

ADVOCATES AND ASSOCIATES
KUNWAR D. PANDEY (B.com, LL.B)
Advocate High Court, Mumbai

*Shop no.12, Saidham Shopping Centre, HatkeshwarMahadevChowk, Mangal
Nagar, Near to AckuritHubtown, Hatkesh, Mira Road (E), Thane :-401107*
Email:-service@kdplegal.com/lawyermumbai1@gmail.com
Web:-www.kdplegal.com *MobileNo.9967456378/9323571871*

LEGAL SCRUTINY REPORT

Date: 13/04/2022

To,
M/S Shree Krishna Buildcon,
Mira Road, Thane

SUB: Title clearance with respect to land bearing Survey no. 322/1P, 322/ 1P, 322/1P, 323/1, 322/2, New Survey no. 358/1/A, 358/1/B, 358/1/C, 362/1, 328/2, 358/B/1, 2,3,4,5 village- Juchandra, Taluka Vasai and District Palghar.

I have investigated the title of the said land on the request of Developer i.e. (M/S SHREE KRISHNA BUILDCON) and following documents i.e.:-

- 1) **DESCRIPTION OF PROPERTY/PROPERTIES** : Open Space F.S.I. admeasuring 14,472 sq mtrs of Building No. 1 in 'A' & 'B' wing out of total F.SI. Admeasuring 19,460.30 sq. mtrs of Building No.1 consisting of total three wings viz. A, B & C to be constructed in the layout of land of land bearing survey no. Old Survey no. 322/1P, 322/1P, 322/1P, 323/1, 322/2, New Survey no. 358/1/A, 358/1/B, 358/1/C, 362/1, 328/2, 358/B/1, 2,3,4,5. of village- Juchandra, Taluka Vasai and District Palghar.
- 2) **The documents of allotment of plot**: By a Registered Agreement for Sale dated 29/03/2022, Executed between "Shri Jayesh Vinaychand Doshi" (The Vendor) party of the first part AND M/S Shree Krishna Buildcon through its partner Mr. Satish Dashrat Gaikwad ('The Purchasers') party of the second part for the consideration amount of Rs. 21,00,00,000/- in respect of land bearing survey no.358/B, Hissa no.5 of village- Juchandra, Taluka Vasai and District Palghar which is registered in the office of Sub Registrar Vasai – 1, bearing Sr. no. 3638/2022, dated 29/03/2022.
- 3) **Power of Attorney** dated 29/03/2022 Executed between "Shri Jayesh Vinaychand Doshi" (The Executant) party of the first part AND M/S Shree Krishna Buildcon through its partner Mr. Satish Dashrat Gaikwad ('The Attorney Holder') party of the second part in respect of land bearing survey no.358/B, Hissa no.5 of village- Juchandra, Taluka Vasai and District Palghar.
- 4) **Commencement Certificate** dated 31/12/2021 Issued by Mahanagar Palika Vasai-Virar Consisting no of Floors Part Gr+ Part stilt + 16 part in respect of land bearing survey no.358/B, Hissa no.5 of village- Juchandra, Taluka Vasai and District Palghar bearing no. **Kr. VVCMC/TP/CC/VP-6450/464/2021-22.**

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- 5) **N.A. Order** dated 23/07/2014 Stands in the name of Mr. Dayanand Damodar Patil & Neilson Simon Rebelo in respect of land bearing Old Survey no. 322/1P, 322/ 1P, 322/1P, 323/1, 322/2, New Survey no. 358/1/A, 358/1/B, 358/1/C, 362/1, 328/2, 358/B/1, 2,3,4,5. of village- Juchandra, Taluka Vasai and District Palghar bearing no. **Kr. Mahsool/K-1/Te-1/NAP/Juchandra- Vasai/SR/127/2013/17/2014.**
- 6) **7/12 extract issued by** Talathi Saja, Tal. Vasai in the name of Shri Jayesh Vinaychand Doshi in respect of land bearing survey no.358/B, Hissa no.5 of village- Juchandra, Taluka Vasai and District Palghar.
Mutation Entry no. 8646 dated 07/01/2022 Executed between Mr. Dayanand Damodar Patil & Mr. Neilson Simon Rebelo (The owners) party of the first part And Shri Jayesh Vinaychand Doshi (The Purchasers) in respect of land bearing survey no.358/B, Hissa no.5 of village- Juchandra, Taluka Vasai and District Palghar.
- 7) Search Report for 30 years from 1993 till 2022.
On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property we are of the opinion that the title of following owner **M/S SHREE KRISHNA BUILDCON** is clear, marketable and without any encumbrances.
Owners of the land.
- 1) Survey No. 358/B, Hissa No. 5 belonging to Shri Jayesh Vinaychand Doshi.
 - 2) Qualifying comments/remarks if any - **Nil**

The report reflecting the flow of the title of the (owner) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 13/04/2022

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 extract as on date of application for registration
- 2) Mutation Entry No. Nil
- 3) Search Report for 30 years from 1993 till 2022 taken from Sub-Registrar office at Vasai.
- 4) Any other relevant title: Nil
- 5) Litigations if Any: Nil

Date:- 13/04/2022

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TITLE CLEARANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

THIS is to certify that I have perused papers of land bearing Open Space F.S.I. admeasuring 14,472 sq mtrs of Building No. 1 in 'A' & 'B' wing out of total F.SI. Admeasuring 19,460.30 sq. mtrs of Building No.1 consisting of total three wings viz. A, B & C to be constructed in the layout of land of land bearing survey no. Old Survey no. 322/1P, 322/ 1P, 322/1P, 323/1, 322/2, New Survey no. 358/1/A, 358/1/B, 358/1/C, 362/1, 328/2, 358/B/1, 2,3,4,5. of village- Juchandra, Taluka Vasai and District Palghar, within the area of Sub-Registrar at Vasai belonging, **M/S SHREE KRISHNA BUILDCON.**

For the Purposed of this Report on Title :

- A.** I have perused the photocopies of 7/12 extract and mutation entries in respect of the said property.
- B.** I have assumed that:
- I. All documents submitted to me as photocopies of originals conform to the originals and all such originals are authenticated and complete.
 - II. All signature and seals on any documents submitted to me are genuine.
 - III. There have been no amendments or charge to the documents examined by me and
 - IV. The legal capacity of all natural persons is as they purport it to be.

I HEREBY CERTIFY THAT, I have perused the said documents/mutation of the above said property, situated at village : JUCHANDRA, Taluka Vasai, District Palghar and Sub – Registrar at Vasai and in my opinion the above said property is clear and marketable and free from all encumbrances and doubts.

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SEARCH REPORT

THIS is to certify that, I have perused papers of land bearing Open Space F.S.I. admeasuring 14,472 sq mtrs of Building No. 1 in 'A' & 'B' wing out of total F.SI. Admeasuring 19,460.30 sq. mtrs of Building No.1 consisting of total three wings viz. A, B & C to be constructed in the layout of land of land bearing survey no. Old Survey no. 322/1P, 322/ 1P, 322/1P, 323/1, 322/2, New Survey no. 358/1/A, 358/1/B, 358/1/C, 362/1, 328/2, 358/B/1, 2,3,4,5. of village- Juchandra, Taluka Vasai and District Palghar, within the area of Sub-Registrar at Vasai belonging, **M/S SHREE KRISHNA BUILDCON.**

I have taken Search from 1992 to 2022. The details of mutation entry year wise are given below.

1992 – Nil	2010 - Entry
1993 – Nil	2011 - Nil
1994 – Nil	2012 - Nil
1995 – Nil	2013 - Nil
1996 – Nil	2014 - Nil
1997 – Nil	2015 - Nil
1998 – Nil	2016 - Entry
1999 – Nil	2017 - Entry
2000 – Nil	2018 - Nil
2001 – Nil	2019 - Entry
2002 – Nil	2020 - Entry
2003 – Nil	2021 - Entry
2004 – Nil	2022 - Entry
2005 – Nil	
2006 – Nil	
2007 – Nil	
2008 – Nil	
2009 – Entry	

2009 –

- Registered Confirmation Deed dated 16/09/2009, Registered under serial no. VSE-3/9466/2009, Executed between Jagdish Gajanan Patil (“Vendor”) AND Dayanand Damodar Patil and Nelson Simon Rebello (“Purchaser”). **(In respect of old survey no. 322, new survey no. 358 Hissa no. 2 area 0-55-4 HRP).**

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- Registered Conveyance Deed dated 16/09/2009, Registered under serial no. VSE-3/9467/2009, Executed between Jagdish Gajanan Patil, Satish Jamnadas Dattani, Brijesh Satish Dattani through POA Devanand G. Kini (“Vendor”) AND Dayanand Damodar Patil & Nelson Simon Rebello (“Purchaser”). **(In respect of Registered Confirmation Deed dated 16/09/2009, Registered under serial no. VSE-3/9466/2009, old survey no. 322, new survey no. 358 Hissa no. 2 area 0-55-4 HRP).**
- Registered Confirmation Deed dated 12/10/2009, Registered under serial no. VSE-1/8974/2009, Executed between Dayanand Balkrushna Kini and others (“Vendors”) AND Dayanand Damodar Patil, Nelson Simon Rebello (“Purchaser”). **(In respect of old survey no. 322/1P, New Survey no. 358/1B, old survey no. 322/1p New survey no. 358/1C, Old survey no. 323/1 New survey no. 362/1, Old survey no. 323/3 New survey no. 362/3).**
- Registered Conveyance Deed dated 12/10/2009, Registered under serial no. VSE-1/8975/2009, Executed between Dayanand Balkrushna Kini and others (“Vendors”) AND Dayanand Damodar Patil, Nelson Simon Rebello (“Purchaser”). **(In respect of Registered Confirmation Deed dated 12/10/2009, Registered under serial no. VSE-1/8974/2009, old survey no. 322/1P, New Survey no. 358/1B, old survey no. 322/1p New survey no. 358/1C, Old survey no. 323/1 New survey no. 362/1, Old survey no. 323/3 New survey no. 362/3).**

2010-

- Registered Confirmation Deed dated 08/03/2010 (Vasai-3-3560-2010) executed between Mr. Janardhan Laxman Mhatre, Mr. Jagannath Laxman Mhatre, Mr. Kanaiya Laxman Mhatre (Owners) AND Mr. Dayanand Damodar Patil & Mr. Neilson Simon (Purchasers) in respect of Survey No. 358, Hissa No. 1A, area 0-70-3 HRP, Survey No. 359, Hissa No. 2B, area 1-03-6 HRP.
- Registered Conveyance Deed dated 08/03/2010 (Vasai-3-3561-2010) executed between Mr. Janardhan Laxman Mhatre, Mr. Jagannath Laxman Mhatre, Mr. Kanaiya Laxman Mhatre (Owners) AND Mr. Dayanand Damodar Patil & Mr. Neilson Simon (Purchasers) in respect of Survey No. 358, Hissa No. 1A, area 0-70-3 HRP, Survey No. 359, Hissa No. 2B, area 1-03-6 HRP.

2016 –

- Registered Development Agreement dated 15/03/2016 (Vasai-3-3119-2016) executed between Mr. Dayanand Damodar Patil & Mr. Neilson Saimon Rebello (‘The Owners’) Party of One Part AND M/s. Krushna Realty through Partner Mr. Pritam Singh Gohonia (‘The Purchaser’) Party of Other Part in respect of Survey No. 358, Hissa No. 1B & 2, Survey No. 362, Hissa No. 1, F.S.I. area 1955.97 Sq. Mtrs.(Built up area) of Building No. 2 B Wing.

2017 –

- Registered Development Agreement dated 25/07/2017 (Vasai-2-6512-2017) executed between Mr. Dayanand Damodar Patil & Mr. Neilson Saimon Rebello (‘The Owners’) Party of One Part AND M/s. Shree Ram Realty through Partners Mr. Rakesh Vijaypal Sikarwar & Mr. Nilay Paresh Shah (‘The Purchaser’) Party of Other Part in respect of Survey No. 358(322), Hissa No. 1 (Part)1(C), area 3030 Sq/ Mtrs., Survey No. 358(322),

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Hissa No. 1 (Part) 1(B), area 6280 Sq. Mtrs., Survey No. 362(323), Hissa No. 1(1), area 4750 Sq. Mtrs., Survey No. 358(322), Hissa No. 2(2), area 5770 Sq. Mtrs, Survey No. 358(322), Hissa No. 1/A (1Part), area 7030 Sq. Mtrs. Total admeasuring area 49939.36 Sq. Mtrs. of Plot No. B, Building No. 2-B, FSI area 4641.20 Sq. Mtrs.

- Registered Development Agreement dated 22/12/2017 (Vasai-2-10758-2017) executed between Mr. Dayanand Damodar Patil & Mr. Neilson Saimon Rebello ('The Owners') Party of One Part AND M/s, Supreme Builders & Developers through Partners Mr. Rajesh Jain, Mr. Roshan Malu, Mr. Rajesh Pajwani ('The Purchaser) Party of Other Part in respect of Survey No. 358(322), Hissa No. 1 (Part)1(C), area 3030 Sq/ Mtrs., Survey No. 358(322), Hissa No. 1 (Part) 1(B), area 6280 Sq. Mtrs., Survey No. 362(323), Hissa No. 1(1), area 4750 Sq. Mtrs., Survey No. 358(322), Hissa No. 2(2), area 5770 Sq. Mtrs, Survey No. 358(322), Hissa No. 1/A (1Part), area 7030 Sq. Mtrs. of Building No. 1 A & B wing through total area 54131.29 Sq. Ft. F.S.I. Plot No. B.

2019-

- Registered Agreement for Sale dated 15/02/2019 (Vasai-5-1459-2019) executed between Mr. Dayanand Damodar Patil & Mr. Neilson Saimon Rebello ('The Owners') Party of One Part AND M/s. A V F Realty through Partner Mr. Hussain Boxwala ('The Purchaser') Party of Other Part. In respect of New Survey No. 358, New Hissa No. 1/A, 1/B, 1/C, 2 & Survey No. 362, Hissa No. 1, area admeasuring 58355 Sq. Ft. (Built up area).

2020-

- Registered Correction Deed dated 02/03/2020 (Vasai-5-1540-2020) exeuted between Mr. Dayanand Damodar Patil & Mr. Neilson Saimon Rebello ('The Owners') Party of One Part AND M/s. A V F Realty through Partner Mr. Hussain Boxwala ('The Purchaser') Party of Other Part rectified New Hissa No. 1/B, admeasuring 6280 Sq. Mtrs. & Wing A, B, C Building No. 1 (Plot No. A).

2021-

- Registered Development Agreement dated 24/06/2021 (Vasai-1-6152-2021) executed between Mr. Dayanand Damodar Patil & Mr. Neilson Saimon Rebello ('The Owners') Party of One Part AND M/s. HMK Builders through Partner Mr. Shamsul Kamar Abubkar & Mr. Hamidullah Akram Manihar ('The Purchasers') Party of Other Part in respect of Survey No. 358/B/1, area admeasuring 19196 Sq. Ft.
- Registered Conveyance Deed dated 30/12/2021 (Vasai-5-13096-2021) executed between Mr. Dayanand Damodar Patil & Mr. Neilson Simon Rebello (Vendors) AND Mr. Jayesh Vinaychand Doshi (Purchaser).
- Registered purchase deed dated 07/12/2021 bearing document no. Vasai-5-14734-2021 Executed between Mr. Dayanand Damodar Patil & Mr. Neilson Simon Rebelo (The owners) party of the first part And Shri Jayesh Vinaychand Doshi (The Purchasers) in respect of land bearing survey no.358/B/2, Hissa no.5, area admeasuring 37.2347 Sq. Mtrs of village- Juchandra, Taluka Vasai and District

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- Registered purchase deed dated 30/12/2021 bearing document no. Vasai-5-16096-2021 Executed between Mr. Dayanand Damodar Patil & Mr. Neilson Simon Rebelo (The owners) party of the first part And Shri Jayesh Vinaychand Doshi (The Purchasers) in respect of land bearing survey no.358/B/5, Hissa no.5, area admeasuring 64.3992 Sq. Mtrs. of village- Juchandra, Taluka Vasai and District Palghar.

2022-

- Registered Development Agreement dated 24/02/2022 (Vasai-5-2808-2022) executed between Mr. Jayesh Vinaychand Doshi ('The Vendor') Party of One Part AND M/s. Premium Landmark Developers LLP through Mr. Adil Ayub Khatri & Mr. Aabid Ayub Khatri in respect of Survey No. 358 B/2, Plot B of Building No. 1 F.S.I. area 6249.98 Sq. Mtrs. (Built up area).
- Registered Agreement for Sale dated 29/03/2022 bearing document no. Vasai-1-3638-2022 Executed between "Shri Jayesh Vinaychand Doshi" (The Vendor) party of the first part AND M/S Shree Krishna Buildcon through its partner Mr. Satish Dashrat Gaikwad ('The Purchasers') party of the second part for the consideration amount of Rs. 21,00,00,000/- in respect of land bearing survey no.358/B, Hissa no.5, area admeasuring 14472.44 Sq. Mtrs. Built up area of Building No. 1, A & B Wing, of village- Juchandra, Taluka Vasai and District Palghar.

HEREBY CERTIFY THAT, I have perused the said Document/Mutation of the above said property, situated at Village : Juchandra, Tal. Vasai, Dist. Palghar and Sub-Registrar at vasai and in my opinion the above said property is clear and marketable and free from all encumbrances and doubts.