

**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 land bearing Old Survey No. 327, Old Hissa No. 14, New Survey No. 30, New Hissa No. 14/B, Old Survey No. 327, Old Hissa No. 21, New Survey No. 30 New Hissa No. 21/B, Old Survey No. 339, Old Hissa No. 2, New Survey No. 23, New Hissa No. 2/B, Old Survey No. 340, Old Hissa No. 9, New Survey No. 22, New Hissa No. 9/E, Old Survey No. 340, Old Hissa No. 3, New Survey No. 22, New Hissa No. 3/A, Old Survey No. 340 Old Hissa No. 2, New Survey No. 22, New Hissa No. 2/D, Old Survey No. 340, Old Hissa No. 2, New Survey No. 22 New Hissa No. 2/A, Old Survey No. 340, Old Hissa No. 1, New Survey No. 22 New Hissa No. 1/B and Old Survey No. 341, Old Hissa No. 6, New Survey No. 20, New Hissa No. 6/B, situated at Village Goddeo Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of Mira Bhayandar Municipal Corporation (for short hereinafter referred as the "Said Property")

I have investigated the title of the said property on the request of M/s. Sonam Builders and following documents i.e.:-

## 1. Description of Property

Sr. No.	Old Survey No.	New Survey No.	Old Hissa No.	New Hissa No.	Area in Sq. Meters
I	II	III	IV	V	VI
1.	327	30	14	14/B	580
2.	327	30	21	21/B	130
3.	339	23	2	2/B	3880
4.	340	22	9	9/E	1890
5.	340	22	3	3/A	510
6.	340	22	2	2/D	20
7.	340	22	2	2/A	1290
8.	340	22	1	1/B	520
9.	341	20	6	6/B	5330
<b>TOTAL</b>					14250

2. The documents of allcement of the said property:

A. Old Survey No. 327, New Survey No. 30, Old Hissa No. 14, New Hissa No. 14/B

1. Agreement dated 13<sup>th</sup> May, 2002 and Irrevocable Power of Attorney of even date executed by and between the parties thereto.
2. Agreement dated 2<sup>nd</sup> April, 2003 and Irrevocable Power of Attorney of even date executed by and between the parties thereto.
3. Agreement dated 29<sup>th</sup> August, 2003 and Irrevocable Power of Attorney of even date executed by and between the parties thereto.
4. Mutation Entry No. 570, dated 17<sup>th</sup> May, 2004.
5. Agreement dated 22<sup>nd</sup> July, 2004 and Irrevocable Power of Attorney of even date executed by and between the parties thereto.
6. Development Agreement dated 28<sup>th</sup> December, 2006 executed by and between the parties thereto.
7. Mutation Entry No. 761, dated 30<sup>th</sup> December, 2006.
8. Deed of Conveyance dated 19<sup>th</sup> July, 2008 executed by and between the parties thereto.
9. Mutation Entry No. 1090, dated 26<sup>th</sup> September, 2011.
10. Deed of Release, dated 6<sup>th</sup> March, 2013, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/1750/2013, the Estate Investment Co. Pvt. Ltd., had released and relinquished its right in Old Survey No. 327, New Survey No. 30, Old Hissa No. 14, New Hissa No. 14/B in favour of Shri Bharat Mithalal Jain and Shri Mithalal R. Jain
11. Mutation Entry No. 1429, dated 8<sup>th</sup> March, 2013.
12. Agreement for Sale dated 15<sup>th</sup> July, 2014 executed by and between the parties thereto.
13. Mutation Entry No. 1672, dated 15<sup>th</sup> March, 2017.

B. Old Survey No. 327, New Survey No. 30, Old Hissa No. 21, New Hissa No. 21/B

1. Mutation Entry No. 3575, dated 20<sup>th</sup> December, 1975.
2. Mutation Entry No. 413, dated 4<sup>th</sup> June, 1996.

3. Agreement for Sale dated 30<sup>th</sup> December, 1994 and Irrevocable Power of Attorney of even date executed by and between the parties thereto.
4. Agreement for Sale dated 4<sup>th</sup> March, 1957 and Irrevocable Power of Attorney of even date executed by and between the parties thereto.
5. Agreement for Sale dated 19<sup>th</sup> October, 2000 and Irrevocable Power Of Attorney of even date executed by and between the parties thereto.
6. Agreement dated 30<sup>th</sup> April, 2002 and Irrevocable Power Of Attorney of even date executed by and between the parties thereto.
7. Deed of Conveyance, dated 19<sup>th</sup> July, 2008 executed by and between the parties thereto.
8. Deed of Release, dated 6<sup>th</sup> March, 2013, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/1750/2013, the Estate Investment Co. Pvt. Ltd., had released and relinquished its right in Old Survey No. 327, New Survey No. 30, Old Hissa No. 21, New Hissa No. 21/B in favour of Shri Bharat Mithalal Jain and Shri Mithalal R. Jain
9. Mutation Entry No. 1427, dated 8<sup>th</sup> March, 2013.
10. Agreement dated 15<sup>th</sup> July, 2014 executed by and between the parties thereto.
11. Mutation Entry No. 1672, dated 15<sup>th</sup> March, 2017.

C. Old Survey No. 339, New Survey No. 23, Old Hissa No. 2, New Hissa No. 2/B.

1. Mutation Entry No. 526, dated 13<sup>th</sup> January, 2003.
2. Agreement dated 13<sup>th</sup> May, 2006 and Irrevocable Power Of Attorney of even date executed by and between the parties thereto.
3. Agreement dated 24<sup>th</sup> July, 2006 and Irrevocable Power Of Attorney of even date executed by and between the parties thereto.
4. Development Agreement, dated 1<sup>st</sup> December, 2006 executed by and between the parties thereto.
5. Mutation Entry No. 808, dated 25<sup>th</sup> May, 2007.
6. Deed of Conveyance, dated 21<sup>st</sup> January, 2008 executed by and between the parties thereto.
7. Mutation Entry No. 976, dated 1<sup>st</sup> September, 2008.

8. Deed of Release, dated 6<sup>th</sup> March, 2013, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/1750/2013, the Estate Investment Co. Pvt. Ltd., had released and relinquished its right in Old Survey No. 339, New Survey No. 23, Old Hissa No. 2, New Hissa No. 2/B in favour of Shri Bharat Mithalal Jain and Shri Mithalal R. Jain
9. Mutation Entry No. 1436, dated 8<sup>th</sup> March, 2013.
10. Agreement for Sale, dated 15<sup>th</sup> July, 2014 executed by and between the parties thereto.
11. Mutation Entry No. 1672, dated 15<sup>th</sup> March, 2017

D. Old Survey No. 340, New Survey No. 22, Old Hissa No. 9, New Hissa No. 9/E.

1. Agreement dated 16<sup>th</sup> November, 2002 and Irrevocable Power of Attorney of even date executed by and between the parties thereto.
2. Agreement for Sale cum Development, dated 16<sup>th</sup> November, 2002 Irrevocable Power of Attorney of even date executed by and between the parties thereto.
3. Agreement for Sale cum Development, dated 16<sup>th</sup> November, 2002 Irrevocable Power of Attorney of even date executed by and between the parties thereto.
4. Deed of Conveyance dated 19<sup>th</sup> January, 2007, executed by and between the parties thereto.
5. Deed of Rectification, dated 8<sup>th</sup> February, 2007 executed by and between the parties thereto.
6. Mutation Entry No. 791, dated 7<sup>th</sup> April, 2007,
7. Deed of conveyance dated 2<sup>nd</sup> September, 2008 executed by and between the parties thereto.
8. Mutation Entry No. 1089, dated 26<sup>th</sup> September, 2011.
9. Deed of Release, dated 6<sup>th</sup> March, 2013, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/1750/2013, the Estate Investment Co. Pvt. Ltd., had released and relinquished its right in Old Survey No. 340, New Survey No. 22, Old Hissa No. 9, New Hissa No. 9/E in favour of Shri Bharat Mithalal Jain and Shri Mithalal R. Jain

10. Mutation Entry No. 1435, dated 8<sup>th</sup> March, 2013.
11. Agreement for Sale dated 15<sup>th</sup> July, 2014 executed by and between the parties thereto.
12. Mutation Entry No. 1672, dated 15<sup>th</sup> March, 2017.

E. Old Survey No. 340, New Survey No. 22, Old Hissa No. 3, New Hissa No. 3/A

1. Mutation Entry No. 1476, dated 6<sup>th</sup> December, 1961.
2. Mutation Entry No. A-99, 17<sup>th</sup> March, 1988.
3. Agreement for Sale cum Development, dated 15<sup>th</sup> March, 1994 and Irrevocable power of attorney of even date executed by and between the parties thereto.
4. Agreement for Sale cum Development, dated 25<sup>th</sup> March, 1995 and Irrevocable power of attorney of even date executed by and between the parties thereto.
5. Agreement for Sale cum Development, dated 2<sup>nd</sup> October, 1996 and Irrevocable power of attorney of even date executed by and between the parties thereto.
6. Agreement ,dated 3<sup>rd</sup> September, 2002 and Irrevocable power of attorney of even date executed by and between the parties thereto.
7. By a Deed of Conveyance, dated 19<sup>th</sup> July, 2008, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/06206/2008 executed by and between the parties thereto.
8. Mutation Entry No. 1088, dated 26<sup>th</sup> September, 2011.
9. Deed of Release, dated 27<sup>th</sup> February, 2013, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/1745/2013 the Estate Investment Co. Pvt. Ltd., had released and relinquished its right in Old Survey No. 340, New Survey No. 22, Old Hissa No. 3, New Hissa No. 3/A in favour of Shri Bharat Mithalal Jain and Shri Mithalal R. Jain.
10. Mutation Entry No.1430, dated 8<sup>th</sup> March, 2013.
11. Agreement for Sale dated 15<sup>th</sup> July, 2014 executed by and between the parties thereto.
12. Mutation Entry No. 1672, dated 15<sup>th</sup> March, 2017.

F. Old Survey No. 340, New Survey No. 22, Old Hissa No. 2, New Hissa No. 2/D.

1. Agreement dated 13<sup>th</sup> May, 2002 and Irrevocable power of attorney of even date executed by and between the parties hereto.
2. Agreement dated 2<sup>nd</sup> April, 2003 and Irrevocable power of attorney of even date executed by and between the parties hereto.
3. Agreement dated 29<sup>th</sup> August, 2003 and Irrevocable power of attorney for Agreement of even date executed by and between the parties hereto.
4. Mutation Entry No. 570, dated 17<sup>th</sup> May, 2004
5. Agreement dated 22<sup>nd</sup> July, 2004 and Irrevocable power of attorney for Agreement executed by and between the parties hereto.
6. Development Agreement, dated 28<sup>th</sup> December, 2006, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/10919/2006 Mutation Entry No. 761, dated 30<sup>th</sup> December, 2006 executed by and between the parties hereto.
7. Deed of Conveyance, dated 19<sup>th</sup> July, 2008, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/06210/2008 executed by and between the parties thereto.
8. Mutation Entry No. 1090, dated 26<sup>th</sup> September, 2011
9. Deed of Release, dated 6<sup>th</sup> March, 2013, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/1750/2013 the Estate Investment Co. Pvt. Ltd., had released and relinquished its right in Old Survey No. 340, New Survey No. 22, Old Hissa No. 2, New Hissa No. 2/D in favour of Shri Bharat Mithalal Jain and Shri Mithalal R. Jain.
10. Mutation Entry No. 1429, dated 8<sup>th</sup> March, 2013
11. Agreement for Sale, dated 15<sup>th</sup> July, 2014 executed by and between the parties hereto.
12. Mutation Entry No. 1672, dated 15<sup>th</sup> March, 2017.

G. Old Survey No. 340, New Survey No. 22, Old Hissa No. 2, New Hissa No. 2/A.

1. Agreement dated 13<sup>th</sup> May, 2002 and Irrevocable power of attorney of even date executed by and between the parties thereto.

2. Agreement dated 2<sup>nd</sup> April, 2003 and Irrevocable power of attorney of even date executed by and between the parties hereto.
3. Agreement dated 29<sup>th</sup> August, 2003 and Irrevocable power of attorney of even date executed by and between the parties hereto.
4. Mutation Entry No. 570, dated 17<sup>th</sup> May, 2004
5. Agreement dated 22<sup>nd</sup> July, 2004 and Irrevocable power of attorney of even date executed by and between the parties hereto.
6. Development agreement dated 28<sup>th</sup> December, 2006 executed by and between the parties hereto.
7. Mutation Entry No. 761, dated 30<sup>th</sup> December, 2006.
8. Deed of conveyance dated 19<sup>th</sup> July, 2008 executed by and between the parties hereto.
9. Mutation Entry No. 1090, dated 26<sup>th</sup> September, 2011
10. Deed of Release, dated 6<sup>th</sup> March, 2013, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/1750/2013 the Estate Investment Co. Pvt. Ltd., had released and relinquished its right in Old Survey No. 340, New Survey No. 22, Old Hissa No. 2, New Hissa No. 2/A in favour of Shri Bharat Mithalal Jain and Shri Mithalal R. Jain
11. Mutation Entry No. 1429, dated 8<sup>th</sup> March, 2013.
12. Agreement for sale dated 15<sup>th</sup> July, 2014 executed by and between the parties hereto.
13. Mutation Entry No. 1672, dated 15<sup>th</sup> March, 2017.

H. Old Survey No. 340, New Survey No. 22, Old Hissa No. 1, New Hissa No. 1/B.

1. Mutation Entry No. 1476, dated 6<sup>th</sup> December, 1961.
2. Mutation Entry No. 1915, dated 20<sup>th</sup> March, 1965.
3. Mutation Entry No. 2952, dated 30<sup>th</sup> August, 1972.
4. Agreement dated 12<sup>th</sup> December, 1990 and Irrevocable power of attorney of even date executed by and between the parties hereto.
5. Agreement for Sale cum Development, dated 22<sup>nd</sup> December, 2003 and Irrevocable power of attorney of even date executed by and between the parties hereto.

6. Agreement for Sale cum Development, dated 23<sup>rd</sup> January, 2004 and Irrevocable power of attorney of even date executed by and between the parties hereto.
7. Development Agreement, dated 14<sup>th</sup> July, 2006, registered in the office of Sub Registrar, Thane under Sr. No. TNN-4/6321/2006
8. Mutation Entry No. 730, Dated 5<sup>th</sup> August, 2006
9. Deed of Conveyance, dated 9<sup>th</sup> March, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/02270/2007
10. Mutation Entry No. 790, dated 7<sup>th</sup> April, 2007
11. Deed of Release, dated 6<sup>th</sup> March, 2013, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/1748/2013 the Estate Investment Co. Pvt. Ltd., had released and relinquished its right in Old Survey No. 340, New Survey No. 22, Old Hissa No. 1, New Hissa No. 1/B in favour of Shri Bharat Mithalal Jain and Shri Mithalal R. Jain
12. Mutation Entry No. 1431, dated 8<sup>th</sup> March, 2013
13. Agreement for Sale dated 15<sup>th</sup> July, 2014
14. Mutation Entry No. 1672, dated 15<sup>th</sup> March, 2017

I. Old Survey No. 341, New Survey No. 20, Old Hissa No. 6, New Hissa No. 6/B.

1. Mutation Entry No. A-34, dated 5<sup>th</sup> May, 1987.
2. Agreement dated 5<sup>th</sup> April, 2003 and Irrevocable power of attorney of even date executed by and between the parties thereto.
3. Agreement dated 7<sup>th</sup> October, 2003 and Irrevocable power of attorney of even date executed by and between the parties thereto.
4. Development Agreement, dated 29<sup>th</sup> September, 2007, registered in the Office of Sub-Registrar, under Sr. No. TNN-4/08697/2007 executed by and between the parties thereto.
5. Mutation Entry No. 854, dated 12<sup>th</sup> November, 2007
6. Deed of Conveyance, dated 8<sup>th</sup> May, 2008, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/04809/2008 executed by and between the parties thereto.
7. Mutation Entry No. 1087, dated 26<sup>th</sup> September, 2011

8. Deed of Release, dated 27<sup>th</sup> February, 2013, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/1741/2013 the Estate Investment Co. Pvt. Ltd., had released and relinquished its right in respect of an area admeasuring 2880 sq. meters forming the portion of Old Survey No. 341, New Survey No. 20, Old Hissa No. 6, New Hissa No. 6/B in favour of Shri Bharat Mithalal Jain and Shri Mithalal R. Jain

9. Mutation Entry No. 1433, dated 8<sup>th</sup> March 2013

10. Deed of Release, dated 10th July, 2013, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/6705/2013 the Estate Investment Co. Pvt. Ltd., had released and relinquished its right in respect of an area admeasuring 2880 sq. meters forming the portion of Old Survey No. 341, New Survey No. 20, Old Hissa No. 6, New Hissa No. 6/B in favour of Shri Bharat Mithalal Jain and Shri Mithalal R. Jain

11. Agreement for sale dated 15<sup>th</sup> July, 2014 executed by and between the parties thereto.

12. Mutation Entry No. 1672, dated 15<sup>th</sup> March, 2017.

3. 7/12 extract or property card issued by Revenue Authorities, dated 7<sup>th</sup> April 2021 with mutation entry numbers as follows:

Sr. No.	New Survey and Hissa No	Issued by	Date	Mutation Entry No.	Area In Sq.Mtrs	Village
1	30/14/B	Maharashtra Shasan	07/04/2021	153, 570, 761, 859, 908, 939, 977, 1016, 1075, 1090, 1191, 1210, 1429, 1610, 1730, 1825, 2780, 2936, 1672, 1899.	580	Goddeo
2	22/2A	Maharashtra Shasan	07/04/2021	99, 153, 570, 750, 761, 859, 908, 939, 1075, 1090, 1191, 1210, 1429, 1610, 1729, 1826, 2780, 2936, 2959, 1672.	1290	Goddeo
3	22/2/D	Maharashtra Shasan	07/04/2021	99, 153, 859, 908, 939, 969, 1075, 1088, 1191, 1210, 1430, 1476, 1610, 1729, 1829, 2475, 2780, 2936, 2959, 1672.	20	Goddeo

4	30/21/B	Maharashtra Shasan	07/04/2021	85,153, 548, 628, 859, 908, 939, 950, 1025, 1084, 1191, 1210, 1427, 1731, 2780, 2936, 3575, 3577, 1672.	130	Goddeo
5	23/2/B	Maharashtra Shasan	07/04/2021	153, 339, 432, 526, 808, 809, 908, 859, 939, 976, 1066, 1075, 1191, 1436, 1610, 1672, 1729, 1826, 2345, 2780.	3880	Goddeo
6	22/1B	Maharashtra Shasan	07/04/2021	153, 624, 730, 790, 859, 908, 939, 969, 1075, 1191, 1210, 1431, 1476, 1729, 1915, 2780, 2936, 2952, 4450, 1672.	520	Goddeo
7	22/3/A	Maharashtra Shasan	07/04/2021	99,153,859,908,939,969, 1075, 1088, 1191, 1210, 1430, 1476, 1610, 1672, 1729, 2475, 2780, 2936, 2959, 1897.	610	Goddeo
8	22/9/E	Maharashtra Shasan	07/04/2021	72,153, 261, 774, 791, 859, 891, 892, 908, 939, 1075, 1089, 1191, 1435, 1729, 2734, 2780, 4072, 1672.	1890	Goddeo
9	20/6B	Maharashtra Shasan	07/04/2021	34,153, 854, 908, 939, 977, 1075, 1087, 1191, 1210, 1433, 1728, 2780, 2936, 1672.	5330	Goddeo
					14250	

4. Search report for 30 years from 1986 till 2015. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property of Sonam Builders I am of the opinion that the title of "Said Plot" is clear, marketable and without any encumbrances.

##### 5. Owners of the land

Sr. No.	Owner	Old Survey No.	New Survey No.	Old Hissa No.	New Hissa No.	Area in Sq. Mtrs.
1	Sonam Builders	327	30	14	14/B	580
2	Sonam Builders	327	30	21	21/B	130
3	Sonam Builders	339	23	2	2/B	3,880
4	Sonam Builders	340	22	9	9/E	1,890
5	Sonam Builders	340	22	3	3/A	610

**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

6	Sonam Builders	340	22	2	2/D	20
7	Sonam Builders	340	22	2	2/A	1,290
8	Sonam Builders	340	22	1	1/B	520
9	Sonam Builders	341	20	6	6/B	5,330

**TOTAL 14,250**

The report reflecting the flow of the title of Sonam Builders on the said land is enclosed herewith as annexure.

Encl: Annexure  
Date: 17<sup>th</sup> September, 2021



Advocate

**D. G NAIK**  
B.Com., LL.M.

**ADVOCATE HIGH COURT**  
104, Saroj Plaza, 150 Ft. Flyover Road,  
Near Maxus Mall, Bhayandar (W.),  
Dist. Thane - 401 101.

