

FORMAT - A

To,

Maha RERA
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 the land bearing Survey No. 220, Hissa No.1, admeasuring 1160 sq. meters, Survey No.220, Hissa No.2, admeasuring 530 sq. meters, Survey No. 220, Hissa No.3, admeasuring 1290 sq. meters, Survey No. 220, Hissa No.4, admeasuring 230 sq. meters, Survey No.220, Hissa No.5, admeasuring 1740 sq. meters, Survey No.220, Hissa No.6, admeasuring 380 sq. meters, Survey No.220, Hissa No.7, admeasuring 1340 sq. meters, Survey No.220, Hissa No.8, admeasuring 610 sq. meters, Survey No. 140, Hissa No.9, admeasuring 130 sq. meters and Survey No. 140, Hissa No. 10, admeasuring 780 sq. meters, situate, lying and being at Village Ghodbundar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation (for short hereinafter jointly and collectively referred to as the **"Said Property"**).

I. I have investigated the title of the said property on the request of partners of M/s. Prithvi Land Developers having its office at Shop No. 4, Gokul Accord, Thakur Complex, Kandivali (East), Mumbai - 400 101.

1. DESCRIPTION OF THE PROPERTY:

ALL THOSE pieces and parcels of non-agricultural land bearing Survey No. 220, Hissa No.1, admeasuring 1160 sq. meters, Survey No.220, Hissa No.2, admeasuring 530 sq.

meters, Survey No. 220, Hissa No.3, admeasuring 1290 sq. meters, Survey No. 220, Hissa No.4, admeasuring 230 sq. meters, Survey No.220, Hissa No.5, admeasuring 1740 sq. meters, Survey No.220, Hissa No.6, admeasuring 380 sq. meters, Survey No.220, Hissa No.7, admeasuring 1340 sq. meters, Survey No.220, Hissa No.8, admeasuring 610 sq. meters, Survey No. 140, Hissa No.9, admeasuring 130 sq. meters and Survey No. 140, Hissa No. 10, admeasuring 780 sq. meters, situate, lying and being at Village Ghodbundar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation.

2. THE FOLLOWING DOCUMENTS PERTAINING TO THE SAID PROPERTY – ANNEXURE ‘A’.

- i. By an Agreement for Development, dated 31st January, 2012 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/741/2012 (for short hereinafter referred to as the **“Second Agreement”**) Shri Shankar Ankush Virkar had granted the development rights of the first property to M/s. Prithvi Land Developers at the price and on the terms and conditions stipulated therein.
- ii. In pursuance of the second agreement, Shri Shankar Ankush Virkar had executed an Irrevocable General Power of Attorney, dated 31st January, 2012 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/742/2012 (for short hereinafter referred to as the **“Third Power of Attorney”**) in favour of Shri Janardhan R. Yadav, Shri Pravin S. Shah and Shri Shailesh B. Yadav, being the

partners of M/s. Prithvi Land Developers conferring upon them several powers inter-alia power to develop the first property by constructing buildings thereon. In part performance of the second agreement, Shri Shankar Ankush Virkar had delivered the quiet, vacant and peaceful possession of the first property to M/s. Prithvi Land Developers.

- iii. By an Agreement for Development, dated 30th October, 2013 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-7/8238/2013, Shri Mansukh Lakhanshi Gudhka and Shri Meghji Purshottam Bhanushali had granted the development rights of the second property to M/s. Prithvi Land Developers at the price and on the terms and conditions stipulated therein.
- iv. In pursuance of an Agreement for Development, dated 30th October, 2013, Shri Mansukh Lakhanshi Gudhka and Shri Meghji Purshottam Bhanushali had executed Power of Attorney, dated 30th October, 2013 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-7/8240/2013 in favour of Shri Janardhan R. Yadav, Shri Madhav R. Kode and Shri Dinesh K. Yadav conferring upon them several powers inter-alia power develop the second property by constructing buildings thereon.
- v. By an Agreement for Development, dated 31st January, 2012 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No.TNN-4/743/2012, M/s.Vardhman Developers had granted development rights of the third property to M/s. Prithvi Land Developers at the price and on the terms and conditions stipulated therein.

- vi. In pursuance of an Agreement for Development, dated 31st January, 2012, Shri Meghji Purushottam Bhanushali, Shri Mansukh Lakhmshi Gudhka, Shri Bhushi Harakchand Karia and Shri Ratanshi Bachubhai Bauva, being the partners of M/s. Vardhman Developers had executed an Irrevocable General Power of Attorney, dated 31st January, 2012 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/744/2012 in favour of Shri Janardhan R. Yadav, Shri Madhav R. Kode and Shri Shailesh B. Yadav, being the partners of M/s. Prithvi Land Developers conferring upon them several powers inter-alia power to develop the third property by constructing buildings thereon.
- vii. By a Deed of Conveyance, dated 22nd July, 2013 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/5097/2013, Shri Pradeep Laxman Machhi in the capacity of constitute attorney of Shri Sujal Harshad Shah, Ms. Hani Harshad Shah, Shri Upendra Maneklal Shah and Smt. Bharatiben Harshad Shah had sold, transferred and conveyed the fourth property to Shri Madhav Ramesh Kode, Shri Pravin Shamji Shah, Shri Janardhan Rampalat Yadav, Shri Anilkumar Ramashcharya Yadav, Shri Rajesh Bilgu Yadav and Shri Dineshkumar K. Yadav for the consideration mentioned therein.
- viii. Shri Pradeep Laxman Machhi in the capacity of constitute attorney of Shri Sujal Harshad Shah, Ms. Hani Harshad Shah, Shri Upendra Maneklal Shah and Smt. Bharatiben Harshad Shah had executed an Irrevocable General Power of Attorney, dated 22nd July, 2013 registered in the office of Sub-Registrar of Assurance at Thane under

Sr.No.TNN- 4/5098/2013 in favour of Shri Madhav Ramesh Kode, Shri Pravin Shamji Shah, Shri Janardhan Rampalat Yadav, Shri Anilkumar Ramashcharya Yadav, Shri Rajesh Bilgu Yadav and Shri Dineshkumar K. Yadav conferring upon them several powers inter-alia power to sell the fourth property to the person/s of their choice including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

- ix. By an Agreement for Development, dated 31st January, 2012 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/745/2012, Shri Somchand Kachra Gutka, Shri Meghji Puroshottam Bhanushali, Shri Mansukh Lakhamshi Gudhka, Shri Ramesh Somchand Gutka and Shri Sandeep Somchand Gutka, being the partners of M/s. Vaibhav Developers had granted the development rights of the fifth property to Shri Janardhan Rampalat Yadav, Shri Dineshkumar K. Yadav, Shri Shailesh B. Yadav at the price and on the terms and conditions stipulated therein.
- x. In pursuance of an Agreement for Development, dated 31st January, 2012, Shri Somchand Kachra Gutka, Shri Meghji Puroshottam Bhanushali, Shri Mansukh Lakhamshi Gudhka, Shri Ramesh Somchand Gutka and Shri Sandeep Somchand Gutka, being the partners of M/s. Vaibhav Developers had executed a Power of Attorney, dated 31st January, 2012 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/746/2012 in favour of Shri Janardhan

Rampalat Yadav, Shri Dineshkumar K. Yadav, Shri Shailesh B. Yadav conferring upon them several powers inter-alia power to develop the fifth property by constructing buildings thereon.

- xi. By an Agreement, dated 31st December, 2012 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-7/142/2013, Shri Shankar Ankush Virkar had granted the development rights of the sixth property to Shri Janardhan Rampalat Yadav, Shri Madhav R. Kode and Shri Dineshkumar K. Yadav, being the partners of M/s. Prithvi Land Developers at the price and on the terms and conditions stipulated therein.
- xii. In pursuance of an Agreement, dated 31st December, 2012, Shri Shankar Ankush Virkar had executed a Power of Attorney, dated 31st December, 2012 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-7/143/2013 in favour of Shri Janardhan Rampalat Yadav, Shri Madhav R. Kode and Shri Dineshkumar K. Yadav, being the partners of M/s. Prithvi Land Developers conferring upon them several powers inter-alia power to develop the sixth property by constructing buildings thereon.
- xiii. By an Agreement, dated 7th January, 2013 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-7/140/2013, Mrs. Snehal Madhukant Kalsaria had agreed to grant the development rights of the seventh property to Shri Janardhan Rampalat Yadav, Shri Pravin S. Shah and Shri Anil Kumar Yadav, being the partners of M/s.

Prithvi Land Developers at the price and on the terms and conditions stipulated therein.

- xiv. By a Deed of Conveyance, dated 31st January, 2013 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/1079/2013, Mr. Salim Abbas Khan, proprietor of M/s. Karishma Builders & Developers had sold, transferred and conveyed the eighth property to Shri Madhav Ramesh Kode, Shri Pravin Shamji Shah, Shri Janardhan Rampalat Yadav, Shri Anilkumar Ramashcharya Yadav, Shri Rajesh Bilgu Yadav and Shri Dineshkumar K. Yadav for the consideration mentioned therein.
- xv. Mr. Salim Abbas Khan, proprietor of M/s. Karishma Builders & Developers had executed a Power of Attorney, dated 31st January, 2013 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/1080/2013 in favour of Shri Madhav Ramesh Kode, Shri Pravin Shamji Shah, Shri Janardhan Rampalat Yadav, Shri Anilkumar Ramashcharya Yadav, Shri Rajesh Bilgu Yadav and Shri Dineshkumar K. Yadav conferring upon them several powers inter-alia power to sell the eighth property to the person/s of his choice including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.
- xvi. The partners of M/s.Prithvi Land Developers in the capacity of constitute attorney of Mr. Salim Abbas Khan, proprietor of M/s.Karishma Builders & Developers had surrendered an area

admeasuring 94.41 sq. meters forming the portion of land bearing Survey No.140, Hissa No.9 and an area admeasuring 4.50 sq. meters forming the portion of land bearing Survey No. 140, Hissa No. 10, situate, lying and being at Village Ghodbundar, Taluka and District Thane which is reserved for D. P. Road to Mira Bhayandar Municipal Corporation vide an Agreement, dated 10th March, 2017 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-7/2811/2017.

3. 7/12 EXTRACT OF THE SAID PROPERTY:

I have also perused the 7/12 extract and mutation entries of the said property issued by the Talathi of Village Ghodbundar, Taluka and District Thane and same are enclosed herewith as **ANNEXURE-B.**

MUTATION ENTRIES OF THE SAID PROPERTY - AS PER ANNEXURE -C :

- i. By a Mutation Entry No. 2101, dated 24th June, 2011, the name of Smt. Laxmibai Gopinath alias Shreenath Gharat came to be recorded in the 7/12 extract of the first property.
- ii. By a Mutation Entry No. 1202, dated 14th July, 2011, the name of M/s. Enrich Projects Pvt. Ltd., came to be recorded in the 7/12 extract of the first property.
- iii. By a Mutation Entry No. 2147, dated 31st October, 2011, the name of Shri Shankar Ankush Virkar came to be recorded in the 7/12 extract of the first property.

- iv. By a Mutation Entry No. 992, the names of Shri Ganpat Halya Kini, Smt. Yamunabai Yashwant Kini, Shri Padmakar Yashwant Kini, Shri Ganesh Yashwant Kini, Smt. Sharda Sadanand Tare nee Sharda Yashwant Kini, Smt. Saras Yashwant Kini alias Smt. Saraswati Rajendra Vaity and Smt. Ganga Mahadeo Tandel nee Ganga Yashwant Kini came to be recorded in the 7/12 extract of the second property.
- v. By a Mutation Entry No. 1309, dated 3rd December, 1992, names of Smt. Muktabai Balaram Koli, Smt. Champabai Kisan Vaity, Smt. Tulsabai Shinwar Koli, Smt. Gopibai Dharma Koli, Smt. Narmadabai Ramchandra Tare, Smt. Vitabai Sitaram Koli, Smt. Radhabai alias Parvatibai Dayaram Patil, Smt. Bhimabai Narayan, Shri Ganpat Halya Kini, Smt. Yamunabai Yashwant Kini, Shri Padmakar Yashwant Kini, Shri Ganesh Yashwant Kini, Smt. Sharda Sadanand Tare nee Sharda Yashwant Kini, Smt. Ganga Mahadeo Tandel nee Ganga Yashwant Kini and Smt. Saras Yashwant Kini alias Smt. Saraswati Rajendra Vaity came to be recorded in the 7/12 extract of the second property.
- vi. By a Mutation Entry No.2148, dated 31st October, 2011, the names of Smt. Yamunabai Yashwant Kini, Shri Ganesh Yashwant Kini, Sharda Yashwant Kini, Ganga Yashwant Kini, Shri Pankaj Rajendra Vaity and Smt. Bhavna Mahesh Koli came to be recorded in the 7/12 extract of the second property as the heirs of late Shri Padmakar Yashwant Kini and late Saras Yashwant Kini alias Smt. Saraswati Rajendra Vaity.

- vii. By a Mutation Entry No. 2372, dated 14th March, 2013, the names of Shri Mukund Ramchandra Tare, Shri Pundalik Ramchandra Tare, Shri Moreshwar Ramchandra Tare, Smt. Bebibai Khanderao Koli, Smt. Padmabai Vasu Bhoir, Shri Mukesh Jagannath Tare, Shri Dharmendra Jagannath Tare, Bhanubai Jagannath Tare and Meenakshi Jagannath Tare came to be recorded in the 7/12 extract of the second property.
- viii. By a Mutation Entry No. 2391, dated 25th April, 2013, the names of Shri Vijay Atmaram alias Sitaram Koli, Shri Jagannath Shinwar Koli, Smt. Laxmibai Tukaram Koli and Smt. Bhimabai Shinwar Koli came to be recorded in the 7/12 extract of the second property.
- ix. By a Mutation Entry No. 2416, dated 5th July, 2013, the names of Shri Prabhakar Dayaram Patil, Shri Pramod Dayaram Patil, Smt. Kusum Nandkumar Vaity, Smt. Pushpa Arun Bhandari and Smt. Ashavari Narayan Kini came to be recorded in the 7/12 extract of the second property.
- x. By a Mutation Entry No. 2419, dated 20th July, 2013, the names of Smt. Rameshwari Harishchandra Koli, Smt. Rohini Nikhil Chavan and Shri Deepak Namdeo Barve, came to be recorded in the 7/12 extract of the second property.
- xi. By a Mutation Entry No. 702, dated 21st February, 1966, the name of Shri Mukund Balkya Tare came to be recorded in the 7/12 extract of the third property.
- xii. By a Mutation Entry No. 1089, dated 15th September, 1986, the name of Shri Anandrao Shiniwar Kini came to be recorded in the 7/12 extract of the third property.

- xiii. By a Mutation Entry No. 2056, dated 16th May, 2011, the names of Smt. Ramabai Anandrao Kini, Shri Laxman Anandrao Kini, Shri Krishna Anandrao Kini, Shri Nagesh Anandrao Kini, Shri Bhalchandra Anandrao Kini, Smt. Chandrakala Sovar Koli and Smt. Bhamini Bhanudas Shilukar came to be recorded in the 7/12 extract of the third property.
- xiv. By a Mutation Entry No. 2539, dated 15th January, 2014, the name of M/s.Vardhman Developers came to be recorded in the 7/12 extract of the third property.
- xv. By a Mutation Entry No. 2308, dated 6th October, 2012, the names of Shri Sujal Harshad Shah, Ms. Hani Harshad Shah, Shri Upendra Maneklal Shah and Smt. Bharatiben Harshad Shah came to be recorded in the 7/12 extract of the fourth property.
- xvi. By a Mutation Entry No. 2190, dated 13th March, 2012, the names of Shri Somchand Kachra Gutka, Shri Meghji Puroshottam Bhanushali, Shri Mansukh Lakhamshi Gudhka, Shri Ramesh Somchand Gutka and Shri Sandeep Somchand Gutka, being the partners of M/s. Vaibhav Developers came to be recorded in the 7/12 extract of the fifth property.

4. SEARCH REPORT FOR THE LAST 30 YEARS :

Search Report, dated 13th March, 2024 taken by Shri P. Nikam in the office of Sub-Registrar of Assurance at Thane 1 to 12 from the year 1994 to 2024 pertaining to the said property as mentioned in the Title Report, dated 10th May, 2014 issued by Kamdhenu Associates, Advocates & Legal Advisers and Title Certificate, dated 26th August, 2022 issued by Advocate Sunil D. Pal, Advocate High Court is enclosed herewith.

2. I on behalf of M/s. Prithvi Land Developers had issued Title Certificate, dated 13th May, 2024. In furtherance of Title Certificate, dated 13th May, 2024, I had issued Title Report, dated 13th May, 2024 as per Format-A prescribed by Maha RERA. Hence, I hereby state and certify that title to the said property as mentioned in Title Report, dated 13th May, 2024 is clear, marketable and free from encumbrances.

OWNERS OF THE SAID PROPERTY:

- i. The 7/12 extract of the first and sixth property viz. land bearing Survey No.220, Hissa Nos. 1 & 6, situate at Village Ghodbundar, Taluka and District Thane stands in the name of Shri Shankar Ankush Virkar as the owners thereof.
- ii. The 7/12 extract of the second, third and fifth property viz. land bearing Survey No.220, Hissa Nos. 2, 3 & 5, situate at Village Ghodbundar, Taluka and District Thane stands in the names of Shri Meghji Purushottam Bhanushali, Shri Mansukh Lakhamshi Gudhka, Shri Bhushi Harakchand Karia and Shri Ratanshi Bachubhai Bauva, being the partners of M/s. Vardhman Developers as the owners thereof.
- iii. The 7/12 extract of the fourth, ninth and tenth property viz. land bearing Survey No.220, Hissa Nos. 4, Survey No. 140, Hissa Nos. 9 & 10, situate at Village Ghodbundar, Taluka and District Thane stands in the names of Shri Madhav Ramesh Kode, Shri Pravin Shamji Shah, Shri Janardhan Rampalat Yadav, Shri Anilkumar Ramashcharya Yadav, Shri Rajesh Bilgu Yadav and Shri Dineshkumar K. Yadav, being the partners of M/s. Prithvi Land Developers.

- iv. The 7/12 extract of the seventh and eight property viz. land bearing Survey No.220, Hissa Nos. 7 & 8, situate at Village Ghodbundar, Taluka and District Thane stands in the name of Mrs. Snehal Madhukant Kalsaria as the owners thereof.
3. The report reflecting the flow of the title of the said property is enclosed as per **Annexure-D**.

FORMAT - A

FLOW OF THE TITLE OF THE SAID PROPERTY

1. 7/12 extract of the said property - As per Annexure -B.
2. Mutation Entries of the said property - As per Annexure - C.
3. Search Report, dated 13th March, 2024 taken by Shri P. Nikam in the office of Sub-Registrar of Assurance at Thane 1 to 12 from the year 1994 to 2024 pertaining to the said property.
4. Any other relevant title – Title Report, dated 10th May, 2014 issued by Kamdhenu Associates, Advocates & Legal Advisers, Title Certificate, dated 26th August, 2022 issued by Advocate Sunil D. Pal, Advocate High Court and RERA Title Certificate, dated 13th May, 2024 issued by Advocate – D. G. Naik.
5. Litigations if any –
 - i. In the year 2013, M/s. Ravi Development had filed a Special Civil Suit No. 479 of 2013 in the Court of Civil Judge (S.D) Thane against M/s. Prithvi Land Developers including the original owners for seeking specific performance of contract and Injunction in respect of the fifth property. The Mira Bhayander Municipal Corporation is one of the party Defendants in Special

Civil Suit No.479 of 2013. M/s. Prithvi Land Developers had contested Special Civil Suit No.479 of 2013 by filing their written statement. By an Order, dated 8th Janaury, 2015, the Ld. Civil Judge (S.D.) Thane had dismissed the Injunction Application, being Exhibit-5 in Special Civil Suit No. 479 of 2013 on merits.

- ii. In the year 2013, M/s. Ravi Development had filed a Special Civil Suit No. 622 of 2013 in the Court of Civil Judge (S.D) Thane against M/s. Prithvi Land Developers including the original owners of the third property. Mira Bhayander Municipal Corporation is one of the party Defendants in Special Civil Suit No.622 of 2013. M/s. Prithvi Land Developers had contested Special Civil Suit No.622 of 2013 by filing their written statement. Injunction Application, being Exhibit-5 filed by M/s. Ravi Developments in Special Civil Suit No. 622 of 2013 came to be dismissed by the Ld. Civil Judge (S.D.) Thane on merits.

Encl : Annexure - A to D.

Place : Bhayandar

Date : 13th May, 2024.



(Advocate)