

Vandana V. Waikar

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Advocate & Notary

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FORMAT A
(Circular No. 28/2021)

To
MahaRERA
Bandra.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Larger Property bearing all that pieces and parcels of plot of land lying, being and situate at situate at Survey no Plot Bearing / CTS / Survey / Final Plot No.: 107/1 90/4 89/2/1 90/3 110/2 110/1 110/1/6 107/2 110/1/2 110/1/7 at Bhiwandi (M Corp.), Bhadwad Sonale road, Temghar Pada, Bhiwandi, Thane, Registration District and Sub-District Bhiwandi and within the limits of Bhiwandi Nizampur Municipal Council.421302.

1) I have investigated the title of the said Larger Property on the request of **Mr. Piyush M Shah & Mr. Mansukh Shah**, partners of M/s Giriraj Realtors, having its Registered Office at 103, Marotraoji Bhawan, Dr.Moose Road Talao Pali, Thane West, Thane, Maharashtra, 400602; and following documents i.e. :-

(I). Description of the Property:-

a) **THE FIRST SCHEDULE REFERRED TO ABOVE** All that piece and parcel of plot of land bearing **Survey No. 107, Hissa no.1, admeasuring 0H-03R-0P equivalent to 300 sq. meters** lying, being and situate at village Temghar, Taluka Bhivandi, District Thane within the limits of Bhivandi Nizampur City Municipal Corporation.

b)**THE SECOND SCHEDULE REFERRED TO ABOVE** All that piece and parcel of plot of land bearing **Survey No. 90, Hissa no.4, admeasuring 0H-04R-0P equivalent to 400 sq. meters** lying, being and situate at village Temghar, Taluka Bhivandi, District Thane within the limits of Bhivandi Nizampur City Municipal Corporation.

c) **THE THIRD SCHEDULE REFERRED TO ABOVE** All that piece and parcel of lands bearing **Survey No.89 Hissa no.2/1 totally admeasuring 0H-03R-OP** lying, being and situate at village Temghar, Taluka Bhivandi, District Thane within the limits of Bhivandi Nizampur City Municipal Corporation.

d) **THE FORTH SCHEDULE REFERRED TO ABOVE** All that piece and parcel of plot of land bearing **Survey no.90 Hissa no.3 totally admeasuring 0H-020R-7P** lying, being and situate at village Temghar, Taluka Bhivandi, District Thane within the limits of Bhivandi Nizampur City Municipal Corporation.

e) **THE FIFTH SCHEDULE REFERRED TO ABOVE** All that piece and parcel of plot of land bearing **Survey No.110 Hissa no.2, area admeasuring 0H-07R-OP 700 sq.mtrs** lying, being and situate at village Temghar, Taluka Bhivandi, District Thane within the limits of Bhivandi Nizampur City Municipal Corporation.

f) **THE SIXTH SCHEDULE REFERRED TO ABOVE** All that piece and parcel of plot of land bearing **Survey No.110 Hissa no.1, now bearing New Survey No.110, Hissa No.1/6, area admeasuring 0H-26R-OP** i.e 26 Gumthas lying, being and situate at village Temghar, Taluka Bhivandi, District Thane within the limits of Bhivandi Nizampur City Municipal Corporation.

g) **THE SEVENTH SCHEDULE REFERRED TO ABOVE** All that piece and parcel of plot of land bearing **Survey No.107 Hissa no.2, area admeasuring 0H-42R-OP i.e 42 Gumthas** lying, being and situate at village Temghar, Taluka Bhivandi, District Thane within the limits of Bhivandi Nizampur City Municipal Corporation.

h) **THE EIGHT SCHEDULE REFERRED TO ABOVE** All that piece and parcel of plot of land bearing **Survey No.110 Hissa no.1/2, Now bearing New Survey No.110, Hissa No.1/7, area admeasuring 0H-17R-OP i.e 17 Gumthas** lying, being and situate at village Temghar, Taluka Bhivandi, District Thane within the limits of Bhivandi Nizampur City Municipal Corporation.

i) **THE NINTH SCHEDULE REFERRED TO ABOVE (Project Land)** The part portion of land admeasuring about 12,300 sq.mtrs. out of the land described in one to eighth schedule hereinabove written. hereinafter collectively referred to as 'THE SAID LARGER PROPERTY')

(II). The Documents of Allotment of Plots:-

- a. Deed of Conveyance dated 7/10/2013 registered under Sr. No. BVD1-8755-2013.
- b. Deed of Conveyance dated 18/12/2013 registered under Sr. No. BVD2-5384-2013.
- c. Deed of Conveyance dated 18/12/2013 registered under Sr. No. BVD2-5383-2013.
- d. Deed of Conveyance dated 19/2/1975 registered under Sr. No. 22/2/197, was recorded in revenue records vide mutation entry no.135.
- e. Deed of Conveyance dated 24/4/2012 registered under Sr. No. BVD2-3397-2012.
- f. Copy of Sale permission dated 30/9/2013, bearing no. BD/KV/VP/SS/Bhivandi/SR/163/2013 pertaining to said entire Property.
- g. Copy of N.A. Permission bearing no. Revenue/K1/T10/42B /Akarani/Mouje Temghar/SR-87/2019 dated 16/11/2019. regarding said First Land, Third Land, Forth Land, Fifth Land, Sixth Land, Seventh Land, Eighth Land.
- h. Copy of N.A. Permission bearing no. Revenue/K1/T10/42B/ Akarani/ Mouje Temghar/SR-88/2019 dated 16/11/2019 regarding said Second Land.

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- i. Copy of sanctioned plan in respect of the said larger property bearing V.P. No. BPK/39/ 2019-2020, outward no.NRV/2506 dated 20/08/2019.
- j. Copy of Commencement Certificate bearing no. V.P. No. BPK/39/ 2019-2020 JA.KRA.NA.RA.VI bearing no.2506, dated 20/08/2019.
- k. Copy of Latest Commencement Certificate bearing no. V.P. No. BPK/68/ 2021-2022 JA.KRA.NA.RA.VI bearing no.3008, dated 29/10/2021.

(III). Latest 7/12 Extract of the said Larger property showing M/s.Giriraj Realtors and its partners **Mr.Piyush M Shah & Mr. Mansukh Shah & others** as owners of the said Larger property issued by Talathi Saja Temghar, Bhiwandi, Thane on 01/10/2020 and Mutation Entry No. 4603,4602, 4677, 4580, 5574 & 5572.

(IV). Search Report dated 20/01/2020 given by Advocate Sachin Patil. Public Notice dated 06/01/2020, published in daily Marathi news paper 'Sakal' & 'Punya Nagari'. Search Report for 60 years from **ADVOCATE SACHIN PATIL** since 1960 to 2019 taken from Sub-Registrar office at Thane, Thane - 1 and Bhiwandi Office No.1, 2 & 3.

2) On the perusal of above mentioned documents and all other relevant documents relating to title of the said Larger property, I am of the opinion that the title of the Owners i.e M/s.Giriraj Realtors and its partners **Mr.Piyush M Shah & Mr. Mansukh Shah & others** is clear, marketable and without any encumbrances.

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Owners of the said Larger Property:-

S N	Property Details	Owners
1	Survey No. 107, Hissa no.1, admeasuring 0H-03R-0P equivalent to 300 sq. meters lying, being and situate at village Temghar, Taluka Bhivandi, District Thane within the limits of B.N.C.M.C.	M/S Giriraj Realtors Partners.. Mr. Mansukh Shah, Mr. Deepak Jain, Mr.Piyush.M. Shah & Mr.Girish.D. Beda
2	Survey No. 90, Hissa no.4, admeasuring 0H-04R-0P equivalent to 400 sq. meters lying, being and situate at village Temghar, Taluka Bhivandi, District Thane within the limits of B.N.C.M.C.	Mr.Piyush.M.Shah & Mr. Mansukh Shah
3	Survey No.89 Hissa no.2/1 totally admeasuring 0H-03R-0P lying, being and situate at village Temghar, Taluka Bhivandi, District Thane within the limits of B.N.C.M.C.	M/S Giriraj Realtors Partners.. Mr.Girish.D. Beda, Mr.Piyush.M. Shah, Mr. Mansukh Shah
4	Survey no.90 Hissa no.3 totally admeasuring 0H-020R-7P lying, being and situate at village Temghar, Taluka Bhivandi, District Thane within the limits of B.N.C.M.C.	M/S Giriraj Realtors Partners.. Mr.Girish.D. Beda, Mr.Piyush.M. Shah, Mr. Mansukh Shah
5	Survey No.110 Hissa no.2, area admeasuring 0H-07R-0P 700 sq.mtrs lying, being and situate at village Temghar, Taluka Bhivandi, District Thane within the limits of B.N.C.M.C.	M/S Giriraj Realtors Partners.. Mr. Mansukh Shah, Mr. Deepak Jain, Mr.Piyush.M. Shah & Mr.Girish.D. Beda
6	Survey No.110 Hissa no.1, now bearing New Survey No.110, Hissa No.1/6, area admeasuring 0H-26R-0P i.e 26 Gumthas lying, being and situate at village Temghar, Taluka Bhivandi, District Thane within the limits of B.N.C.M.C.	M/S Giriraj Realtors Partners.. Mr.Piyush.M.Shah & Mr. Mansukh Shah
7	Survey No.107 Hissa no.2, area admeasuring 0H-42R-0P i.e 42 Gumthas lying, being and situate at village Temghar, Taluka Bhivandi, District Thane within the limits of B.N.C.M.C.	M/S Giriraj Realtors Partners.. Mr.Piyush.M.Shah & Mr. Mansukh Shah

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8	Survey No.110 Hissa no.1/2, Now bearing New Survey No.110, Hissa No.1/7, area admeasuring 0H-17R-0P i.e 17 Gumthas lying, being and situate at village Temghar, Taluka Bhivandi, District Thane within the limits of B.N.C.M.C.	M/S Giriraj Realtors Partners.. Mr.Piyush.M.Shah & Mr. Mansukh Shah
9	Survey No.110 Hissa no.1/2, Now bearing New Survey No.110, Hissa No.1/7, area admeasuring 0H-17R-0P i.e 17 Gumthas lying, being and situate at village Temghar, Taluka Bhivandi, District Thane within the limits of B.N.C.M.C.	M/S Giriraj Realtors Partners.. Mr.Piyush.M.Shah & Mr. Mansukh Shah
	Qualifying Comments / Remarks if any.....	No

(3) The report reflecting the flow if the title of the Owners i.e M/S Giriraj Realtors Partners Mr.Piyush.M.Shah, Mr. Mansukh Shah & others on the said Larger Property is enclosed herewith as annexure.

Encl:-Annexure

Date:-02/03/2022

Advocate Name



Signature

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FORMAT – A
(Circular No. 28/2021)

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. 4603,4602, 4677, 4580, 5574 & 5572.
3. Search Report dated 20/01/2020 given by Advocate Sachin Patil. Public Notice dated 06/01/2020, published in daily Marathi news paper 'Sakal' & 'Punya Nagari'. Search Report for 60 years from **ADVOCATE SACHIN PATIL** since 1960 to 2019 taken from Sub-Registrar office at Thane, Thane - 1 and Bhiwandi Office No.1, 2 & 3.
4. Any other relevant title ---- No other relevant title.
5. Litigations if any ---- No litigations.

Date- 02/03/2022

Advocate Name



Signature