

To,

MAHARERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to all that piece and parcel of Land bearing Old Survey No. 221 and New Survey No. 195, Hissa No. 1 admeasuring 4,890 square meters out of which 4503.04 Sq. Meters and Old Survey No. 221, New Survey No. 195, Hissa No. 11, admeasuring 730 Sq. meters, [i.e. **total area of 5233.04 square meters**], both situate, lying and being at Village - Navghar, Taluka and District - Thane, now falling within the local limits of the Mira Bhayandar Municipal Corporation, hereinafter collectively referred to as "**The said Plots**".

I have investigated the title of the said Plot on the request of **JP INFRA & SALASAR BUILDCON LLP**, a limited liability partnership firm incorporated and governed by the Limited Liability Partnership Act, 2008, having its registered office at Salasar Business House, Ground & 1st Floor, Shree Vallabh, Near Dmart, 150ft Road, Bhayandar (West), Thane- 401101, through its designated Partners 1) Mr. Anand R. Agrawal and 2) Mr. Shubham V. Jain, on basis of the following documents;

1) DESCRIPTION OF PROPERTY-

All that piece and parcel of the Land bearing Old Survey No. 221 and New Survey No. 195, Hissa No. 1 admeasuring 4,890 square meters out of which 4503.04 Sq. Meters (Deduction of 386.96 Sq. Meters area for DP Road) and Old Survey No. 221, New Survey No. 195, Hissa No. 11, admeasuring 730 Sq. meters, [i.e. **total area of 5233.04 square meters**], both situate, lying and being at Village - Navghar, Taluka and District - Thane, now falling within the local limits

of the Mira Bhayandar Municipal Corporation, hereinafter collectively referred to as "The said Plots".

2) DOCUMENTS / AGREEMENT OF THE PLOTS -

- a) By virtue of duly registered Deed of Conveyance Cum Assignment dated 09th July, 2021 executed between the plots owner M/s. SEVEN ELEVEN CONSTRUCTION PRIVATE LIMITED as Vendor and JP INFRA & SALASAR BUILDCON LLP as Purchaser and registered in the office of Sub-Registrar of Assurance at Thane District bearing document Serial No. TNN1-9153/2021, dated 12/07/2021, for the said Plots and said first CC.
 - b) In pursuance to the execution of the said Deed of Conveyance Cum Assignment dated 09th July, 2021 the said M/s. SEVEN ELEVEN CONSTRUCTION PRIVATE LIMITED have also made and executed a Irrevocable Power of Attorney dated 09/07/2021, in favour of the JP INFRA & SALASAR BUILDCON LLP, herein, inter-alia, conferring upon various rights, powers and privileges, which are more particularly described in the said writing.
- 3) 7/12 Extract generated online dated 07/07/2020, bearing Mutation entry No. 2629.
- 4) SEARCH REPORT FOR 30 YEARS FROM 1990 TO 14th JULY, 2021-
- a) Search Report dated 1st April, 2019, for the period from 1990 to 2019 was carried out and issued by searcher P. Nikam for the said Plots.
 - b) Search Report dated 14th July, 2021, for the period from 2019 to 2021 was carried out and issued by searcher Narayan Kenny for the said Plots.
- 5) On perusal of the abovementioned documents and all other relevant documents relating to title of the said Plots, I am of the opinion that the title of the Promoter JP INFRA &

SALASAR BUILDCON LLP, for the said Plots is clear, marketable and without any encumbrances.

6) OWNERS OF THE SAID PLOTS-

- a) **JP INFRA & SALASAR BUILDCON LLP**, for all that piece and parcel of land bearing Old Survey No. 221 and New Survey No. 195, Hissa No. 1 admeasuring 4,890 square meters out of which 4503.04 Sq. Meters and Old Survey No. 221, New Survey No. 195, Hissa No. 11, admeasuring 730 Sq. meters, [i.e. **total area of 5233.04 square meters**], both situate, lying and being at Village - Navghar, Taluka and District - Thane, now falling within the local limits of the Mira Bhayandar Municipal Corporation.
- 7) The report reflecting the flow of the title of the Promoter **JP INFRA & SALASAR BUILDCON LLP** on the said Plots is enclosed herewith as annexure.

Encl. Annexure

Date: 14th July, 2021



Adv. A. M. Marlecha

MARLECHA & ASSOCIATES

FLOW OF THE TITLE OF THE SAID PLOTS

- 1. 7/12 EXTRACT AS ON DATE OF APPLICATION FOR REGISTRATION -**
M/S. Seven Eleven Construction Private Limited (Previous Owner)
JP Infra & Salasar Buildcon LLP (Present Owner) on basis of Deed of Conveyance cum Assignment and Irrevocable Power of Attorney.
- 2. MUTATION ENTRY DETAILS- No. In Process (application is Pending).**
- 3. SEARCH REPORT for 30 years taken from the Sub- Registrar office at Thane District 1, 2, 3, 4, 5, 7 and 10.**
- 4. ANY OTHER RELEVANT TITLE -** Title Certificate dated 04th April, 2019, for the period from 1990 to 2019 was carried out and issued by Adv. Nitish Kumar Verma of Saffron Law Firm.
- 5. LITIGATION IF ANY- Yes**
M/s. Gujarat Realtors and M/s. Zone Properties Pvt. Ltd. (being Defendant Nos. 7 and 9 respectively in the Special Civil Suit bearing No. 309 of 2010 in the Court of the Hon'ble Civil Judge, Senior Division Thane) has filed Civil Misc. Application bearing No. 719 of 2020 in the Court of the Hon'ble Joint Civil Judge, Senior Division Thane for rectification of technical error as can be ascertained from the Public Notice dated 17th December, 2020 issued by Adv D. R. Raja on behalf of M/s. Zone Properties Pvt. Ltd. inter-alia in respect of the said Plots. The said Civil Misc. Application vide No. 719 of 2020 is pending before the Hon'ble Court. Though till date no refraining order has been passed or any relief granted that effect the title of the said plots.

Date: 14th July, 2021



Adv. A. M. Marlecha