

To

**MahaRERA**  
6<sup>th</sup> and 7<sup>th</sup> floor, BKC,  
Housefin Bhavan, near RBI,  
E Block, Bandra Kurla Complex,  
Bandra East, Mumbai- 400051

**LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to all that piece Survey No. 19, Hissa no. 1, Survey no. 20 Hissa no. 0 and Survey No. 24A Hissa No. 8/B situated at Rohinjan Taluka Panvel and District Raigad (hereinafter referred as the said "Entire Property")

I have investigated the title of the said plot on the request of **MAHAAVIR SUPERSTRUCTURES PRIVATE LIMITED** and following documents i.e. :-

1. Description of the property.
  - a) Survey No. 19, Hissa No. 1, admeasuring Area. 9385 sq. Meters
  - b) Survey No. 20, Hissa No. 0, admeasuring area. 12570 sq. Meters
  - c) Survey No. 24A, Hissa No. 8/B, admeasuring area. 2100 sq. Meters  
Village. Rohinjan, Taluka. Panvel, Dist. Raigad
2. The documents of allotment of Entire Property.
  - a) Release Deed executed on 30.05.2011, bearing Serial No. 7247/2011, Panvel -1
  - b) Deed of Conveyance executed on 29.08.2012, bearing Serial No. 10613/2012, Panvel -1
  - c) Deed of Conveyance executed on 30.08.2012, bearing Serial no. 10614/2012, Panvel -1
  - d) Deed of Conveyance executed on 22.07.2019 bearing Serial no. 9434/2019, Panvel -2
3. 7/12 extract issued by concerned authority for
  - a) Survey No.19 Hissa No. 1, mutation entry no. 3034
  - b) Survey No. 20, Hissa No. 0, mutation entry no. 3055
  - c) Survey No. 24A, Hissa No. 8/B, mutation entry no. 3034
4. Search report dated 30.09.2021 for 30 years from 1992 till 2021 and Search Report dated 08.07.2022 for 2 years from 2021 to 2022



On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Entire Property I am of the opinion that the title of (following owner/promoter/developer/company) is clear, marketable and subject to encumbrance vide Deed of Simple Mortgage dated 15.06.2022 bearing serial no. 9957/2022, Panvel - 5.

Owners of the land

- (1) Mahaavir Superstructures Private Limited CTS/C.S. No. 19/1
- (2) Mahaavir Superstructures Private Limited CTS/C.S. No. 20/0
- (3) Mahaavir Superstructures Private Limited CTS/C.S. No. 24/A/8/B

**Qualifying comments/remarks if any** - We find that Mahaavir Superstructures Private Limited (Promoter) has created first charge on the said Entire Property for availing project construction finance. Thus, subject to simple mortgage created in favour of State Bank of India, SME Backbay Reclamation Branch, the title of Promoter is clear and marketable.

The report reflecting the flow of the title of the Mahaavir Superstructures Private Limited on the said Entire Property is enclosed herewith as annexure.

For VIDHIK LEGIT ADVOCATES



(Adv Khushiram Jadhwanji)

Date: 08.07.2022