

FORMAT-A

(CIRCULAR NO. 28/2021)

To,
MAHARERA
Housefin Bhavan,
Plot No. C-21,
Banda Kurla Complex,
Bandra (East),
Mumbai - 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of land bearing **Old Survey No. 21, 21 (P), New Survey No. 76, Hissa No. 5 (CTS No. 316 to 326), admeasuring 1402.73 sq. mtrs.** lying, being and situate at Village- Mire, Taluka and District- Thane and in the Registration District and Sub- District Thane and now within the limits of Mira Bhayandar Municipal Corporation (hereinafter collectively referred to as '**the said Property**').

I have investigated the title of the above-mentioned property on the request of **M/S. SIDDHIVINAYAK ENTERPRISE**, A Partnership Firm, duly registered under the provisions of Indian Partnership Act, 1932, having its registered office at 103, Ram Granth Apartment B.S.E.S. Tower Road, Indralok Phase – 3, Bhayandar (East), Thane – 401 105, on the basis of the following documents.

1) **DESCRIPTION OF THE PROPERTY:**

All that piece and parcel of land bearing **Old Survey No. 21, 21 (P), New Survey No. 76, Hissa No. 5 (CTS No. 316 to 326), admeasuring 1402.73 sq. mtrs.** lying, being and situate at Village- Mire, Taluka and District- Thane and in the Registration District and Sub- District Thane and now within the limits of Mira Bhayandar Municipal Corporation (hereinafter collectively referred to as '**the said Property**').

2) **DESCRIPTION OF THE PROPERTY:**

a) By and under a registered Development Agreement dated 26.05.2023 bearing document No. TNN-2-12342-2023 executed between Mr. Ibrahim Yasin Patel as the owner and M/s. Siddhivinayak Enterprise as Developers, the owner has granted development rights of FSI admeasuring 5549.18 sq. mtrs. to the Promoter for construction of Building No. 1 consisting of Part Ground + 1 to 5 part + 6 to 21 upper floors on the part of the said property.

b) In pursuant to the abovementioned Development Agreement dated 26.05.2023, the said owner Mr. Ibrahim Yasin Patel has also executed an Irrevocable General Power of Attorney of bearing document No. TNN-2-12344-2023 in favour of the partner of M/s. Siddhivinayak Enterprise to take all the necessary steps in pursuant to the said Development Agreement.

c) As such M/s. Siddhivinayak Enterprise has acquired lawful rights, title and interest of Building No. 1 consisting of Part Ground + 1 to 5 part + 6 to 21 upper floors on the part of the said property viz. **Old Survey No. 21, 21 (P), New Survey No. 76, Hissa No. 5 (CTS No. 316 to 326), admeasuring 1402.73 sq. mtrs.** lying, being and situate at Village- Mire, Taluka and District- Thane and in the Registration District and Sub- District Thane and now within the limits of Mira Bhayandar Municipal Corporation, as enumerated hereinabove.

3) **SEARCH REPORT FOR 32 YEARS FROM 1992 TO 2023**

a) Search Report dated 03.01.2022, issued by Mr. Akshay Kinjale, Searcher for the year 1992 to 2022 **(for 30 years)**.

b) Search Report dated 22.06.2023 issued by Mr. Sanjay D. Sawardekar, Searcher for the year 2022 to 2023 **(for 2 years)**.

4) On perusal of the abovementioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of the Promoter **M/s. Siddhivinayak Enterprise**, for the said Building No. 1 is clear, marketable and without any encumbrances.

5) **OWNER OF THE SAID PLOT:**

Mr. Ibrahim Yasin Patel, for all that piece and parcel of land bearing **Old Survey No. 21, 21 (P), New Survey No. 76, Hissa No. 5**

(CTS No. 316 to 326), admeasuring 1402.73 sq. mtrs. lying, being and situate at Village- Mire, Taluka and District- Thane and in the Registration District and Sub- District Thane and now within the limits of Mira Bhayandar Municipal Corporation is the owner of the said property.

- 6) The report reflecting the flow of the title of the Promoter **M/s. Siddhivinayak Enterprise** on the said property is enclosed herewith as annexure.

Encl. Annexure

Date: 22.06.2023



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(Adv. A. M. Marlecha)

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FLOW OF THE TITLE OF THE SAID PLOT

1. **7/12 EXTRACT AS ON DATE OF APPLICATION FOR REGISTRATION:**
MR. IBRAHIM YASIN PATEL
2. **MUTATION ENTRY NO. 2506**
3. **SEARCH REPORT FOR 32 YEARS TAKEN FROM THE SUB-REGISTRAR OFFICE AT THANE DISTRICT.**
4. **ANY OTHER RELEVANT TITLE: TITLE CERTIFICATE DATED 06.02.2022 ISSUED BY ADV. RAHUL S. ZANZANE.**
5. **LITIGATION IF ANY: NO**

Date: 22.06.2023



A handwritten signature in blue ink, appearing to be "A. M. Marlecha".

(Adv. A. M. Marlecha)