

SWAPNIL D. NAIK

B.L.S., LL.B.

ADVOCATE, HIGH COURT

104, Saroj Plaza, Near Maxus Mall, Flyover Road, Bhayandar (West), Thane - 401 101.
Ph. : 28191739. Cell : 91675 24331. E-mail : adv.swapnilnaik@gmail.com

FORMAT - A

To,

Maha RERA
Housefin Bhawan,
Plot No. C-21, E-Block,
Bandra-Kurla Complex,
Bandra (East),
Mumbai - 400 051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to land bearing Survey No. 26, Hissa No. 2,3 and Survey No. 27, Hissa No. 10/B, admeasuring 8830 sq. meters, situate, lying and being at Village Ghodbundar, Taluka and District Thane, the said building no 1 now known as A-1 Building consisting of part Ground+Podium 1 Parking Floor + Podium 2 Parking Floor+11 Upper Floors + Terrace Floor, admeasuring 5941.79 Sq. meters is to be constructed on the layout of land bearing , Survey No 24, Hissa No 2, admeasuring 3140 sq. meters and Survey no 27, Hissa no 10/B, admeasuring 1690 sq. meters situated lying being at village Ghodbundar, taluka and District Thane, in the Registration District and Sub District Thane and now within the limits of Mira Bhayandar Municipal Corporation (for short hereinafter jointly and collectively referred to as the "Larger Property").

I have investigated the title of the larger property on the request of M/s. Arihant Associates, being the (Promoter)

1. DESCRIPTION OF THE PROPERTY:

Land bearing Survey No. 26, Hissa No. 2. admeasuring 3140 sq. meters and Survey No. 27, Hissa No. 10/B, admeasuring 1690 sq. meters, situate, lying and being at Village Ghodbundar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation.

2. THE FOLLOWING DOCUMENTS PERTAINING TO THE LARGER PROPERTY - ANNEXURE 'A'.

- i. Development Agreement, dated 17th March, 2006, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/02852/ 2006 executed by Shri Waman Dattaram Patil, Shri Prakash Dattaram Patil, Shri Avinash Dattaram Patil, Shri Naresh Dattaram Patil, Shri Kamlakar Dattaram Patil, Shri Rajkumar Dattaram Patil, Smt. Stunanda Yagneshwar Patil, Smt. Anusaya Naresh Patil and their family members in favour of Shri Bharatkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel .
- ii. Power of Attorney, dated 28th March, 2006, registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/2853/2006 executed by Shri Waman Dattaram Patil, Shri Prakash Dattaram Patil, Shri Avinash Dattaram Patil, Shri Naresh Dattaram Patil, Shri Kamlakar Dattaram Patil, Shri Rajkumar Dattaram Patil, Smt. Sunanda Yagneshwar Patil, Smt. Anusaya Naresh Patil and their family members in favour of Shri Bharatkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel in respect of the larger property .
- iii. Development Agreement, dated 28th March, 2006 registered in the office of Sub-Registrar of Assurance at under Thane Sr.No.TNN-4/03130/2006, dated 10th April, 2006 executed by Smt. Sakhubai Mahadev Patil, Shri Namdeo Mahadev Patil, Shri Dinesh Mahadev Patil, Shri Shekar Mahadev Patil, Shri Ramesh Mahadev Patil, Shri Mohan Mukund Mhatre, Smt. Premila Mahadeo Patil, Smt. Hansa Prakash Patil and Smt. Lata Shriniwas Mhatre and their respective family members namely Smt. Vaijayanti Namdev Patil, Vaishali Namdev Patil, Jyoti Namdev Patil, Smt. Naina

SWAPNIL D. NAIK

B.L.S., LL.B.

ADVOCATE, HIGH COURT

104, Saroj Plaza, Near Maxus Mall, Flyover Road, Bhayandar (West), Thane - 401 101.
Ph. : 28191739. Cell : 91675 24331. E-mail : adv.swapnilnaik@gmail.com

Dinesh Patil, Amol Dinesh Patil, Milind Dinesh Patil, Smt. Kalpana Shekhar Patil, Bhavesh Shekhar Patil, Dakshata Shekhar Patil, Smt. Indu Ramesh Patil, Mayur Ramesh Patil, Arti Ramesh Patil and Yash Ramesh Patil in favour of Shri Bharatkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel in respect of the larger property .

- iv. Power of Attorney, dated 28th March, 2006, registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/3131/2006, dated 10th April, 2006 executed by Smt. Sakhubai Mahadev Patil, Shri Namdeo Mahadev Patil, Shri Dinesh Mahadev Patil, Shri Shekar Mahadev Patil, Shri Ramesh Mahadev Patil, Shri Mohan Mukund Mhatre, Smt. Premila Mahadeo Patil, Smt. Hansa Prakash Patil and Smt. Lata Shriniwas Mhatre and their respective family members namely Smt. Vaijayanti Namdev Patil, Vaishali Namdev Patil, Jyoti Namdev Patil, Smt. Naina Dinesh Patil, Amol Dinesh Patil, Milind Dinesh Patil, Smt. Kalpana Shekhar Patil, Bhavesh Shekhar Patil, Dakshata Shekhar Patil, Smt. Indu Ramesh Patil, Mayur Ramesh Patil, Arti Ramesh Patil and Yash Ramesh Patil in favour of Shri Bharatkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel in respect of the larger property .
- v. Development Agreement, dated 17th March, 2006 registered in the office of Sub-Registrar of Assurance at under Thane Sr.No.TNN-4/04240/2006 dated 11th May, 2006 executed by Shri Jaywant Devram Patil, Shri Ramakant Devram Patil, Smt. Damayanti Kamlakar Patil, Smt. Geeta Kamlakar Kasar and their respective family members Smt. Lilabai Jaywant Patil, Smt. Usha Ramakant Patil, Sunita Ramakant Patil, Sandeep Ramakant Patil, Dakasta

Ramakant Patil, Bhushan Ramakant Patil, Kishor Jaywant Patil, Bhavesh Kishor Patil, Rupesh Kishor Patil, Pushpa Kishor Patil and Nitin Jaywant Patil in favour of Shri Bharatkumar Purshottam Patil, Shri Rajkumar Purshottam Patil and Shri Bhavesh Purshottam Patil in respect of the larger property .

- vi. Power of Attorney, dated 17th March, 2006, registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/4241/2006, dated 11th May, 2006 executed by Shri Jaywant Devram Patil, Shri Ramakant Devram Patil, Smt. Damayanti Kamlakar Patil, Smt. Geeta Kamlakar Kasar and their respective family members Smt. Lilabai Jaywant Patil, Smt. Usha Ramakant Patil, Sunita Ramakant Patil, Sandeep Ramakant Patil, Dakasta Ramakant Patil, Bhushan Ramakant Patil, Kishor Jaywant Patil, Bhavesh Kishor Patil, Rupesh Kishor Patil, Pushpa Kishor Patil and Nitin Jaywant Patil in favour of Shri Bharatkumar Purshottam Patil, Shri Rajkumar Purshottam in respect of the larger property .
- vii. Development Agreement, dated 20th March, 2006 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/04101/2006 dated 8th May, 2006 executed by Shri Suresh Shantaram Patil, Shri Harikishan Shantaram Patil, Shri Dilip Shantaram Patil, Shri Sanjay Shantaram Patil, Smt. Kunda Laxman Mhatre, Smt. Meena Ashok Mhatre, Smt. Mohini alias Rohini Jagdish Patil and their respective family members namely Smt. Narma Suresh Patil, Bhupesh Suresh Patil, Deepak Suresh Patil, Pooja Suresh Patil, Smt. Nalini Harikishan Patil, Ashwini Harikishan Patil, Smt. Jaymala Dilip Patil, Nitesh Dilip Patil, Sunil Dilip Patil, Harshala Dilip Patil, Karan Dilip Patil and Smt. Alka

SWAPNIL D. NAIK

B.L.S., LL.B.

ADVOCATE, HIGH COURT

104, Saroj Plaza, Near Maxus Mall, Flyover Road, Bhayandar (West), Thane - 401 101
Ph. : 28191739. Cell : 91675 24331. E-mail : adv.swapnilnaik@gmail.com

Sanjay Patil in favour of Shri Bharatkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel in respect of the larger property .

viii. Power of Attorney, dated 20th March, 2006, registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/4102/2006, dated 8th May, 2006 executed by Shri Suresh ShantaramPatil, Shri Harikishan Shantaram Patil, Shri Dilip Shantaram Patil, Shri Sanjay Shantaram Patil, Smt. Kunda Laxman Mhatre, Smt. Meena Ashok Mhatre, Smt. Mohini alias Rohini Jagdish Patil and their respective family members namely Smt. Narma Suresh Patil, Bhupesh Suresh Patil, Deepak Suresh Patil, Pooja Suresh Patil, Smt. Nalini Harikishan Patil, Ashwini Harikishan Patil, Smt. Jaymala Dilip Patil, Nitesh Dilip Patil, Sunil Dilip Patil, Harshala Dilip Patil, Karan Dilip Patil and Smt. Alka Sanjay Patil in favour of Shri Bharatkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel in respect of the larger property .

ix. Agreement for Sale Cum Development 15th May, 2006 executed by Shri Bharatkumar Purshottam Patel and two others from one Shri Praful B. Mehta.

x. Conveyance Deed, dated 29th December, 2012 registered in the office of Sub-Registrar of Assurance at Thane under Serial No. TNN-7/75/2013 executed by 1) Smt. Mankubai Mukund Mhatre alias Parbatibai M. Mhatre 2) Mr. Mohan Mukund Mhatre 3) Mrs. Hausabai Prakash Patil 4) Mrs. Revati Jaywant Patil 5) Mrs. Lata Shriniwas Mhatre and 6) Mrs. Premila Mahadev Patil for self and through their constituted attorney Mrs. Rubina A. Khan proprietor of M/s Fills Construction Co., 7) Mrs. Malti Mohan Mhatre 8) Mrs.

Priyanka Kamlakar Patil 9) Mr. Hitesh Mohan Mhatre and 10) Ashwini Mohan Mhatre in favour of Mr. Shahnawaz A. Khan in respect of their undivided right, title, interest and share in Survey No. 26, Hissa No. 2 i.e. equivalent to an area admeasuring 628 sq. meters forming the portion of land bearing Survey No. 26, Hissa No. 2. admeasuring 3140 sq. meters situate, lying and being at Village Ghodbundar, Taluka and District Thane.

- xi. Agreement for Right of Way, dated 20th October, 2018 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-1/15458/2018/1/200 executed by Mr. Gulam Rasui Shaikh, being the proprietor of M/s. R.R. Builders in favor of Shri Bharatkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel.
- xii. Conveyance Deed, dated 15th November, 2021 registered with the office of Sub-Registrar of Assurance at Thane under Serial No. TNN-4/16056/2021 executed by Mr. Shahnawaz A. Khan in favour of Shri Bharatkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel in respect of an area admeasuring 628 sq. meters forming the portion of land bearing Survey No. 26, Hissa No. 2 situate, lying and being at Village Ghodbundar, Taluka and District Thane.
- xiii. Power of Attorney, dated 15th November, 2021 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/16057/2021 executed by Mr. Shahnawaz A. Khan in favour of Shri Bharatkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel in respect of an area admeasuring 628 sq. meters forming the portion of land bearing

SWAPNIL D. NAIK

B.L.S., LL.B.

ADVOCATE, HIGH COURT

104, Saroj Plaza, Near Maxus Mall, Flyover Road, Bhayandar (West), Thane - 401 101.
Ph. : 28191739. Cell : 91675 24331. E-mail : adv.swapnilnaik@gmail.com

Survey No. 26, Hissa No. 2 situate, lying and being at Village Ghodbundar, Taluka and District Thane.

- xiv. Memorandum of Understanding, dated 15th January, 2024 executed by Shri Bharatkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel in favour of M/s. Arihant Associates in respect of the Building No. 1, now know as A-1, admeasuring 16500 sq. meters approx P-line Built-up area to be constructed in the layout of the larger property (for short hereinafter referred to as the "**Said Building**").
- xv. Agreement for Development, dated 29th March, 2025 registered in the office of Sub-Registrar of Assurance at Thane under Serial No. TNN-4/9544/2025 executed by Shri Bharatkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel in favour of M/s. Arihant Associates in respect of the **said building** viz. Building No. 1 now known as A-1 Building consisting of Part Ground + Podium 1 Parking Floor + Podium 2 Parking Floor + 11 Upper Floors + Terrace Floor, admeasuring 5941.79 sq. meters to be constructed in the layout of larger property.
- xvi. Irrevocable General Power of Attorney, dated 29th March, 2025 registered in the office of Sub-Registrar of Assurance at Thane under Serial No. TNN-4/9545/2025 executed by Shri Bharatkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel in favour of the partners of M/s. Arihant Associates in respect of the said building.

- xvii. Supplementary Agreement, dated 14th April, 2025 registered in the office of Sub-Registrar of Assurance at Thane under Serial No. TNN-4/9548/2025 executed by and between Shri Bharkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel of One Part and M/s. Arihant Associates of the Other Part.
- xix. Irrevocable General Power of Attorney, dated 14th April, 2025 registered in the office of Sub-Registrar of Assurance at Thane under Serial No. TNN-4/9550/2025 executed by the partners of M/s. Arihant Associates in favour of Shri Bharkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel.

3. 7/12 EXTRACT OF THE LARGER PROPERTY :

I have also perused the 7/12 extract and mutation entries of the larger property issued by the Talathi of Village Ghodbunder Taluka and District Thane and same are enclosed herewith as **ANNEXURE-B**.

MUTATION ENTRIES OF THE LARGER PROPERTY - AS PER ANNEXURE -C :

- i. Mutation Entry No. 1129, dated 15th October, 1987, the names of Shri Devram Sakharam Patil, Shri Dattaram Sakharam Patil, Shri Mahadev Sakharam Patil, Mrs. Manukubai Mhatre, Smt. Premabal Shantaram Patil, Shri Suresh Shantaram Patil, Shri Harikishan Shantaram Patil, Shri Dilip Shantaram Patil, Shri Sanjay Shantaram Patil, Smt. Kunda Laxman Mhatre, Smt. Meena Ashok Mhatre and Smt. Mohini Jagdish Patil came to be recorded in the 7/12

SWAPNIL D. NAIK

B.L.S., LL.B.

ADVOCATE, HIGH COURT

104, Saroj Plaza, Near Maxus Mall, Flyover Road, Bhayandar (West), Thane - 401 101.
Ph. : 28191739. Cell : 91675 24331. E-mail : adv.swapnilnaik@gmail.com

- extract of the larger property as the heirs of late Shri Sakharam Dudaji Patil and Shri Shantaram Sakharam Patil.
- ii. Mutation Entry No. 1426, dated 16th March, 1996, the names of Shri Jaywant Devram Patil, Shri Ramakant Devram Patil, Miss Pushpabai Devram Patil (since deceased), Smt. Damayanti Kamlakar Patil and Smt. Geeta Kamlakar Kasar came to be recorded in the 7/12 extract of the larger property as the heirs of late Shri Devram Sakharam Patil.
 - iii. Mutation Entry No. 1468, dated 3rd August, 1999, the names of Smt. Sakhubai Mahadev Patil, Shri Namdeo Mahadev Patil, Shri Dinesh Mahadev Patil, Shri Shekar Mahadev Patil and Shri Ramesh Mahadev Patil came to be recorded in the 7/12 extract of the said property as the heirs of late Shri Mahadev Sakharam Patil.
 - iv. Mutation Entry No. 2698 the name of Mr. Shahnawaz A. Khan came to be recorded in the 7/12 extract of land bearing Survey No. 26, Hissa No. 2, admeasuring 3140 sq. meters situate, lying and being at Village Ghodbundar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation corresponding to an area admeasuring 628 sq. meters.
 - v. Mutation Entry No. 3096 dated 13th August, 2018, wherein the effect of an Order, dated 7th February, 2018 passed by the Tahsildar of Thane thereby setting aside the certification of Mutation Entry No. 2698.
 - vi. Mutation Entry No. 3507, dated 13th January, 2022, the Upper Tehsildar, Mira Bhayandar wide this Order No. 122/2021,

dated 14th December , 2021 had assessed the said land for non-agriculture (N.A.) purpose.

- vii. Mutation Entries No. 1674, 1675, 1676 and 1677 dated 17th October, 2007 the names of Shri Bharatkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel came to be recorded in other rights column of the 7/12 extract of the larger property .

4. SEARCH REPORT FOR THE LAST 30 YEARS :

1. Search Report, dated 4th June, 2025 and Search Report, dated 4th June, 2025 taken by Shri Ajay A. Mirgal, Search Clerk in the office of Sub-Registrar of Assurance at Thane-1, 2,4,5,7,10 and 12 from the year 1996 to till in respect of the larger property .

Year		Document Entries / Remarks
1996	:	Registered document entry not found
1997	:	" "
1998	:	" "
1999	:	" "
2000	:	" "
2001	:	" "
2002	:	" "
2003	:	" "

SWAPNIL D. NAIK

B.L.S., LL.B.

ADVOCATE, HIGH COURT

104, Saroj Plaza, Near Maxus Mall, Flyover Road, Bhayandar (West), Thane - 401 101.
Ph. : 28191739. Cell : 91675 24331. E-mail : adv.swapnilnaik@gmail.com

2004	:	Registered document entry not found
2005	:	" "
2006	:	<p>i. Development Agreement, dated 17th March, 2006, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/02852/ 2006 executed by Shri Waman Dattaram Patil, Shri Prakash Dattaram Patil, Shri Avinash Dattaram Patil, Shri Naresh Dattaram Patil, Shri Kamlakar Dattaram Patil, Shri Rajkumar Dattaram Patil, Smt. Stunanda Yagneshwar Patil, Smt. Anusaya Naresh Patil and their family members in favour of Shri Bharatkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel in respect of the larger property .</p> <p>ii. Development Agreement, dated 28th March, 2006 registered in the office of Sub-Registrar of Assurance at under Thane Sr.No.TNN-4/03130/2006, dated 10th April, 2006 executed by Smt. Sakhubai Mahadev Patil, Shri Namdeo Mahadev Patil, Shri Dinesh Mahadev Patil, Shri Shekar Mahadev Patil, Shri Ramesh Mahadev Patil, Shri Mohan Mukund Mhatre, Smt. Premila Mahadeo Patil, Smt. Hansa Prakash Patil and Smt. Lata Shriniwas Mhatre and their respective family members namely Smt. Vijayanti Namdev Patil, Vaishali Namdev</p>

	<p>Patil, Jyoti Namdev Patil, Smt. Naina Dinesh Patil, Amol Dinesh Patil, Milind Dinesh Patil, Smt. Kalpana Shekhar Patil, Bhavesh Shekhar Patil, Dakshata Shekhar Patil, Smt. Indu Ramesh Patil, Mayur Ramesh Patil, Arti Ramesh Patil and Yash Ramesh Patil in favour of Shri Bharatkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel in respect of the larger property .</p> <p>iii. Development Agreement, dated 17th March, 2006 registered in the office of Sub-Registrar of Assurance at under Thane Sr.No.TNN-4/04240/2006 dated 11th May, 2006 executed by Shri Jaywant Devram Patil, Shri Ramakant Devram Patil, Smt. Damayanti Kamlakar Patil, Smt. Geeta Kamlakar Kasar and their respective family members Smt. Lilabai Jaywant Patil, Smt. Usha Ramakant Patil, Sunita Ramakant Patil, Sandeep Ramakant Patil, Dakasta Ramakant Patil, Bhushan Ramakant Patil, Kishor Jaywant Patil, Bhavesh Kishor Patil, Rupesh Kishor Patil, Pushpa Kishor Patil and Nitin Jaywant Patil in favour of Shri Bharatkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel in respect of the larger property .</p> <p>iv. Development Agreement, dated 20th March,</p>
--	---

SWAPNIL D. NAIK

B.L.S., LL.B.

ADVOCATE, HIGH COURT

104, Saroj Plaza, Near Maxus Mall, Flyover Road, Bhayandar (West), Thane - 401 101.
Ph. : 28191739. Cell : 91675 24331. E-mail : adv.swapnilnaik@gmail.com

		<p>2006 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/04101/2006 dated 8th May, 2006 executed by Shri Suresh Shantaram Patil, Shri Harikishan Shantaram Patil, Shri Dilip Shantaram Patil, Shri Sanjay Shantaram Patil, Smt. Kunda Laxman Mhatre, Smt. Meena Ashok Mhatre, Smt. Mohini alias Rohini Jagdish Patil and their respective family members namely Smt. Narma Suresh Patil, Bhupesh Suresh Patil, Deepak Suresh Patil, Pooja Suresh Patil, Smt. Nalini Harikishan Patil, Ashwini Harikishan Patil, Smt. Jaymala Dilip Patil, Nitesh Dilip Patil, Sunil Dilip Patil, Harshala Dilip Patil, Karan Dilip Patil and Smt. Alka Sanjay Patil in favour of Shri Bharatkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel in respect of the larger property .</p>
2007	:	Registered document entry not found

2008	:	Development Agreement, dated 27 th December, 2007 registered in the office of Sub Registrar of Assurance at Thane, under Sr. No.TNN-4/78/2008 executed by Shri Jaywant Devram Patil, Shri Ramakant Devram Patil, Smt. Damyanti Kamlakar Patil, Smt. Geetabai Kamlakar Kasar, Shri Vaman Dattaram Patil, Shri Prakash Dattaram Patil, Shri Rajkumar Dattaram Patil, Shri Kamlakar Dattaram Patil, Smt. Sunanda Dyaneshwar Patil, Smt. Anusaya Naresh Patil, Smt. Bharti Parshuram Bhoir, Smt. Sushma Datta Patil, Shri Suresh Shantaram Patil, Shri Harikishan Shantaram Patil, Shri Deelip Shantaram Patil, Shri Sanjay Shantaram Patil, Smt. Kunda Laxmi Mhatre, Smt. Minabai Laxmi Mhatre and Smt. Mohini Jagdish Mhatre for self and through their constitute attorney Shri Shailesh Singh in favour Mr. Sajid Aasif Patel and Shri Ashraf Tatyapa Patel in respect of the larger property.
2009	:	" "
2010	:	" "
2011	:	Notice of Lis Pendens, dated 21st October, 2011 regarding the Special Civil Suit No. 248 of 2009 and the same was registered with Sub- Registrar of Assurance at Thane under Serial No. TNN-4/8192/2011

SWAPNIL D. NAIK

B.L.S., LL.B.

ADVOCATE, HIGH COURT

104, Saroj Plaza, Near Maxus Mall, Flyover Road, Bhayandar (West), Thane - 401 101.
Ph. : 28191739. Cell : 91675 24331. E-mail : adv.swapnilnaik@gmail.com

2012	:	Registered document entry not found
2013	:	Conveyance Deed, dated 29th December, 2012 registered in the office of Sub-Registrar of Assurance at Thane under Serial No. TNN-7/75/2013 executed by 1) Smt. Mankubai Mukund Mhatre alias Parbatibai M. Mhatre 2) Mr. Mohan Mukund Mhatre 3) Mrs. Hausabai Prakash Patil 4) Mrs. Revati Jaywant Patil 5) Mrs. Lata Shrinivas Mhatre and 6) Mrs. Premila Mahadev Patil for self and through their constituted attorney Mrs. Rubina A. Khan proprietor of M/s Fills Construction Co., 7) Mrs. Malti Mohan Mhatre 8) Mrs. Priyanka Kamalakar Patil 9) Mr. Hitesh Mohan Mhatre and 10) Ashwini Mohan Mhatre in favour of Mr. Shahnawaz A. Khan in respect of their undivided right, title, interest and share in Survey No. 26, Hissa No. 2 i.e. equivalent to an area admeasuring 628 sq. meters forming the portion of land bearing Survey No. 26, Hissa No. 2. admeasuring 3140 sq. meters situate, lying and being at Village Ghodbundar, Taluka and District Thane.
2014	:	" "
2015	:	" "
2016	:	" "
2017	:	" "

2018	:	Agreement for Right of Way, dated 20th October, 2018 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-1/15458/2018/1/200 executed by Mr. Gulam Rasui Shaikh, being the proprietor of M/s. R.R. Builders in favour of Shri Bhartkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel
2019	:	Registered document entry not found
2020	:	" "
2021	:	Conveyance Deed, dated 15th November, 2021 registered with the office of Sub-Registrar of Assurance at Thane under Serial No. TNN-4/16056/2021 executed by Mr. Shahnawaz A. Khan in favour of Shri Bhartkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel in respect of an area admeasuring 628 sq. meters forming the portion of land bearing Survey No. 26, Hissa No. 2 situate, lying and being at Village Ghodbundar, Taluka and District Thane.
2022	:	Registered document entry not found
2023	:	" "
2024	:	" "

SWAPNIL D. NAIK

B.L.S., LL.B.

ADVOCATE, HIGH COURT

104, Saroj Plaza, Near Maxus Mall, Flyover Road, Bhayandar (West), Thane - 401 101.
Ph : 28191739. Cell : 91675 24331. E-mail : adv.swapnilnaik@gmail.com

2025	:	<p>i. Agreement for Development, dated 29th March, 2025 registered in the office of Sub-Registrar of Assurance at Thane under Serial No. TNN-4/9544/2025 executed by Shri Bharatkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel in favour of M/s. Arihant Associates in respect of the said building viz. viz. Building No. 1 now known as A-1 Building consisting of Part Ground + Podium 1 Parking Floor + Podium 2 Parking Floor + 11 Upper Floors + Terrace Floor, measuring 5941.79 sq. meters to be constructed in the layout of larger property.</p> <p>ii. Supplementary Agreement, dated 14th April, 2025 registered in the office of Sub-Registrar of Assurance at Thane under Serial No. TNN-4/9548/2025 executed by and between Shri Bharatkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel of One Part and M/s. Arihant Associates of the Other Part.</p>
------	---	---

2. On perusal of the above mentioned documents and all the relevant documents relating to title of the larger property, I am of the opinion that the title to the larger property is clear, marketable and without any encumbrances.

OWNERS OF THE LARGER PROPERTY :

Sr. No.	Survey No.	Hissa No.	Area in sq.meters	Name of the Owners
1.	26	2	3140	Shri Bhartkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel.
2.	27	10/B	1690	Shri Bhartkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel.

3. The report reflecting the flow of the title of the Promoter on the larger property is enclosed as per **Annexure-D**.

Encl : Annexure

Place :Bhayandar

Date : 11th June, 2025.


(Advocate)

SWAPNIL D. NAIK

B.L.S., LL.B.

ADVOCATE, HIGH COURT

104, Saroj Plaza, Near Maxus Mall, Flyover Road, Bhayandar (West), Thane - 401 101.
Ph. : 28191739. Cell : 91675 24331. E-mail : adv.swapnilnaik@gmail.com

FLOW OF THE TITLE OF THE LARGER PROPERTY FOR ISSUANCE OF THE PRESENT SUPPLEMENTARY TITLE REPORT

1. DESCRIPTION OF THE PROPERTY:

ALL THOSE pieces and parcels of land bearing Survey No. 26, Hissa No. 2. admeasuring 3140 sq. meters and Survey No. 27, Hissa No. 10/B, admeasuring 1690 sq. meters, situate, lying and being at Village Ghodbundar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation.

1. I was informed by the partners of M/s. Arihant Associates that Shri Ajay A. Mirgal has taken searches in the office of Sub-Registrar of Assurance at Thane 1-2-5-4-7-10-12 from the year 1996 to till date pertaining to the larger property and accordingly, during the search, Shri Ajay A. Mirgal had come across the entries in respect of the larger property which are stated as hereinabove.

2. The partners of M/s. Arihant Associates have supplied to me various information and documents for the purpose of carrying out title investigation in respect of the larger property, in addition to the same the partners of M/s. Arihant Associates has sworn declaration in support of the information and documents supplied and provided to me which is annexed hereto to this report. Therefore, this report is based on the various information and documents supplied to me.

3. For the purpose of carrying out supplementary title investigation of the larger property, M/s. Arihant Associates has supplied to me the below documents as under:

- a) Photocopies of the 7/12 extract of the larger property .
- b) Photocopies of Mutation Entries.
- c) Photocopy of Development Agreement, dated 17th March, 2006, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/02852/ 2006 executed by and between the parties thereto.
- d) Photocopy of Power of Attorney, dated 28th March, 2006, registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/2853/2006 executed by and between the parties thereto.
- e) Photocopy of Development Agreement, dated 28th March, 2006 registered in the office of Sub-Registrar of Assurance at under Thane Sr.No.TNN-4/03130/2006, dated 10th April, 2006 executed by and between the parties thereto.
- f) Photocopy of Power of Attorney, dated 28th March, 2006, registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/3131/2006, dated 10th April, 2006 executed by and between the parties thereto.
- g) Photocopy of Development Agreement, dated 17th March, 2006 registered in the office of Sub-Registrar of Assurance at under Thane Sr.No.TNN-4/04240/2006 dated 11th May, 2006 executed by and between the parties thereto.
- h) Photocopy of Power of Attorney, dated 17th March, 2006, registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/4241/2006, dated 11th May, 2006 executed by and between the parties thereto.

SWAPNIL D. NAIK

B.L.S., LL.B.

ADVOCATE, HIGH COURT

104, Saroj Plaza, Near Maxus Mall, Flyover Road, Bhayandar (West), Thane - 401 101.
Ph. : 28191739. Cell : 91675 24331. E-mail : adv.swapnilnaik@gmail.com

- i) Photocopy of Development Agreement, dated 20th March, 2006 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/04101/2006 dated 8th May, 2006 executed by and between the parties thereto.
- j) Photocopy of Power of Attorney, dated 20th March, 2006, registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/4102/2006, dated 8th May, 2006 executed by and between the parties thereto.
- k) Photocopy of Agreement for Sale Cum Development 15th May, 2006 executed by and between the parties thereto.
- l) Development Agreement, dated 27th December, 2007 registered in the office of Sub Registrar of Assurance at Thane, under Sr. No.TNN-4/78/2008 executed by and between the parties thereto.
- m) Photocopy of Deed of Conveyance, dated 4th January, 2013 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.75/2013 executed by and between the parties thereto.
- n) Photocopy of Agreement for Right of Way, dated 20th October, 2018 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-1/15458/2018/1/200 executed by and between the parties thereto. .
- o) Photocopy of Conveyance Deed, dated 15th November, 2021 registered with the office of Sub-Registrar of Assurance at Thane under Serial No. TNN-4/16056/2021 executed by and between the parties thereto.

- p) Photocopy of Power of Attorney, dated 15th November, 2021 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/16057/2021 executed by and between the parties thereto.
- q) Photocopy of Memorandum of Understanding, dated 15th January, 2024 executed by and between the parties thereto.
- r) Photocopy of Agreement for Development, dated 29th March, 2025 registered in the office of Sub-Registrar of Assurance at Thane under Serial No. TNN-4/9544/2025 executed by and between the parties thereto.
- s) Photocopy of Irrevocable General Power of Attorney, dated 29th March, 2025 registered in the office of Sub-Registrar of Assurance at Thane under Serial No. TNN-4/9545/2025 executed by and between the parties thereto.
- t) Photocopy of Supplementary Agreement, dated 14th April, 2025 registered in the office of Sub-Registrar of Assurance at Thane under Serial No. TNN-4/9548/2025 executed by and between the parties thereto.
- u) Photocopy of Irrevocable General Power of Attorney, dated 14th April, 2025 registered in the office of Sub-Registrar of Assurance at Thane under Serial No. TNN-4/9550/2025 executed by and between the parties thereto.

5. Subject to whatever stated above my opinion with regard to larger property is as hereunder:

SWAPNIL D. NAIK

B.L.S., LL.B.

ADVOCATE, HIGH COURT

104, Saroj Plaza, Near Maxus Mall, Flyover Road, Bhayandar (West), Thane - 401 101.
Ph. : 28191739. Cell : 91675 24331. E-mail : adv.swapnilnaik@gmail.com

a. I hereby state and certify that title to the larger property viz. land bearing Survey No. 26, Hissa No. 2 admeasuring 3140 sq. meters and Survey No. 27, Hissa No. 10/B, admeasuring 1690 sq. meters, situate, lying and being at Village Ghodbundar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation is clear, marketable and free from all encumbrances and at present the larger property is not a subject matter of any pending litigations either before civil court or revenue authorities.

b. I state and certify that by executing an Agreement for Development, dated 29th March, 2025 registered in the office of Sub-Registrar of Assurance at Thane under Serial No. TNN-4/9544/2025 Shri Bharatkumar Purshottam Patel, Shri Rajkumar Purshottam Patel and Shri Bhavesh Purshottam Patel had agreed to grant the development rights of **said building** viz. Building No. 1 now known as A-1 Building consisting of Part Ground + Podium 1 Parking Floor + Podium 2 Parking Floor + 11 Upper Floors + Terrace Floor, admeasuring 5941.79 sq. meters to be constructed on the layout of land bearing Survey No. 26, Hissa No. 2, admeasuring 3140 sq. meters and Survey No. 27, Hissa No. 10/B, admeasuring 1690 sq. meters, situate, lying and being at Village Ghodbundar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation to M/s. Arihant Associates.

c. I state that the Commencement Certificate No. MBMCB/7008/2024/APL/0016/AutoDCR, dated 19th September, 2024 is issued by the Mira Bhayandar Municipal Corporation in respect of land bearing Survey No. 26, Hissa No. 2. admeasuring 3140 sq. meters, Survey No. 26, Hissa No. 3. admeasuring 4000 sq. meters and Survey No. 27, Hissa No. 10/B, admeasuring 1690 sq. meters, situate, lying and being at

Village Ghodbundar, Taluka and District Thane. However, the **said building** viz. Building No. 1 now known as A-1 Building consisting of Part Ground + Podium 1 Parking Floor + Podium 2 Parking Floor + 11 Upper Floors + Terrace Floor, admeasuring 5941.79 sq. meters is to be constructed on the layout of land bearing Survey No. 26, Hissa No. 2. admeasuring 3140 sq. meters and Survey No. 27, Hissa No. 10/B, admeasuring 1690 sq. meters, situate, lying and being at Village Ghodbundar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation.

d. I further state and certify that M/s. Arihant Associates is entitled to construct the **said building** viz. Building No. 1 now known as A-1 Building consisting of Part Ground + Podium 1 Parking Floor + Podium 2 Parking Floor + 11 Upper Floors + Terrace Floor, admeasuring 5941.79 sq. meters on the layout of land bearing Survey No. 26, Hissa No. 2. admeasuring 3140 sq. meters and Survey No. 27, Hissa No. 10/B, admeasuring 1690 sq. meters, situate, lying and being at Village Ghodbundar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation as per the permissions and sanctions granted by the authorities concerned including the Mira Bhayandar Municipal Corporation and to sell the flats and other premises in the building to be constructed by them in the layout of the larger property to the intending purchasers thereof by executing agreements under the provisions of Real Estate (Regulation & Redevelopment) Act, 2016 and Rules made thereunder.

SWAPNIL D. NAIK

B.L.S., LL.B.

ADVOCATE, HIGH COURT

104, Saroj Plaza, Near Maxus Mall, Flyover Road, Bhayandar (West), Thane - 401 101.
Ph. : 28191739. Cell : 91675 24331. E-mail : adv.swapnilnaik@gmail.com

I further state that there was centralization of the registration of documents therefore; the title of the above property was mostly based on the available documents referred above. The report is forwarded along with all the documents herein supplied to me for my perusal.

All the documents are returned herewith.

Place : Bhayandar

Date : 11th June, 2025.



(Advocate)

Housiey.com