

01/08/2024

To,
Maha RERA,
Bandra, Mumbai.

LEGAL TITLE REPORT

Sub: - Title Clearance Certificate with respect to Old Survey No. 520, New Survey No. 57, Hissa No. 1B, of Village Bhayandar, Tal. & Dist. Thane, having area admeasuring 0.06.90 HR (Hereinafter referred to as 'Said Property').

We have investigated the title of the said Plot on request of M/s. Madar Builders & Developers through Partner Mr. Mustaq Madar Qureshi & Others, having office at Mira Road (E), Tal. & Dist. Thane and following documents:

- 1) Description of Property - *Old Survey No. 520, New Survey No. 57, Hissa No. 1B, of Village Bhayandar, Tal. & Dist. Thane.*
- 2) The documents of Allotment of Plot - Conveyance Deed dated 29/08/2022 entered into between Latif Hussain Khokar (Land Owner) Through Its Authorized Officer Or District Dy-Registrar Co-

MANDAR ASSOCIATES

ADVOCATES

(LAW FIRM – REGN. No. I-21227)

E-mail: mandaraa21@gmail.com

Office: B - 19, Shanti Shopping Center,

Opp. Railway Station, Mira Road (E),

Dist. Thane 401 107.

9324543488/9768051948/ 9321883376

Operative Societies Ltd. Thane Through Its Government Servant
Kiran Sonavane M/s. Champion Brothers Through Its Partner Yakub

Abdul Latif Khokar, M/s. Estate Investment Company Ltd.
Authorized Officer Or District Dy-Registrar Co-Operative Societies
Ltd. Thane Through Its Government Servant Kiran Sonavane, the
said document is duly registered in the office of Sub Registrar of
Assurance Thane 4, Vide document No. TNN 4 / 14574 / 2022.

3) Agreement for Re - Development dated 28/04/2023, entered into
between M/s. Zenab Palace C.H.S Ltd. & M/s. Madar Builders &
Developers, duly registered in the office of Sub Registrar of
Assurance Thane 2, Vide document No. TNN 2 / 10426 / 2023.

4) 7/12 extract issued by Talathi for Village Bhayandar, Vide mutation
entry No. 8011.

5) Release deed dated 03/03/2023 entered into between The Estate
Investment Co. Pvt. Ltd. & Zenab Palace Co - Op Housing Society
Ltd; favoring the society duly registered in the office of Sub Registrar
of Assurance Thane 4, Vide document No. TNN 4 / 4923 / 2023.

6) Search report for 5 years from 2020 till 2024 from the SRO Thane 1, 2,
4, 5, 7, 10 & 12.

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On perusal of the above mentioned documents and all the other relevant documents relating to title of the said property we are of the opinion that,

the title of M/s. Madar Builders & Developers through Partner Mr. Mustaq Madar Qureshi & Others is clear, marketable and without any encumbrances which as per the Search report annexed herewith.

Owner of the land as per the 7/12 extract Zenab Palace Co - Op Housing Society Ltd.

The report reflecting the flow of the title of the M/s. Madar Builders & Developers through Partner Mr. Mustaq Madar Qureshi & Others on the said land is enclosed herewith as annexure.



A handwritten signature in blue ink, appearing to read "M. Qureshi".

Mandar Associates Advocates

01/08/2024

FLOW OF THE TITLE OF THE SAID LAND

- 1) 7/12 extract
- 2) Mutation Entry No. 8011
- 3) Search Report for 5 years from 2020 - 2024 taken from Sub Registrar office at Thane 1, 2, 4, 5, 7, 10 & 12.
- 4) Originally MANGRU BAJI NARAYAN BHOIR and others were the owner of subject property. AND WHEREAS the said MANGRU BAJI NARAYAN BHOIR and others by Deed of Conveyance dated 04.10.1973 sold the said land to MR. LATIF HUSSAIN KHOKAR, accordingly by mutation entry No. 3150, the name of the then purchaser have been recorded in the revenue records of the said land. AND WHEREAS the said MR. LATIF HUSSAIN KHOKAR constructed the building by name ZENAB PALACE comprising of Gr + 4 Floors comprising of 16 flats & 3 shops. AND WHEREAS the flat / Shop owners formed and registered Co-operative Housing Society under the name and "ZENAB PALACE CO-OPERATIVE HOUSING SOCIETY LIMITED having its registration No:

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TNA/(TNA)/HSG/TC/20773/2009-2010. AND WHEREAS the Society by virtue of Deed of Conveyance dated 30/08/2022 having

document no. TNN4-14574-2022 dated 30/08/2022 has sought the landed property under the building transferred in their favor. Society has also obtained "Release Deed" dated 03/03/2023 from The Estate Investment Co Private Ltd. Therefore the Society is absolute owner of the said landed property. AND WHEREAS by virtue of Agreement for Re - Development dated 28/04/2023, the society has assigned rights of re-development in favour M/s. Madar Builders & Developers.

5) M/s. Madar Builders & Developers is a Partnership firm incorporated on 07/02/2021 by virtue of Partnership Deed and thereafter by Supplementary Deed 07/07/2023.

6) Litigations if any are not applicable.



A handwritten signature in blue ink, appearing to read "Mandar Associates".

Mandar Associates Advocates