

VIMLA & CO.

Advocates & Solicitors

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Ref No

FORMAT-A

Date

To,
MahaRERA
BKC, Housefin Bhavan, Near RBI,
E Block, Bandra Kurla Complex,
Bandra (East), Mumbai, Maharashtra,
Mumbai-400 051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect of the portion of land admeasuring 1,239.69 sq. meters forming part of land bearing New Survey No, 63 corresponding the Old Survey No.9, New Survey No, 66 corresponding the Old Survey No.12 and New Survey No, 69 (part) corresponding the Old Survey No.14(part) of Village Mire (Mira Road) Taluka and District Thane (hereinafter referred to as **"the said Properties"**).

1) We have investigated the title of the said Properties on the request of Space Realty (hereinafter referred to as **"the said Partnership Firm"**), a partnership firm registered under the Indian Partnership Act, 1932, having its registered office at A/606 Express Zone, Opp: Adani Power, Malad (East), Mumbai-400 097, and following documents i.e.

a) Description of the Properties:

Firstly (the said First Larger Property): All that piece and parcel of land situate lying and being at Village Mire (Mira Road) Taluka and District Thane within the limit of Mira Bhayandar Municipal Corporation, Registration District and Sub District at Thane land admeasuring 12857 sq. yards equivalent to 10,750 sq. Meters of Old Survey No.12, New Survey No.66 and an area admeasuring 10,345 sq. yards equivalent to 8650 sq. meters of Old Survey No.9, New Survey No.63.

Secondly (the said Portion of the Second Larger Property): All that piece and parcel of land situate lying and being at Village Mire (Mira Road) Taluka and District Thane within the limit of Mira Bhayander Municipal Corporation, Registration District and Sub District at Thane land admeasuring 990 Sq. meters or thereabouts of Old Survey No. 14 (part), New Survey No. 69 (part) together with the right to use



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Strictly no correspondence at sub office

the available F.S.I and T.D.R. of other properties thereon admeasuring 990 sq. meters or thereabouts.

b) The documents of development of the said Properties: As referred in title certificate dated 1st January,2008, subsequent title certificate dated 25th March, 2011, further supplementary title certificate dated 13th December, 2019, title certificate dated 6th October, 2009 and title certificate dated 16th January, 2023.

c) 7/12 Extracts issued by: Talati, Mira Bhayander dated 2nd March, 2023, Mutation Entry No.1893 for New Survey Nos. 63 corresponding the Old Survey No.9, New Survey No. 66 corresponding the Old Survey No.12 and Mutation Entry No. 2642 for New Survey No.69 (part) corresponding the Old Survey No.14(part).

d) Search report for more than 30 years from 2008 till 2022

2) On perusal of the documents and all other relevant documents relating to title of the said Properties, subject to the correctness of the contents stated in the Declaration dated 21st December, 2022 mentioned above, pending Application in Civil Suit No.21 of 2017 and Civil Writ Petition (L) No. 26359 of 2022, we are of the opinion that as on date the said Partnership Firm being Space Realty is entitled to develop the SPACE RESIDENCE-II BUILDING NO. 4 A, as the development rights of the said Properties are acquired by the said Partnership Firm.

Owner of the Development Right of the Land:

Maruti Dwellers Private Limited by an Agreement dated 28th May,2008 granted the development rights of the said First Larger Property and the portion of the Second Larger Property to **M/s. Space Realty** and thereafter parties thereto signed and executed the deed of confirmation dated 23rd September,2009 thereby confirming the aforesaid Agreement dated 28th May,2008 and the said Deed of Confirmation dated 23rd September,2009 was duly registered with the Sub-Registrar of Assurance

at Thane under Serial No.TNN-7-04996 of 2009 on 23rd September,2009. The description of the First Larger Property and the Portion Second Property is as follows:

- (a) Old Survey No.12, New Survey No.66
- (b) Old Survey No.9, New Survey No.63
- (c) Old Survey No. 14 (part), New Survey No. 69 (part)

3) The report reflecting the flow of the title of the said Partnership Firm being Space Realty on the said Properties is enclosed herewith as **Annexure -A**.

Encl: **Annexure- A** is reflecting the title.

Vimla & Co.,



Proprietor

(Vimla M. Shah)

Advocate & Solicitor

Date: 11-05-2023

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FORMAT - A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID PLOT

- 1) 7/12 Extracts 2nd March, 2023
- 2) Mutation Entry No.1893 in respect of the First Larger Property and Mutation Entry No.2642 in respect of the Portion of the Second Larger Property.
- 3) Search report for more than 30 years taken from Sub-Registrar' office at Thane for the period from 2008 to 2017 and of the records of rights of Village Mira and further online search from the office of the Sub-Registrar Thane, Bhayander and Mira for the period from 2017 till 2019. On perusal of his search report dated 12th October, 2017, 19th June, 2019 and 21st November, 2019 and online search from 2019 till 25th November, 2022.
- 4) Title Certificate dated 16th January, 2023

Date: 11/05/2023

Vimla & Co.,



Proprietor

(Vimla M. Shah)

Advocate & Solicitor