all that piece and parcel of land bearing Old Survey Nos. 237/2, 4, 11 to 13, New Survey Nos. 186/2, 4, 11 to 13 totally admeasuring about 3994.79 sq. meters, situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation for and on behalf of M/s. Periwinkle Construction Pvt. Ltd., having office at Silicon Valley (Kanakia Future City), CTS No. 101, Behind Dr. L. H. Hiranandani Hospital, Near Ayyappa Temple, Tirandaz, Powai, Mumbai - 400 076, I have investigated the title to the land Old Survey Nos. 237/2, 4, 11 to 13, New Survey Nos. 186/2, 4, 11 to 13 totally admeasuring about 3994.79 sq. meters, situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation.

**I. DESCRIPTION OF THE PROPERTY:**

ALL those pieces and parcels of land Old Survey Nos. 237/2, 4, 11 to 13, New Survey Nos. 186/2, 4, 11 to 13 totally admeasuring about 3994.79 sq. meters, situate, lying and being at Village: Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation.

**II.** By virtue of various deeds and factors, M/s. Periwinkle Constructions Pvt. Ltd., are absolutely seized and possessed off and/or otherwise well and sufficiently entitled to the following pieces and parcels of the lands, more particularly mentioned in the below table as the owner/occupant thereof.

Old Survey No. Village - Navghar	New Survey No. Village - Navghar	Hissa No.	Area in Sq. Meters as per 7/12	As per MBMC Sanctioned No. & date	Balance area under Reservation owned by Periwinkle Construction Pvt. Ltd.		Deed of Conveyance Document Sr. No.	7/12 Extract Mutation Entry
					HS & PG	PS & PG		
237	186	2	6820.00	MNP/NR/287/11-12 Date 7-5-2011	1105.33		TNN-4/-6182- of 2011	
237	186	4	2120.00	MNP/NR/396/10-11 Date 28-4-2010	1027.00		TNN-4/6173 of 2011	
237	186	11	660.00		660.00		TNN-4/-6186 of 2011	
237	186	12	1820.00		1790.00		TNN-4/6186 of 2011	
237	186	13	1420.00	MNP/NR4274/09-10 Date 4-3-2010	362.41		TNN-4/-6179 of 2011	
241	34	1	1520.00	MNP/NR/8557/10-11 Date 30-12-2010	1209.32		TNN-4/-6177 of 2011	
241	34	2	3010.00	MNP/NR/692/11-12 Date 30-5-2011	1313.00	408.00	TNN-4/6175 of 2011 (As per Exchange Deed)	
241	34	3A & 3B	3550.00	MNP/NR/4002/10-11 Date 5-2-2011	2550.00	1490.00	TNN-4/6175 of 2011 and TNN-4/6167 of 2011	

**D. G. NAIK**

B.Com., LL.M.

ADVOCATE, HIGH COURT

104, Saroj Plaza,  
Near Maxus Mall, Flyover Road,  
Bhayandar (West), Thane - 401 101.  
Ph. : 28191739. Cell : 9820640511.  
E-mail : adv.dgn@gmail.com

							(As per Exchange Deed)	
241	34	5 & 9	1090.00 & 2780.00	MNP/NR/89/08-09 Date 10-04-2008	1870.00		TNN-4/6169 of 2011 & TNN-4/6171 of 2011	
242	33	14	1830.00	MNP/NR/4373/10-11 Date 31-3-2011	416.83		TNN-4/-6169 of 2011	
241	34	3C	1030				As per Exchange Deed	
			27650.00	TOTAL	12303.89	1898.00		
Total area of HS & PG - PS & PG (In Sq. Meters.) i.e Periwinkle Larger Land.								

(for short, the land described in the foregoing table shall be hereinafter jointly and collectively referred to as the "**Said Property**").

1. By virtue of Conveyance Deed, dated 14/7/2006 registered with the Sub/-Registrar of Assurances at Thane District bearing document Serial No. TNN-06220-2006 executed by Shri Dattatray Sitaram Patil through his constitute attorney, being the partners of M/s. Dimple Constructions had transferred land bearing Old Survey No. 241, New Survey No. 34, Hissa No. 3C, admeasuring 1030 sq. meters or thereabouts of Revenue Village- Navghar, Taluka & District- Thane to Mira Bhayandar Municipal Corporation for the consideration mentioned therein. By a Mutation Entry No. 742, the name of Mira Bhayandar Municipal Corporation came to be recorded in the 7/12 extract of land bearing Old Survey No. 241, New Survey No. 34, Hissa No. 3C, admeasuring 1030 sq. meters or thereabouts of Revenue Village- Navghar, Taluka & District- Thane.
2. By a Deed of Conveyance, dated 30<sup>th</sup> July, 2011 registered in the office of the Sub-Registrar of Assurances under serial no. TNN-4/6175 of 2011 executed between Mr. Ramakant Patil and 3 Others (therein referred to as the "Vendors") of the First Part, Mr. Ghanshyam Pathadia (therein referred to as the "First Confirming Party") of the Second Part, Sadguru Krupa Realtors Private Limited (therein referred

to as the "Second Confirming Party") of the Third Part, M/s. Gujarat Estate (therein referred to as the "Third Confirming Party") of the Fourth Part and Periwinkle Constructions Private Limited (therein referred to as "the Purchaser") of the Fifth Part, the Vendors with the consent of the Confirming Parties granted, conveyed, transferred and assured the Land bearing Old Survey no. 241, New Survey no. 34, Hissa no. 2, admeasuring 3190 square meters (the Seventh Property mentioned herein) and Old Survey no. 241, New Survey no. 34, Hissa no. 3/A, admeasuring 2550 square meters, both situate, lying and being at Village Navghar, Bhayander, Taluka and District Thane, in the Registration District and Sub- District Thane and now within the limits of Mira Bhayander Municipal Corporation.

3. By virtue of Deed of Conveyance dated 30<sup>th</sup> July, 2011 registered in the office of the Sub-Registrar of Assurances under Serial No. TNN-4/6186 of 2011 executed between Mr. Chintaman Darnodar Patil and 11 Others (therein referred to as the "Vendors") of the First Part, Nitesh Hedpara & Harish Agarwal as substituted power of attorney (therein referred to as the "First Confirming Party") of the Second Part, M/s. Sunshine Builders & Developers through their Directors (therein referred to as the "Second Confirming Party") of the Third Part and M/s. Gujarat Estate through their Partners (therein referred to as the "Third Confirming Party") of the Fourth Part & Periwinkle Construction Private Limited (therein referred to as "the Purchaser") of the Fifth Part, the Vendors with the consent of the Confirming Parties granted, conveyed, transferred and assured the said entire Land bearing Old Survey No. 237, New Survey No. 186, Hissa No. 12, admeasuring 1790 square meters situate, lying and being at Village Navghar, Bhayander, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayander Municipal Corporation.

4. By virtue of Deed of Conveyance dated 30th July, 2011 registered in the office of the Sub-Registrar of Assurances under serial no. TNN-4/6167 of 2011 executed between Mr. Sadanand Patil and 4 Others (therein referred to as the "Vendors") of the First Part, Sadguru Krupa Realtors Private Limited (therein referred to as the "First Confirming Party") of the Second Part, M/s. Gujarat Estate (therein referred to as the "Second Confirming Party") of the Third Part and Periwinkle Constructions Private Limited (therein referred to as "the Purchaser") of the Fourth Part, the Vendors with the consent of the Confirming Parties granted, conveyed, transferred and assured the said entire Land bearing Old Survey No. 241, New Survey No. 34, Hissa No. 3/B, admeasuring 1850 square meters situate, lying and being at Village Navghar, Bhayander, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayander Municipal Corporation.
5. On 01<sup>st</sup> March, 2012, the Promoter commenced construction of School known as RBK Global School, Bhayander (hereinafter referred to as the 'said School') upon plot admeasuring about 4526.35 sq. meters out of the said Larger Land area, upon obtaining appropriate and required permissions and approvals from the Competent Authority.
6. Land admeasuring of 1035.42 Sq. Meters reserved for PS and PG (Site No. 229 as embarked in DP of Mira Bhayander forming portion of the said Land Survey No. 34, Hissa No.2, Land Survey No. 34, Hissa No. 3/A and Land Survey No. 34, Hissa No. 3/B, Revenue Village- Navghar, Taluka & District- Thane within the limits of Mira Bhayander Municipal Corporation and likewise the name of Periwinkle Constructions Pvt. Ltd. has been recorded in the 7/12 extract Vide mutation entry No. 1860, 1860 & 1863 respectively.

7. Periwinkle Constructions Pvt. Ltd. intending to develop the larger layout i.e. land bearing Survey No. 34 Hissa No. 2, Survey No. 34 Hissa No. 3/A and Survey No. 34 Hissa No. 3B of Revenue Village- Navghar, Taluka & District- Thane within the limits of Mira Bhayander Municipal Corporation, which area falling under HS and PG reservation under Accommodation and Reservation policy of new Unified Development Control and Promotion Regulations for Maharashtra State ("UDCPR") 2020 and as amended from time to time.

8. Periwinkle Constructions Pvt. Ltd. approached the Mira Bhayander Municipal Corporation to exchange and relocate the area admeasuring 1030 Sq. meters (Reserved for High School & Playground Site No. 228) of the said entire Land bearing New Survey No. 34/3C of Village: Navghar, Taluka & District: Thane with area admeasuring about 1035.42 Sq. meters (Reserved for P.S. & P.G. Site No. 229) forming portion of the New Survey Nos. 34/2, 34/3/A and 34/3/B of Village: Navghar, Taluka & District: Thane more particularly mentioned in the Schedules written hereunder as per the provisions of Rule 3.11 (Relocation of DP-RP sites/roads) of UDCPR for State of Maharashtra.

9. MBMC was seized and possessed of or otherwise well and sufficiently entitled to the premises falling under reservation being part of Reservation No.228 of High School & Playground under D.P. Plan of MBMC admeasuring 1030 sq. meters or thereabouts forming portion of all that land bearing Old Survey No. 241, New Survey No.34, Hissa No. 3C, admeasuring 1030 Sq. meters or thereabouts or thereabouts of Revenue Village- Navghar, Taluka & District- Thane within the limits of Mira Bhayander Municipal Corporation (Hereinafter referred to as the 'said MBMC property').

10. Periwinkle Construction Pvt. Ltd. was seized possessed of or otherwise well and sufficiently entitled the Land bearing Survey No. 34/2 (area admeasuring about 3190 sq. meters), 34/3A (area admeasuring about 2550 sq. meters) and 34/3B (area admeasuring about 1850 sq. meters) out of which area of 1035.42 Sq. meters (reserved for PS and PG Site No. 229 as embarked in Development Plan of Mira Bhayandar, 1997), (hereinafter referred to as the 'said Periwinkle Property').
11. Mira Bhayandar Municipal Corporation vide its Letter, dated 16/09/2022 having outward No.MB/MNP/NR/2305/2022-23 gave consent to the exchange and relocation of the area admeasuring 1030 sq. meters (Reserved for High School & Playground Site No. 228) forming portion of the said MBMC Land with the 1035.42 Sq. meters (Reserved for PS & PG Site No. 229) forming portion of the said Periwinkle's land.
12. By a Deed of Exchange, dated 11<sup>th</sup> November, 2022 registered before office of the Sub-Registrar of Assurances under serial no. TNN -4-18633 of 2022, entered and executed by and between MBMC (as First Party therein) and Periwinkle Constructions Pvt. Ltd. (as Second Part), the MBMC has conveyed the land admeasuring about 1030 sq. meters of land bearing Survey No. 34/3A of Village: Navghar, Taluka & District: Thane within the limits of Mira Bhayander Municipal Corporation and to the use and development of M/s. Periwinkle Constructions Pvt. Ltd., in consideration of the said Periwinkle Constructions Pvt. Ltd. conveyed the land area admeasuring about 1035.42 sq. meters i.e. the said Periwinkle Land, to the use and development of MBMC, upon the terms and conditions mentioned therein.

13. Mira Bhayander Municipal Corporation is a Corporation constituted under the provisions of The Maharashtra Municipal Corporation Act, 1949 and have prepared Development Plan of Mira Bhayandar and various properties were reserved for public purposes and the development of such reserved properties was planned as per D.C Rules to be implemented by the Mira Bhayandar Municipal Corporation.
14. Periwinkle Constructions Pvt. Ltd. represented that, property bearing Survey No. 186/2, 186/4, 186/11, 186/12, 186/13, 34/1, 34/2, 34/3A & B, 34/5 & 9, 33/14 and 34/3C of Village: Navghar, Taluka & District: Thane within the limits of Mira Bhayandar Municipal Corporation, partly falls under reservation marked under D.P. Plan of MBMC i.e. admeasuring area approximately 14201.89 Sq. meters reserved under HS & PG Reservation Site No. 228, hereinafter to be referred as "The said reservation".
15. As per the Accommodation and Reservation policy under new Unified Development Control and Promotion Regulations for Maharashtra State ("UDCPR") and as amended from time to time and more particularly mentioned in the CHAPTER - 11 ACQUISITION AND DEVELOPMENT OF RESERVED SITES IN DEVELOPMENT PLANS, Chapter 11.1, Table No. 11-A, Serial No. 3, Sub No. 3.1, General conditions notes to allow development under above regulation i.e. in Sr. No. 3, Class "D" of Municipal Corporation.
16. On basis of the said UDCPR Accommodation and Reservation policy Periwinkle Constructions Pvt. Ltd. in order to obtain and develop the Property Survey No. 186/2, 186/4, 186/11, 186/12, 186/13, 34/1, 34/2, 34/3A & B, 34/5 & 9, 33/14 and 34/3C of Village: Navghar, Taluka & District: Thane within the limits of Mira Bhayandar Municipal Corporation under the said reservation with full potential,

the Periwinkle Constructions Pvt. Ltd. agreed to surrender and handover the 40% of independent land area of the land Survey No. 186/2, 186/4, 186/11, 186/12, 186/13, 34/1, 34/2, 34/3A & B, 34/5 &9, 33/14 and 34/3C of Village: Navghar, Taluka & District: Thane within the limits of Mira Bhayandar Municipal Corporation under the said reservation free of cost to the MBMC, i.e. total area of 5680.75 Sq. meters or thereabouts, the said independent plot area.

17. Under the said UDCPR Accommodation and Reservation policy the Periwinkle Constructions Pvt. Ltd. will carry out the development on the 60% area of the land bearing Survey No. 186/2, 186/4, 186/11, 186/12, 186/13, 34/1, 34/2, 34/3A & B, 34/5 &9, 33/14 and 34/3C of Village Navghar, Taluka & District: Thane within the limits of Mira Bhayandar Municipal Corporation, at their entire risks and costs, however in respect of the 40% land area of the Land bearing Survey Nos. 186/2, 186/4, 186/11, 186/12, 186/13, 34/1, 34/2, 34/3A & B, 34/5 & 9, 33/14 and 34/3C of Village: Navghar, Taluka & District: Thane within the limits of Mira Bhayandar Municipal Corporation the Periwinkle Constructions Pvt. Ltd. shall hand over free of cost to the MBMC.
18. Under the said UDCPR Accommodation and Reservation policy of the Municipal Corporation the said MBMC, shall thereupon grant the FSI /TDR and also the potential / premium / additional / ancillary FSI in respect of the land bearing Survey Nos. 186/2, 186/4, 186/11, 186/12, 186/13, 34/1, 34/2, 34/3A & B, 34/5 &9, 33/14 and 34/3C of Village: Navghar, Taluka & District: Thane within the limits of Mira Bhayandar Municipal Corporation, as per policy in favour of M/s. periwinkle Constructions Pvt. Ltd. to enable, said Periwinkle, to carry out the carry out the development and construction of saleable buildings with 100% FSI on the 60% area of the said abovementioned

properties at their costs and shall be entitled to sell the same in the free market and appropriate the sale proceeds thereof.

19. The Approval:

a) Letter dated 16.09.2022, bearing No. MB/MNP/ NR/2305/ 2022-23 addressed by the Mira Bhayandar Municipal Corporation (Town Planning Department) in response to the proposal of M/s. Periwinkle Construction Pvt. Ltd. through their Architect Letters dated 20/05/2022 and 12/08/2022 to the Corporation whereby the proposal of the said Periwinkle was accepted under the Accommodation and Reservation policy of MBMC in compliance of the scheme and upon the terms and conditions mentioned therein.

b) M/s. Periwinkle Construction Pvt. Ltd. agreed to surrender and handover the 40% independent plot forming portion of the said properties and said reservations to the MBMC, for compliance of the Accommodation and Reservation policy, which the Mira Bhayandar Municipal Corporation doth accepted, admitted and acknowledged by letter dated 16.09.2022. Upon representation made by the said Periwinkle, said Periwinkle agreed to assign and transfer the 40% of the land / plot forming portion of the said properties to the MBMC in compliance of the Accommodation and Reservation policy and retain the full land potential for the Development benefits. 29.

20. In pursuance of the pursuant to the approval and in compliance of Accommodation and Reservation Policy of the MBMC, the said M/s. Periwinkle Construction Pvt. Ltd. granted and transferred unto the MBMC, all that piece and parcel of open land admeasuring 40% of the plot of land forming portion of abovementioned properties, vide duly

registered Deed of Transfer dated 11<sup>th</sup> November, 2022, registered before office of the Sub Registrar of Assurance under serial No. TNN-4-18636 of 2022.

21. By virtue of Deed of Transfer, dated 11<sup>th</sup> November, 2022, said MBMC well sufficiently entitled to the land area admeasuring about 5680.87 sq. meters of land bearing Old Survey No. 237 New Survey No. 186/12 (area 764.10 sq. meters), Old Survey No. 241 New Survey No. 34/3A & B (area 2516.30 sq. meters), Old Survey No. 241 New Survey No. 34 /3C (area 976.22 sq. meters.) and Old Survey No. 241 New Survey No. 34/2 (area 1424.25 sq. meters.) of Village: Navghar, Taluka & District: Thane within the limits of Mira Bhayandar Municipal Corporation, pursuant to the approval and in compliance of Accommodation and Reservation Policy of the MBMC. The abovementioned area admeasuring about 5680.87 Sq. Meters. of land bearing Old Survey No. 237 New Survey No. 186/12, Old Survey No. 241 New Survey No. 34/3A & B, New Survey No. 34 /3C and 241 New Survey No. 34/2 of Village Navghar, Taluka & District: Thane, hereinafter referred to as the 'said MBMC Transferred Land')
22. Thus, in above details, land area 14201.89 sq. Meters. i.e. the said Larger Land, divided into following manner:

Total Area (In Sq. Meters)	Area allotted to School (In Sq. Meters.)	Area transferred to MBMC (in Sq. Meters.)	Area of Real Estate Project (In Sq. Meters.)
14201.89	4526.35	5680.75	3994.79

23. M/s. Periwinkle Construction Pvt. Ltd, is well sufficiently entitled to the land area admeasuring about 8521.02 Sq. Meters. of Land bearing nos. 186/2, 186/4, 186/11, 186/12, 186/13, 34/1, 34/2, 34/3A & B, 34/5 &9, 34/3C and 33/14 of Village: Navghar, Taluka & District: Thane within the limits of Mira Bhayandar Municipal Corporation,

hereinafter to be referred as, the 'said balance land' and M/s. Periwinkle Construction Pvt. Ltd. are intending to construct a residential and commercial project on the part of the said balance land i.e. upon area admeasuring about 3994.79 sq. meters. of Land bearing Old Survey No. 237 New Survey Nos. 186/2, 186/4, 186/11&12 and 186/13, forming part of larger land admeasuring about 14201.89 sq. mtrs or thereabout of Land bearing Old Survey Nos. 237/2,4,11,12,13, Survey No. 241/1, 2,3A,3B,3C,5,9 and Survey Nos. 242/14, New Survey No. 86/2,4,11,12,13, 34/ 1, 2, 3A, 3B,3C,5,9 and Survey No.33/14 of Village: Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation, hereinafter referred to as '**said Real Estate Project**'.

24. **Real Estate Project Approval:**

The Mira Bhayandar Municipal Corporation had granted the Commencement Certificate No. MNC/NR/4184 /2022-2023 dated 24.01.2023 to commence with the work of construction of the buildings in the layout of the said Real Estate Project.

25. Encumbrances details, if any:

M/s. Periwinkle Construction Pvt. Ltd. have procured credit facility vide mortgage deed dated 30<sup>th</sup> March, 2022, entered and executed by and between M/s. Periwinkle Construction Pvt. Ltd and Ors (as Mortgager or Borrower, therein) and Housing Development Finance Corporation Limited (as Mortgagee or Lender, therein), duly registered before office of the Sub-Registrar of Assurances under serial no. KRL-5/6483 of 2022.

**III. 7/12 EXTRACT, MUTATION ENTRIES OR PROPERTY  
REGISTRATION CARD ISSUED BY THE TALATHI OFFICE :**

I have perused the 7/12 extracts, mutation entries or property registration card of the first to tenth property issued by the Talathi of Village Navghar, Taluka and District Thane and same are enclosed herewith and marked as **Annexure-A**.

**IV. SEARCH REPORT FOR THE LAST THIRTY (30) YEARS :**

Search Report, dated 9<sup>th</sup> September, 2021 and Search Report, dated 14<sup>th</sup> November, 2022 taken by Shri Nilesh Shivram Rathod- Search Clerk in the office of Sub-Registrar of Assurance at Thane from the year 2012 to 2022 pertaining to the said Property and the same is enclosed herewith and marked **Annexure-B**.

**V.** On perusal of above mentioned registered documents and all other relevant documents pertaining to title of the Larger Land in the Title Certificate, dated 20<sup>th</sup> September, 2021 and Search Report, dated 14<sup>th</sup> November, 2022 taken by Shri Nilesh Shivram Rathod- Search Clerk in the office of Sub-Registrar of Assurance at Thane from the year 2012 to 2022, I am of the opinion certify that subject to what is stated hereinabove, the title to all that piece and parcel of Land bearing Old Survey No. 237 New Survey Nos. 186/2, 186/4, 186/11&12 and 186/13 of Village: Navghar, Taluka & District: Thane, an area admeasuring about 3994.79 sq. meters., forming part of larger land admeasuring about 14201.89 sq. metres or thereabout of Land bearing Old Survey Nos. 237/2,4,11,12,13, Survey No. 241/1, 2,3A,3B,3C,5,9 and Survey Nos. 242/14, New Survey No. 186/2, 4,11,12,13,34/1,2,3A,3B,3C,5,9 and Survey No. 33/14 of Village: Navghar, Bhayandar (East), Taluka and District Thane, in the registration District and Sub District of Thane, now within the limits of Mira Bhayandar Municipal Corporation, owned by M/s. Periwinkle Construction Pvt. Ltd., is clear and marketable.

**OWNER OF THE PROPERTY :**

M/s. Periwinkle Construction Pvt. Ltd., is absolutely seized and possessed off and/or otherwise well and sufficiently entitled to all that picce and parcel of Land bearing Old Survey No. 237 New Survey Nos. 186/2, 186/4, 186/11 & 12 and 186/13 of Village: Navghar, Taluka & District: Thane, an area admeasuring about 3994.79 sq. meters forming part of larger land admeasuring about 14201.89 sq. meters or thereabout of Land bearing Old Survey Nos. 237/2, 4,11,12,13, Survey No. 241/1,2,3A,3B,3C,5,9 and Survey Nos. 242/14, New Survey No. 186/2,4,11,12,13, 34/1,2, 3A, 3B, 3C, 5,9 and Survey No.33/14 of Village: Navghar, Bhayandar (East). Taluka and District Thane, in the Registration District and Sub District of Thane, now within the limits of Mira Bhayandar Municipal Corporation **(hereinafter referred to as the 'said Real Estate Project')** as mentioned hereinabove.

VI. **Encl : Annexure A & B.**

Date : 18<sup>th</sup> April, 2023.

  
Advocate