

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	320
9.	341	20	6	6/B	5330
TOTAL					14250

2. The documents of allotment 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 13th May, 2002 and Irrevocable Power of Attorney of even date executed by and between the parties thereto.
2. Agreement dated 2nd April, 2003 and Irrevocable Power of Attorney of even date executed by and between the parties thereto.
3. Agreement dated 29th August, 2003 and Irrevocable Power of Attorney of even date executed by and between the parties thereto.
4. Mutation Entry No. 570, dated 17th May, 2004.
5. Agreement dated 22nd July, 2004 and Irrevocable Power of Attorney of even date executed by and between the parties thereto.
6. Development Agreement dated 28th December, 2006 executed by and between the parties thereto.
7. Mutation Entry No. 761, dated 30th December, 2006.
8. Deed of Conveyance dated 19th July, 2008 executed by and between the parties thereto.
9. Mutation Entry No. 1090, dated 26th September, 2011.
10. Deed of Release, dated 6th 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 8th March, 2013.
12. Agreement for Sale dated 15th July, 2014 executed by and between the parties thereto.
13. Mutation Entry No. 1672, dated 15th 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 20th December, 1975.
2. Mutation Entry No. 413, dated 4th June, 1996.

3. Agreement for Sale dated 30th December, 1994 and Irrevocable Power of Attorney of even date executed by and between the parties thereto.
4. Agreement for Sale dated 4th March, 1997 and Irrevocable Power of Attorney of even date executed by and between the parties thereto.
5. Agreement for Sale dated 19th October, 2000 and Irrevocable Power Of Attorney of even date executed by and between the parties thereto.
6. Agreement dated 30th April, 2002 and Irrevocable Power Of Attorney of even date executed by and between the parties thereto.
7. Deed of Conveyance, dated 19th July, 2008 executed by and between the parties thereto.
8. Deed of Release, dated 6th 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 8th March, 2013.
10. Agreement dated 15th July, 2014 executed by and between the parties thereto.
11. Mutation Entry No. 1672, dated 15th 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 13th January, 2003.
2. Agreement dated 13th May, 2006 and Irrevocable Power Of Attorney of even date executed by and between the parties thereto.
3. Agreement dated 24th July, 2006 and Irrevocable Power Of Attorney of even date executed by and between the parties thereto.
4. Development Agreement, dated 1st December, 2006 executed by and between the parties thereto.
5. Mutation Entry No. 808, dated 25th May, 2007.
6. Deed of Conveyance, dated 21st January, 2008 executed by and between the parties thereto.
7. Mutation Entry No. 976, dated 1st September, 2008.

8. Deed of Release, dated 6th 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 8th March, 2013.
10. Agreement for Sale, dated 15th July, 2014 executed by and between the parties thereto.
11. Mutation Entry No. 1672, dated 15th March, 2017

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

1. Agreement dated 16th November, 2002 and Irrevocable Power of Attorney of even date executed by and between the parties thereto.
2. Agreement for Sale cum Development, dated 16th November, 2002 Irrevocable Power of Attorney of even date executed by and between the parties thereto.
3. Agreement for Sale cum Development, dated 16th November, 2002 Irrevocable Power of Attorney of even date executed by and between the parties thereto.
4. Deed of Conveyance dated 19th January, 2007, executed by and between the parties thereto.
5. Deed of Rectification, dated 8th February, 2007 executed by and between the parties thereto.
6. Mutation Entry No. 791, dated 7th April, 2007,
7. Deed of conveyance dated 2nd September, 2008 executed by and between the parties thereto.
8. Mutation Entry No. 1089, dated 26th September, 2011.
9. Deed of Release, dated 6th 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 8th March, 2013.
 11. Agreement for Sale dated 15th July, 2014 executed by and between the parties thereto.
 12. Mutation Entry No. 1672, dated 15th 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 6th December, 1961.
 2. Mutation Entry No. A-99, 17th March, 1988.
 3. Agreement for Sale cum Development, dated 15th March, 1994 and Irrevocable power of attorney of even date executed by and between the parties thereto.
 4. Agreement for Sale cum Development, dated 25th March, 1995 and Irrevocable power of attorney of even date executed by and between the parties thereto.
 5. Agreement for Sale cum Development, dated 2nd October, 1996 and Irrevocable power of attorney of even date executed by and between the parties thereto.
 6. Agreement ,dated 3rd September, 2002 and Irrevocable power of attorney of even date executed by and between the parties thereto.
 7. By a Deed of Conveyance, dated 19th 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 26th September, 2011.
 9. Deed of Release, dated 27th 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 8th March, 2013.
 11. Agreement for Sale dated 15th July, 2014 executed by and between the parties thereto.
 12. Mutation Entry No. 1672, dated 15th March, 2017.

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

1. Agreement dated 13th May, 2002 and Irrevocable power of attorney of even date executed by and between the parties hereto.
2. Agreement dated 2nd April, 2003 and Irrevocable power of attorney of even date executed by and between the parties hereto.
3. Agreement dated 29th 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 17th May, 2004
5. Agreement dated 22nd July, 2004 and Irrevocable power of attorney for Agreement executed by and between the parties hereto.
6. Development Agreement, dated 28th 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 30th December, 2006 executed by and between the parties hereto.
7. Deed of Conveyance, dated 19th 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 26th September, 2011
9. Deed of Release, dated 6th 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 8th March, 2013
11. Agreement for Sale, dated 15th July, 2014 executed by and between the parties hereto.
12. Mutation Entry No. 1672, dated 15th March, 2017.

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

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

2. Agreement dated 2nd April, 2003 and Irrevocable power of attorney of even date executed by and between the parties hereto.
3. Agreement dated 29th August, 2003 and Irrevocable power of attorney of even date executed by and between the parties hereto.
4. Mutation Entry No. 570, dated 17th May, 2004
5. Agreement dated 22nd July, 2004 and Irrevocable power of attorney of even date executed by and between the parties hereto.
6. Development agreement dated 28th December, 2006 executed by and between the parties hereto.
7. Mutation Entry No. 761, dated 30th December, 2006.
8. Deed of conveyance dated 19th July, 2008 executed by and between the parties hereto.
9. Mutation Entry No. 1090, dated 26th September, 2011
10. Deed of Release, dated 6th 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 8th March, 2013.
12. Agreement for sale dated 15th July, 2014 executed by and between the parties hereto.
13. Mutation Entry No. 1672, dated 15th 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 6th December, 1961.
2. Mutation Entry No. 1915, dated 20th March, 1965.
3. Mutation Entry No. 2952, dated 30th August, 1972.
4. Agreement dated 12th December, 1990 and Irrevocable power of attorney of even date executed by and between the parties hereto.
5. Agreement for Sale cum Development, dated 22nd December, 2003 and Irrevocable power of attorney of even date executed by and between the parties hereto.

6. Agreement for Sale cum Development, dated 23rd January, 2004 and Irrevocable power of attorney of even date executed by and between the parties hereto.
7. Development Agreement, dated 14th July, 2006, registered in the office of Sub Registrar, Thane under Sr. No. TNN-4/6321/2006
8. Mutation Entry No. 730, Dated 5th August, 2006
9. Deed of Conveyance, dated 9th 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 7th April, 2007
11. Deed of Release, dated 6th 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 8th March, 2013
13. Agreement for Sale dated 15th July, 2014
14. Mutation Entry No. 1672, dated 15th 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 5th May, 1987.
2. Agreement dated 5th April, 2003 and Irrevocable power of attorney of even date executed by and between the parties thereto.
3. Agreement dated 7th October, 2003 and Irrevocable power of attorney of even date executed by and between the parties thereto.
4. Development Agreement, dated 29th 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 12th November, 2007
6. Deed of Conveyance, dated 8th 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 26th September, 2011

8. Deed of Release, dated 27th 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 8th 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 15th July, 2014 executed by and between the parties thereto.
 12. Mutation Entry No. 1672, dated 15th March, 2017.
3. 7/12 extract or property card issued by Revenue Authorities, dated 7th 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	2/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: 17th 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.

Housiey.com

