

**ANNEXURE - 4**

**FLOW OF THE TITLE OF THE SAID LAND**

1.	Tracing of title
a.	By Conveyance dated 14/07/1981 between Shri. Parshram Vittal Kini as the Vendor the Party of the One Part and Mr. Amarjit Singh Kulwant Singh Patheja (HUF) as the Purchaser of the Other Part. This Conveyance Deed was duly registered with Sub Registrar of Assurances under serial no. R-2005/1981 on 14/10/1981. <b>Schedule:</b> Land bearing Old Survey No. 466/1 admeasuring 2380sq. Meters of Village Navghar Taluka and District Thane.
b.	By a Conveyance dated 17/08/1990 made and entered into between Shri. Parshram Vittal Kini as the Vendor the Party of the One Part and Mr. Amarjit Singh Kulwant Singh Patheja (HUF) as the purchaser as the party of the Other Part. This Conveyance Deed was duly registered with Sub Registrar of Assurances Thane under serial no. TNN-4/1990 on 17/08/1990. <b>Schedule:</b> Land bearing Old Survey No. 466/1 New Survey No.146/1 admeasuring 23 X 1/2 Guntha equivalent to 2644 Sq yards Agricultural Land of Village Naavghar , Taluka and District thane admeasuring 2380 sq. Meters of Village Navghar Taluka and District Thane.
c.	By a Development Agreement dated 27/12/2006 executed between Vasudev Parshuram Kini & Ors. as First Party of the First Part and Mr. Rajkumar Omprakash Sharma as Second Party of the Other Part. By virtue of the said document the First Party gave Development Right to the Second Party, as per the terms and condition mentioned therein. The said document was duly registered with SRO under Serial No. TNN-4-10839-2006 on 27/12/2006. <b>Schedule:</b> Property (Open Land) situated at village Navghar, Tal. & Dist. Thane bearing Old S. No. 411, New S. No. 169, H. No. 9 Part, out of 25% admg. 910 Sq. Metres and Old S. No. 466, New S. No. 146, H. No. 1 Part, out of 50% admg. 190 Sq. Meters.
d.	Notice of Lispendence by M/s The Estate Investment Co Pvt Ltd dated 20/05/2008 registered under serial NO TNN-7 -3745/2008 registered on 21/05/2008.
e.	By an Agreement dated 06/02/2009 executed between Anita Narayan Mokashi & Ors. as Vendor of the First Part and Mr. Ganesh Venkatesh Madrasi as Purchaser of the Other Part. By virtue of the said document the Vendor sold and transferred the right, title and interest in the land to the Purchasers for consideration as per the terms and condition mentioned therein. The said document was duly registered with SRO under serial no. TNN-10-945-2009 on 13/02/2009. <b>Schedule:</b> Property (Land) situated at village Navghar, Tal. & Dist. Thane bearing Old S. No. 466/1 Part, New S. No. 146/1 Part, admg. 190 Sq. Meters, out of which only 2.5% undivided share.
f.	By Conveyance dated 31/03/2016 between Amardeep Singh Kulwant Singh Patheja as the Vendor of the One Part and



	<p>Rainbow Corporation through Partner Kirti G. Veera S/o. Gangji I. Veera and M/s. Rainbow Corporation through Partner Jayesh S. Shah S/o. Surji K. Shah as the Purchaser of the Other Part. This Conveyance Deed was duly registered with Sub Registrar of Assurances under serial no. TNN-10-6611 on 07.05.2016.</p> <p><b>Schedule:</b> Property situated at Village Navghar Taluka &amp; Dist. Thane, bearing Old Survey No.466 Hissa No.1 New Survey No.146, Hissa No.1 admg. area 2000 Sq. Meters.</p>
g.	<p>By a Release Deed dated 23/08/2016 made and entered into between the The Estate Investment Co. Pvt. Ltd. through Director Harsh N. Seksaria through C.A. Jaywant Khot as the Releasor of the One Part and Amardeep Kulwantsingh Patheja (HUF) through C.A. Kirti G. Veera and Amardeep Kulwantsingh Patheja (HUF) through C.A. Jayesh S. Shah as Releasee of the Other Part whereby the Releasor have released their rights over the property. The said Release Deed was duly registered with SRO Thane under serial No TNN-4-3976/2016. Registered on 24/08/2016.</p> <p><b>Schedule:</b> Property situated at Village Navghar Taluka &amp; Dist. Thane, bearing Old Survey No.466 Hissa No.1 New Survey No.146, Hissa No.1 admg. area 2000 Sq. Meters.</p>
h.	<p>Vide Mutation Entry no. 2400 the name of M/s. Rainbow Corporation was recorded in 7/12 Extract for area admeasuring 2000 sq. meters on 15/03/2018.</p>
i.	<p>By an order bearing no. K1/T-2/Jaminbab/Ka-V-16111/SR/224/18 dated 29<sup>th</sup> October, 2018, passed by The Tehsildar of Thane and permitted and converted the said Land to non-agricultural (N.A.).</p>
j.	<p>By an Agreement dated 26/04/2019 between Amardeep Singh Kulwant Singh Patheja (HUF) of the First Part, Nehal Arvind Chheda as Confirming Party of the Other Part and M/s. Rainbow Corporation through Partner Kirti G. Veera and M/s. Rainbow Corporation through Partner Jayesh S. Shah of the Other Part. The said document was duly registered with SRO Thane under serial No TNN-4-4900/2019. Registered on 26/04/2019.</p> <p><b>Schedule:</b> Property situated at Village Navghar Taluka &amp; Dist. Thane, bearing Old Survey No.466 Hissa No.1 New Survey No.146, Hissa No.1A admg. area 380 Sq. Meters.</p>
k.	<p>By a Release Deed dated 28/05/2019 made and entered into between the The Estate Investment Co. Pvt. Ltd. through Director Hareh N. Seksaria through C.A. Jayant Khot as the Releasor of the One Part and Amardeep Kulwant Singh Patheja (HUF) through C.A. Kirti G. Veera &amp; Jayesh S. Shah as Releasee of the Other Part, whereby the Releasor have released their rights over the property. The said Release Deed was duly registered with SRO Thane under serial No TNN-4-6007/2019. Registered on 28/05/2019.</p> <p><b>Schedule:</b> Property situated at Village Navghar Taluka &amp; Dist. Thane, bearing Old Survey No.466 Hissa No.1 New Survey No.146 Hissa No.1A admg. area 380 Sq. Meters.</p>
l.	<p>By a Sale Deed 07/08/2019 made and entered into between the</p>



	<p>Amardeep Singh Kulwant Singh Patheja (HUF) through C.A. M/s. Rainbow Corporation through Partner Kirti G. Veera &amp; Jayesh S. Shah as the Vendor of the One Part, Nehal H. Chheda as Confirming Party of the Second Part and M/s. Rainbow Corporation through Partner Kirit G. Veera &amp; Jayesh S. Shah as Purchaser of the Other Part. The said Sale Deed was duly registered with SRO Thane under serial No TNN-4-8761/2019. Registered on 07/08/2019.</p> <p><b>Schedule:</b> Property situated at Village Navghar Taluka &amp; Dist. Thane, bearing Old Survey No.466 Hissa No.1 New Survey No.146, Hissa No.1A admg. area 380 Sq. Meters.</p>
m	<p>Vide Mutation Entry no. 2655 the name of M/s. Rainbow Corporation was recorded in 7/12 Extract for area admeasuring 380 sq. meters on 04/12/2020.</p>
n.	<p>By an Agreement dated 31/03/2021 made and entered into between M/s. Rainbow Corporation through Partner Kirti G. Veera &amp; Jayesh S. Shah as Vendor of the First Part and M/s. Techno Vision Realtors LLP through Partner Snehal S. Shah &amp; Kiran G. Veera as Purchaser of the Other Part. The said document was duly registered with office of Sub Registrar of Assurances Thane - 4, under serial no. TNN-4-6005-2021 on 06/04/2021.</p> <p><b>Schedule:</b> Property situated at Village Navghar Taluka &amp; Dist. Thane, land bearing Old Survey No.466 Hissa No.1 New Survey No.146 Hissa No.1 admg. area 0-20-00 HRP i.e. 2000 Sq.Mtrs. Old Survey No.466 Part New Survey No.146 Hissa No.1A admg. area 0-03-8 HRP i.e. 380 Sq.Mtrs. total area 2380 Sq.Mtrs.</p>
<b>2.</b>	<b>Title Deeds / Documents details under which ownership is acquired:</b>
a.	<p>Conveyance dated 14/07/1981 between Shri. Parshram Vittal Kini as the Vendor the Party of the One Part and Mr. Amarjit Singh Kulwant Singh Patheja (HUF) as the Purchaser of the Other Part. This Conveyance Deed was duly registered with Sub Registrar of Assurances under serial no. R-2005/1981 on 14/10/1981.</p>
b.	<p>Conveyance dated 17/08/1990 made and entered into between Shri. Parshram Vittal Kini as the Vendor the Party of the One Part and Mr. Amarjit Singh Kulwant Singh Patheja (HUF) as the purchaser as the party of the Other Part. This Conveyance Deed was duly registered with Sub Registrar of Assurances Thane under serial no. TNN-4/1990 on 17/08/1990.</p>
c.	<p>Development Agreement dated 27/12/2006 executed between Vasudev Parshuram Kini &amp; Ors. as First Party of the First Part and Mr. Rajkumar Omprakash Sharma as Second Party of the Other Part. The said document was duly registered with SRO under Serial No. TNN-4-10839-2006 on 27/12/2006.</p>
d.	<p>Agreement dated 06/02/2009 executed between Anita Narayan Mokashi &amp; Ors. as Vendor of the First Part and Mr. Ganesh Venkatesh Madrasi as Purchaser of the Other Part. The said document was duly registered with SRO under serial no. TNN-10-945-2009 on 13/02/2009</p>
e.	<p>Conveyance dated 31/03/2016 made and entered into between</p>



	<p>Shri. Amarjit Singh Kulwant Singh Patheja (HUF) as the Vendor of the First Part. And M/s Rainbow Corporation as the Purchasers as the party of the Other Part. This Conveyance Deed for 2000 sq. Meters was duly registered with Sub Registrar of Assurances Thane under serial no. TNN-4/6611/2016 on 07/05/2016.</p>
f.	<p>7/12 Extract for area admeasuring 2000 sq. meters on 15/03/2018, vide Mutation Entry no. 2400 the name of M/s. Rainbow Corporation was recorded.</p>
g.	<p>Release Deed dated 23/08/2016 made and entered into between the The Estate Investment Co. Pvt. Ltd. through Director Harsh N. Seksaria through C.A. JaywantKhot as the Releasor of the One Part and Amardeep Kulwantsingh Patheja (HUF) through C.A. Kirti G. Veera and Amardeep Kulwantsingh Patheja (HUF) through C.A. Jayesh S. Shah as Releasee of the Other Part. The said Release Deed was duly registered with SRO Thane under serial No TNN-4-3976/2016. Registered on 24/08/2016.</p>
h.	<p>Agreement dated 26/04/2019 between Amardeep Singh Kulwant Singh Patheja (HUF) of the First Part, Nehal Arvind Chheda as Confirming Party of the Other Part and M/s. Rainbow Corporation through Partner Kirti G. Veera and M/s. Rainbow Corporation through Partner Jayesh S. Shah of the Other Part. The said document was duly registered with SRO Thane under serial No TNN-4-4900/2019. Registered on 26/04/2019.</p>
i.	<p>Release Deed dated 28/05/2019 made and entered into between the The Estate Investment Co. Pvt. Ltd. through Director Haresh N. Seksaria through C.A. Jayant Khot as the Releasor of the One Part and Amardeep Kulwant Singh Patheja (HUF) through C.A. Kirti G. Veera &amp; Jayesh S. Shah as Releasee of the Other Part. The said Release Deed was duly registered with SRO Thane under serial No TNN-4-6007/2019. Registered on 28/05/2019.</p>
j.	<p>Sale Deed 07/08/2019 made and entered into between the Amardeep Singh Kulwant Singh Patheja (HUF) through C.A. M/s. Rainbow Corporation through Partner Kirti G. Veera &amp; Jayesh S. Shah as the Vendor of the One Part, Nehal H. Chheda as Confirming Party of the Second Part and M/s. Rainbow Corporation through Partner Kirti G. Veera &amp; Jayesh S. Shah as Purchaser of the Other Part. The said Sale Deed was duly registered with SRO Thane under serial No TNN-4-8761/2019. Registered on 07/08/2019.</p>
k.	<p>Agreement dated 31/03/2021 made and entered into between M/s. Rainbow Corporation through Partner Kirti G. Veera &amp; Jayesh S. Shah as Vendor of the First Part and M/s. Techno Vision Realtors LLP through Partner Snehal S. Shah &amp; Kiran G. Veera as Purchaser of the Other Part. The said document was duly registered with office of Sub Registrar of Assurances Thane - 4, under serial no. TNN-4-6005-2021 on 06/04/2021.</p>
l.	<p>7/12 Extract for area admeasuring 380 sq. meters on 04/12/2020, vide Mutation Entry no. 2655 the name of M/s. Rainbow Corporation was recorded.</p>
3.	<p><b>Certificate of Examination</b></p>



*Mr. Aditya Marwal*

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	This is to certify that I have examined the documents required for giving the title clearance certificate and have also conducted searches with the concerned offices of the Sub-Registrar of Assurances at Thane, Bhayander & Mira Road (TNN-4, 7 & 10) Computer Records from the year 1980 to 2021 (41 years) through my search clerk Shri. Namdev Tawde and I do not find that transactions under the documents are sham and fictitious. The title of the Owners for the aforesaid property for 2380 sq. Meters is clear and marketable.
4.	<b>Certificate of Title</b>
	Based on the above documents and papers as aforesaid, I am of the opinion that as stated above the title of M/s. Techno Vision Realtors LLP. for 2380 sq. Meters is clear and marketable.

Dated 13<sup>th</sup> day of October, 2021.

Your's truly,

*Aditya Marwal*  
13/10/21  
Mr. Aditya Marwal  
Advocate.



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