

# D. G. NAIK

B.Com., LL.M.

ADVOCATE, HIGH COURT

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## 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 title to the following land, situate, lying and being at Village Juchandra, Naigaon (East), Taluka Vasai, District Palghar, in the Registration District and Sub-District Vasai and now within the limits of Vasai Virar Municipal Corporation and have to state as hereunder:

Sr. No.	Survey No.	Hissa No.	Area in sq.meters	Sr. No.	Survey No.	Hissa No.	Area in sq.meters
1.	319	B/2	886.00	6.	319	B/6	1135.00
2.	319	B/3	1670.00	7.	319	B/7	1268.00
3.	319	B/4	484.00	8.	319	B/8	15.00
4.	319	B/1	11015.00	9.	319	B/9	44.00
5.	319	B/5	119.00	10.	319	B/10	74.00

(for short the land described in the foregoing table shall be hereinafter jointly and collectively referred to as the "**Larger Property**").

I. I have investigated the title of the larger property on the request of partners of M/s. SVBP Shree Ram Infrastructure LLP having its office at F/SH-33, Poonam Shrushti Co-operative Housing Society Ltd., Building No.6, Latiff Park, Opp. S.K. Stone, Mira Bhayandar Road, Mira Road (East), Thane- 401 107.

**1. DESCRIPTION OF THE PROPERTY:**

ALL THOSE pieces and parcels of the land bearing Survey No. 319, Hissa No. B/1 to B/4, Survey No. 327, Hissa No.C/1, C/2, C/7 to C/9, situate, lying and being at Village Juchandra, Taluka Vasai, District Palghar comprising the larger property.

**2. THE FOLLOWING DOCUMENTS PERTAINING TO THE LARGER PROPERTY – ANNEXURE 'A'**

- i. Development Agreement, dated 16<sup>th</sup> October, 2014, registered in the office of Sub-Registrar of Assurance at Vasai under Sr.No.Vasai-5/4984/2014 executed by Shri Hemant Ramesh Mhatre through his constitute attorney Shri Yogesh Hiraji Patil in favour of M/s. Ritu Builders & Developers in respect of the land more particularly described at Sr.No. 5, 6 & 10 of the foregoing table.
- ii. Deed of Conveyance, dated 8<sup>th</sup> November, 2023, registered in the office of Sub-Registrar of Assurance at Vasai under Sr.No.Vasai- 5/16551/2023 executed by Shri Hemant Ramesh Mhatre through his constitute attorney Shri Ankit Vinod Sawant in favour of Shri Rakesh Vijaypal Sikarvar in respect of the land , more particularly described at Sr.No. 5, 6 & 10 of the foregoing table.
- iii. Agreement for Development, dated 3<sup>rd</sup> May, 2024, registered in the office of Sub-Registrar of Assurance at Vasai under Sr.No.Vasai- 5/6927/2024 executed by Shri Hemant Ramesh Mhatre in favour of M/s. SVBP Shree Ram Infrastructure LLP in respect of Building No.

4, consisting of Ground/Stilt + Sixteen Upper Floors, totally admeasuring 8589.05 sq. meters (built-up) comprising of 158 flats to be constructed on the layout of land bearing Survey No. 319, Hissa No. B/1 to B/4, Survey No. 327, Hissa No. C/1, C/2, C/7 to C/9, situate, lying and being at Village Juchandra, Taluka Vasai, District Palghar comprising the larger property.

- iv. Irrevocable General Power of Attorney, dated 3<sup>rd</sup> May, 2024, registered in the office of Sub-Registrar of Assurance at Vasai under Sr.No.TNN-Vasai- 5/6926/2024 executed by Shri Hemant Ramesh Mhatre in favour of the partners of M/s. SVBP Shree Ram Infrastructure LLP conferring upon them several powers inter-alia power to construct the said building on the layout of the larger property including the power to execute an agreement for sale under the provisions of Real Estate (Regulation and Development) Act, 2016 with Maharashtra Rules, 2017 in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance at Vasai.

**3. 7/12 EXTRACT OF THE LARGER PROPERTY:**

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

**MUTATION ENTRIES OF THE LARGER PROPERTY - AS PER ANNEXURE -C :**

- i. Mutation Entry No. 7763, dated 11<sup>th</sup> July, 2014, thereby the name of Shri Hemant Ramesh Mhatre came to be recorded in the 7/12 extract of the land described at Sr. No. 1 to 3 of the foregoing table.
- ii. Mutation Entry No. 7419, dated 4<sup>th</sup> May, 2012, thereby the name of Shri Hemant Ramesh Mhatre came to be recorded in the 7/12 extract land described at Sr. No. 4 to 10 of the foregoing table.

**4. SEARCH REPORT FOR THE LAST 30 YEARS :**

Search Report, dated 4<sup>th</sup> March, 2024 taken by Shri Ajay A. Mirgel in the office of Sub-Registry of Village Vasai, Virar & Nalasopara No. 1,2,3,4,5, & 6 from the year 1995 to 4<sup>th</sup> March, 2024.

2. On 18<sup>th</sup> May, 2024, I on behalf of M/s. SVBP Shree Ram Infrastructure LLP had issued Title Certificate, dated 18<sup>th</sup> May, 2024. Hence, I hereby state and certify that title to the land Survey No. 319, Hissa No. B/1 to B/4, Survey No. 327, Hissa No. C/1, C/2, C/7 to C/9, situate, lying and being at Village Juchandra, Taluka Vasai, District Palghar comprising the larger property is clear, marketable and free from all encumbrances. I further state and certify that M/s. SVBP Shree Ram Infrastructure LLP is entitled to construct the Building No. 4 in the Complex known as "Shanti Niketan" consisting of Ground/Stilt + Sixteen Upper Floors, totally admeasuring 8589.05 sq.meters (built-up) comprising of 158 flats to be constructed on the layout of land bearing Survey No. 319, Hissa No. B/1 to B/4, Survey No. 327, Hissa No.C/1,C/2, C/7 to C/9, situate, lying and being at Village Juchandra, Taluka Vasai, District Palghar comprising the larger property as per the permissions and sanctions granted by the authorities concerned and to sell the flats and other premises in the Building No. 4 to the intending purchasers thereof by executing and registering agreements under the

provisions of the Real Estate (Regulation and Development) Act, 2016 with Maharashtra Rules, 2017.

**OWNERS OF THE LARGER PROPERTY:**

Shri Hemant Ramesh Mhatre is the owner of the larger property.

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 4<sup>th</sup> March, 2024 taken by Shri Ajay A. Mirgel in the office of Sub-Registry of Village Vasai, Virar & Nalasopara No. 1,2,3,4,5, & 6 from the year 1995 to 4<sup>th</sup> March, 2024.
4. Any other relevant title -Title Certificate, dated 18<sup>th</sup> May, 2024
5. Litigations if any - There is no litigation pending in any Court of Law.

Encl : Annexure - A to D.

Place : Bhayandar

Date : 6<sup>th</sup> January, 2024



(Advocate)