

Date: 04/04/2025

.. FORMAT A

(CIRCULAR NO 28/2021)

To,  
MahaRERA,  
Mumbai.

**LEGAL TITLE REPORT:**

**SUB:** Title clearance certificate in respect of lands adm.29860 Sq. Meters of lands bearing (1) Old Survey No.578, New Survey No.246, Hissa No.4, adm. 330 Sq. Meters, (2) Old Survey No.645, New Survey No.244, Hissa No.4, adm. 2580 Sq. Meters, (3) Old Survey No.644, New Survey No.223, Hissa No.3, adm. 860 Sq. Meters, (4) Old Survey No.649, New Survey No.243, Hissa No.5, adm. 1102 Sq. Meters, (5) Old Survey No.645, New Survey No.244, Hissa No.2, adm. 2530 Sq. Meters, (6) Old Survey No.645, New Survey No.244, Hissa No.3, adm. 2430 Sq. Meters, (7) Old Survey No.644, New Survey No.223, Hissa No.4/A(part), adm. 1427 Sq. Meters, (8) Old Survey No.644, New Survey No.223, Hissa No.1, adm. 13908 Sq. Meters, (9) Old Survey No.644, New Survey No.223, Hissa No.2, adm. 1383 Sq. Meters, and (10) Old Survey No.643, New Survey No.198, Hissa No.4, adm. 3310 Sq. Meters, all of Revenue Village BHAYANDER, Taluka and District Thane, lying, being and situate at Bhayander (W), within the limits of Mira Bhayander Municipal Corporation, Registration sub District at Thane, Registration sub District at Thane, hereinafter referred to as "the said larger property".

We have investigated the title of **Building No. A – Wing** having F.S.I to the tune of **P-Line area 2900 square meters** out of total F.S.I of Plot Area **adm.4553.10 Sq. Meters** out of aggregate lands adm.29860 Sq. Meters of lands i.e. the said property on the request of Developers M/s. GRAND BUILD LAND DEVELOPERS LLP. on the basis of search report, 7/12 extract and various registered linking documents handed over to us for the investigation of the title of the said property like;  
Sr. No.

- 1) Description of the property.
- 2) The Documents of allotment of the said property aggregate lands adm.29860 Sq. Meters by a Development Agreement dated 30/10/2012 duly registered under Doc. No.TNN-7/07547/2012 alongwith General Power of Attorney and Deed of Exchange dated 23/12/2014 duly

- .. registered under Doc. No.TNN-7/9640/2014 and also a Deed of Confirmation cum Declaration dated 15/06/2023 Doc. No.TNN-8/13259/2023.
- 3) 7/12 extract issued by Talathi Saja Bhayander in respect of (1) Survey No.578/246/4 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal, (2) Survey No.645/244/4 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal, (3) Survey No.644/223/3 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal, (4) Survey No.649/243/5 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal, (5) Survey No.645/244/2 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal, (6) Survey No.645/244/3 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal, (7) Survey No.644/223/4-A(part) of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal, (8) Survey No.644/223/1 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal, (9) Survey No.644/223/2 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal and (10) Survey No.643/198/4 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal, showing the names of the owners under Mutation Entry No.7774, 6534 & 7587, respectively on each 7/12 extract of the said property, who had sold, assigned, transferred and handed over the development rights of the said property to M/s. GRAND BUILD LAND DEVELOPERS LLP. under Mutation Entry No.7774.
- 4) Search Report for 30 YEARS & more from the year 1990 till 2024.
- 5) Our Title Certificate dated 05/03/2025 shows the flow of the properties from owner's Shri Shayamsunder Radheshyam Agarwal & Another as owner, who had sold, assigned and transferred the development rights of the said property to M/s. GRAND BUILD LAND DEVELOPERS LLP. for development of the said property.



ON PERUSAL of the above mentioned documents and all other relevant documents relating to title of the said property we are on the opinion that the title of the Promoter M/s. GRAND BUILD LAND DEVELOPERS LLP. is clear, marketable and without any encumbrances.

Owners of the Lands:

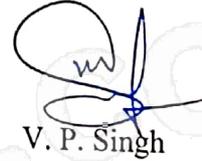
1. Shri Shayamsunder Radheshyam Agarwal & Another are the respective owners of the said property standing in their own names as absolute owners.

The report reflecting the flow of the title of Shri Shayamsunder Radheshyam Agarwal & Another on the said land by a Development Agreement mentioned above the development right is transferred to Developers M/s. GRAND BUILD LAND DEVELOPERS LLP. is enclosed herewith as annexure.

Encl: Annexure.

Place: BHAYANDER

DATE: 04/04/2025



V. P. Singh  
Advocate, High Court

FORMAT-A

(Circular No.:-28/ 2021)

FLOW OF THE TITLE OF THE LANDS

In respect of **Building No. A – Wing** having F.S.I to the tune of **P-Line area 2900 square meters** out of Plot Area **adm.4553.10 Sq. Meters** out of aggregate lands adm.29860 Sq. Meters of lands bearing (1) Old Survey No.578, New Survey No.246, Hissa No.4, adm. 330 Sq. Meters, (2) Old Survey No.645, New Survey No.244, Hissa No.4, adm. 2580 Sq. Meters, (3) Old Survey No.644, New Survey No.223, Hissa No.3, adm. 860 Sq. Meters, (4) Old Survey No.649, New Survey No.243, Hissa No.5, adm. 1102 Sq. Meters, (5) Old Survey No.645, New Survey No.244, Hissa No.2, adm. 2530 Sq. Meters, (6) Old Survey No.645, New Survey No.244, Hissa No.3, adm. 2430 Sq. Meters, (7) Old Survey No.644, New Survey No.223, Hissa No.4/A(part), adm. 1427 Sq. Meters, (8) Old Survey No.644, New Survey No.223, Hissa No.1, adm. 13908 Sq. Meters, (9) Old Survey No.644, New Survey No.223, Hissa No.2, adm. 1383 Sq. Meters, and (10) Old Survey No.643, New Survey No.198, Hissa No.4, adm. 3310 Sq. Meters, all of Revenue Village BHAYANDER, Taluka and District Thane, lying, being and situate at Bhayander (W), within the limits of Mira Bhayander Municipal Corporation, Registration sub District at Thane, Registration sub District at Thane, hereinafter referred to as “the said property”.

Sr. No.

1) 7/12 extract issued by Talathi Saja Bhayander :

- (1) Survey No.578/246/4 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal,
- (2) Survey No.645/244/4 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal,
- (3) Survey No.644/223/3 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal,
- (4) Survey No.649/243/5 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal,
- (5) Survey No.645/244/2 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal,
- (6) Survey No.645/244/3 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal,
- (7) Survey No.644/223/4-A(part) of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal,
- (8) Survey No.644/223/1 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal,
- (9) Survey No.644/223/2 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal and

- (10) Survey No.643/198/4 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal.  
7/12 extract reflects the status of the respective property as mentioned above on the date of application for registration.
2. (i) Survey No.578/246/4 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal and a Developers M/s. GRAND BUILD LAND DEVELOPERS LLP. jointly under Mutation Entry No.7774,  
(ii) Survey No.645/244/4 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal and a Developers M/s. GRAND BUILD LAND DEVELOPERS LLP. jointly under Mutation Entry No.7774,  
(iii) Survey No.644/223/3 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal and a Developers M/s. GRAND BUILD LAND DEVELOPERS LLP. jointly under Mutation Entry No.7774,  
(iv) Survey No.649/243/5 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal and a Developers M/s. GRAND BUILD LAND DEVELOPERS LLP. jointly under Mutation Entry No.7774,  
(v) Survey No.645/244/2 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal and a Developers M/s. GRAND BUILD LAND DEVELOPERS LLP. jointly under Mutation Entry No.7774,  
(vi) Survey No.645/244/3 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal and a Developers M/s. GRAND BUILD LAND DEVELOPERS LLP. jointly under Mutation Entry No.7774,  
(vii) Survey No.644/223/4-A(part) of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal and a Developers M/s. GRAND BUILD LAND DEVELOPERS LLP. jointly under Mutation Entry No.7774,  
(viii) Survey No.644/223/1 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal and a Developers M/s. GRAND BUILD LAND DEVELOPERS LLP. jointly under Mutation Entry No.7774,  
(ix) Survey No.644/223/2 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal and a Developers M/s.

GRAND BUILD LAND DEVELOPERS LLP. jointly under Mutation Entry No.7774 and

(x) Survey No.643/198/4 of property on 03/04/2025 showing the names of the owners Shri Shayamsunder Radheshyam Agarwal and a Developers M/s. GRAND BUILD LAND DEVELOPERS LLP. respectively under Mutation Entry No.6534 & 7587.

2) Search Report for 30 YEARS & more from the year 1990 till 2024 taken from Sub-Registrar Office of Thane-1-2-4-5-7 and 10 and on obtaining 7/12 & 6/12 Extract following details attached therein.

3) Our Title Certificate dated 05/03/2025 shows the flow of the properties from owners to the Promoters M/s. GRAND BUILD LAND DEVELOPERS LLP.

4) Litigations if any : NIL.

Place: BHAYANDER

DATE: 04/04/2025



V. P. Singh

Advocate, High Court