

FORMAT-A

(Circular No.: -28/ 2021

FLOW OF THE TITLE OF THE SAID LANDS PROPERTIES DESCRIBED
IN TABLE BELOW; lands properties given in the table form below:

Sr. No.	Old Survey No.	New Survey No.	Hissa No.
1	580	222	6
2	567	267	2/1
3	567	267	1
4	564	221	1
5	579	245	2
6	579	245	1A
7	565	220	6
8	565	220	7
9	579	245	3A
10	579	245	1B
11	564	221	8
12	580	222	1
13	580	222	2
14	579	245	3B
15	564	221	4B
16	579	245	7

17	579	245	3C
18	579	245	4
19	579	245	5
20	579	245	8
21	565	220	8
22	564	221	3
23	565	220	4
24	564	221	4A
25	565	220	1
26	565	220	9
27	565	220	10
28	579	245	6

All of Revenue Village BHAYANDER, Taluka & District THANE, lying, being and situate at Bhayander (W), within the limits of Mira Bhayander Municipal Corporation, Registration sub District at Thane, hereinafter referred to as "the said properties".

Sr. No.

- 1) 7/12 extract issued by Talathi Saja Bhayander in respect of properties described in Table below are mentioned in table standing in the name of M/s. Span Developers:

Sr. No.	Old Survey No.	New Survey No.	Hissa No.	7/12 extract verified on
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Flat No. B/204,
Ram-Isha Apartment,
Indralok, Phase - 1,
Bhayander (E) - 401 105.
Tel.: 022-35581100
Cell : 98217 10565
98706 87378

S. P. SINGH
VIKAS SINGH
V. P. SINGH
ADVOCATES HIGH COURT

Markande Niwas, H. T. Road,
Kajupada, Borivali (E),
Mumbai - 400 066.
vedprakashsingh7@yahoo.com

1	580	222	6	14/07/2022
2	567	267	2/1	18/05/2022
3	567	267	1	18/5/2022
4	564	221	1	18/5/2022
5	579	245	2	18/5/2022
6	579	245	1A	18/5/2022
7	565	220	6	18/5/2022
8	565	220	7	18/5/2022
9	579	245	3A	18/5/2022
10	579	245	1B	18/5/2022
11	564	221	8	18/5/2022
12	580	222	1	18/5/2022
13	580	222	2	18/5/2022
14	579	245	3B	18/5/2022
15	564	221	4B	18/5/2022
16	579	245	7	14/07/2022
17	579	245	3C	18/5/2022
18	579	245	4	18/5/2022
19	579	245	5	18/5/2022
20	579	245	8	14/07/2022
21	565	220	8	18/5/2022
22	564	221	3	18/5/2022
23	565	220	4	22/06/2022

24	564	221	4A	22/06/2022
25	565	220	1	22/06/2022
26	565	220	9	22/06/2022
27	565	220	10	22/06/2022
28	579	245	6	22/06/2022

the said 7/12 extracts were verified through certified copies issued by Saja-Bhayander, placed before us which stands in the name of M/s. SPAN DEVELOPERS from whom M/s. A. G. SUPERSTRUCTURES PVT. LTD. has purchased and obtained the development rights of the said buildings on sharing basis as per the terms of a Development Agreement executed between them.

- 2) We have also verified the Mutation Entries appearing in the 7/12 extract of the said respective properties showing the name of M/s. Span Developers as owners and developers according to the holdings mentioned therein area described in Table below;

Sr. No.	Old Survey No.	New Survey No.	Hissa No.	Mutation Entry in the name of M/s. Span Developers
1	580	222	6	7942
2	567	267	2/1	7615
3	567	267	1	7615
4	564	221	1	7512
5	579	245	2	7616

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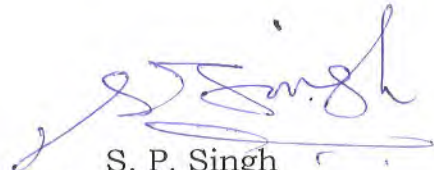
6	579	245	1A	7616
7	565	220	6	6473
8	565	220	7	6473
9	579	245	3A	6473
10	579	245	1B	6913
11	564	221	8	7617
12	580	222	1	7617
13	580	222	2	7617
14	579	245	3B	7613
15	564	221	4B	7609
16	579	245	7	7942
17	579	245	3C	6806
18	579	245	4	6503
19	579	245	5	7942
20	579	245	8	6626
21	565	220	8	6626
22	564	221	3	7920
23	565	220	4	7920
24	564	221	4A	7920
25	565	220	1	7920
26	565	220	9	7920
27	565	220	10	7920
28	579	245	6	7920

Which are standing in the name of M/s. Span Developers who in turn assigned the said rights to M/s. A. G. SUPERSTRUCTURES PVT. LTD on sharing basis as per the terms of a Development Agreement executed between them.

- 3) Search Report for 30 YEARS issued by Title Investigator Mr. Vishal Chitnis dated 03/09/2022 from the year 1993 till 2022 taken from the search in the offices of the Sub-Registrar of Assurances at Thane & 6/12 Extract following details attached therein.
- 4) Our Title Certificate dated 20/12/2022 shows the flow of the properties from then owners to the Promoters M/s. A. G. SUPERSTRUCTURES PVT. LTD.
- 5) Litigations if any : NIL.

Place: BHAYANDER

DATE: 22/12/2022


S. P. Singh
Advocate, High Court