

SWAPNIL D. NAIK

B.L.S., LL.B.

ADVOCATE, HIGH COURT

104, Saroj Plaza, Near Maxus Mall, Flyover Road, Bhayandar (West), Thane - 401 101.
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FORMAT - A

To,
MahaRERA
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 the land bearing Old Survey No. 86, New Survey No. 5, Hissa No. 3 (Part), Old Survey No. 86, New Survey No. 5, Hissa No. 7 (Part), Old Survey No. 86, New Survey No. 5, Hissa No. 8 (Part), Old Survey No. 86, New Survey No. 5, Hissa No. 2(Part), Old Survey No. 88, New Survey No. 3, Hissa No. 1(Part), Old Survey No. 88, New Survey No. 3, Hissa No. 11(Part), Old Survey No. 89, New Survey No. 4, Hissa No. 2(Part), Old Survey No. 89, New Survey No. 4, Hissa No. 3(Part), Old Survey No. 89, New Survey No. 4, Hissa No. 7(Part), Old Survey No. 89, New Survey No. 4, Hissa No. 8, Old Survey No. 89, New Survey No. 4, Hissa No. 9, Old Survey No. 89, New Survey No. 4, Hissa No. 10, Old Survey No. 89, New Survey No. 4, Hissa No. 11, Old Survey No. 89, New Survey No. 4, Hissa No. 12(Part), Old Survey No. 89, New Survey No. 4, Hissa No. 13(Part) and Old Survey No. 89, New Survey No. 4, Hissa No. 14(Part) all having corresponding C.T.S No. 3019, 3256 , 3464(Part), 3466 (Part), 3588 (Part), 3598 (Part), 3592, 3599 (Part), 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3668(Part), 3667 (Part), 3669 (Part), 3670 (Part), 3671, 3672, 3673, 3674, 3675, 3750, 3751, 3752, 3753, 3754, 3755 and 3756 totally admeasuring 8705 sq. meters situate, lying and being at Village Mahajanwadi, Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation (for short hereinafter jointly and collectively referred to as the "**Larger Property**")

1. I have investigated the title of the larger property on request of M/s. Shree Salasar Sahakar a partnership firm having its office at 204/A, Western Edge II, Western Express Highway, Borivali, Mumbai- 400 066.

1) **Description of Property:** As mentioned in the Title Search Report, dated 23rd March, 2024.

2) **The Document of Allotment of the Larger Property:** As mentioned in the Title Search Report, dated 23rd March, 2024.

3) **Mutation Entry as per Property Register Card :**

By Mutation Entry No. 97, dated 31st July, 2015 the name of M/s. Zircon Infrastructure LLP came to be mutated in the Property Register Card of the larger property as the owner thereof.

4) By a Development Agreement, 26th October, 2023 registered in the office of Sub-Registrar of Assurance at Thane, under Sr. No.TNN-10/ 19252/2023, M/s. Zircon Infrastructure LLP had granted and assigned the development rights of the larger property to M/s. Shree Salasar Sahakar.

5) **Search Report:**

Search Report, dated 17th February, 2023 taken by Shri Ajay A. Mirgal, Search Clerk in the office of Sub-Registrar of Assurance at Thane-1, 2,4,5,7,10 and 12 from the year 1966 to 2023 and Search Report, dated 22nd March, 2024 taken by Shri Vilas N. Pawar , Search Clerk in the office of Sub-Registrar of Assurance at Thane-1, 2,4,5,7,10 and 12 from the year 2023 to till date pertaining to the larger property.

On perusal of the documents and all other relevant documents relation to title of the larger property as mentioned in Title Search Report, dated 17th February, 2023 and Search Report, dated 22nd March, 2024, I hereby state and certify that M/s. Shree Salasar Sahakar is entitled to develop the larger property by constructing building/s thereon on the basis of necessary permissions and sanctions granted by the authorities concerned including the Mira Bhayandar Municipal Corporation and to sell the flats and other premises in the building/s to be constructed by them in the layout of the larger property to the intending purchasers thereof by executing agreements under the provisions of Real Estate (Regulation & Redevelopment) Act, 2016 and Rules made thereunder.

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6) Owners of the Larger Property:

In the premises aforesaid, M/s. Zircon Infrastructure LLP and its partners are absolutely seized and possessed off and/or otherwise well and sufficiently entitled to the larger property.

The report reflecting the flow of the title of M/s. Shree Salasar Sahakar of the larger property is enclosed herewith as annexure.

FLOW OF THE TITLE OF THE LARGER PROPERTY

Sr.No.

- 1) Property Register Card of the larger property
- 2) Search Report for 58 years from 1966 to 22nd March, 2024 taken in the office of Sub-Registrar of Assurance at Thane-1, 2,4,5,7,10 and 12.
- 3) Development Agreement, 26th October, 2023 registered in the office of Sub-Registrar of Assurance at Thane, under Sr. No.TNN-10/ 19252/2023.
- 4) Title Search Report, dated 23rd March, 2024.
- 5) There is no pending litigation pertaining to the larger property.

Encl: Annexure

Date: 26th March, 2024



Advocate

Swapnil D. Naik

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