

FORMAT-A

(Circular No.:- 28/2021)

To,
MahaRERA
BKC, Housefin Bhavan, near RBI,
E Block, Bandra Kurla Complex,
Bandra East,
Mumbai, Maharashtra 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT piece and parcel of land bearing Survey No. 141, Hissa No. A/1, admeasuring 2180 sq. mtr. or thereabout situated at Revenue Village - Kamatghar, Taluka - Bhiwandi, District - Thane, within the registration and sub-registration district of Bhiwandi and within the city limits of Bhiwandi Nizampur City Municipal Corporation ("BNCCMC") (hereinafter referred as the "said property")

1/- I have investigated the title of the said plot on the request of M/s. Blissful Buildcon LLP and have perused the following documents i.e.:-

1) Description of the Property:

ALL THAT piece and parcel of land bearing Survey No. 141, Hissa No. A/1, admeasuring 2180 sq. mtr. or thereabout situated at Revenue Village - Kamatghar, Taluka - Bhiwandi, District - Thane, within the registration and sub-registration district of Bhiwandi and within the city limits of Bhiwandi Nizampur City Municipal Corporation ("BNCCMC").

2) The documents of allotment of plot:

As per the flow of title annexed hereto



- 3) 7/12 extract or property card along with the mutations mentioned therein.

As per the flow of title annexed hereto

- 4) Search report for 30 years from 1994 till 2023 carried out by Adv. Archana Khandu Thakare.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. Blissful Buildcon LLP is clear, marketable and without any encumbrances in respect of said Property.

Owners of the Land:

- (1) Mr. Vishwanath Chiranjivlal Jogani, (2) Mr. Sureshkumar Chiranjivlal Jogani, (3) Mr. Arunkumar Purshottam Jogani, (4) Mr. Yogeshkumar Jagdishprasad Jogani, & (5) Mrs. Kirandevi Ashok Jogani, of Survey No. 141, Hissa No. A/1, admeasuring 2180 sq. mtr. or thereabout.

3/- Litigation: -

We have not come across any litigations over the said property.

- 4/- The report reflecting the flow of the title of M/s. Blissful Buildcon LLP on the said land is enclosed herewith as annexure.

Encl.: Annexure.

Date: 25th Jan, 2024

Advocate.

Stamp



TO WHOM SO EVER IT MAY CONCERN

We have been requested by our clients M/s. BLISSFUL BUILDCON LLP, ("The Developer"), to give our title certificate in respect of ALL THAT piece and parcel of land bearing Survey No. 141, Hissa No. A/1, admeasuring 2180 sq. mtr. or thereabout situated at Revenue Village - Kamatghar, Taluka - Bhiwandi, District - Thane, within the registration and sub-registration district of Bhiwandi and within the city limits of Bhiwandi Nizampur City Municipal Corporation ("BNCMC") which is hereinafter referred to as the said "PROPERTY".

Based on the aforesaid, we have to report as under:

We have investigated the title of the said Owners on the said property by causing to take searches in the office of the Sub-Registrar of Assurances of Bhiwandi for 30 years from 1994 to 2023 carried out by Advocate Archana Khandu Thakare and submitted to us by their report dated 16th January, 2023 & 25th September, 2023, and public notice caused to be issued us in Free Press Journal, an English daily on 13th September, 2023, and Punyanagri, a Marathi daily on 12th September, 2023, based on the same we have to state that the Developer have acquired the Development Rights of the property being ALL THAT piece and parcel of land bearing Survey No. 141, Hissa No. A/1, admeasuring 2180 sq. mtr. or thereabout situated at Revenue Village - Kamatghar, Taluka - Bhiwandi, District - Thane, within the registration and sub-registration district of Bhiwandi and within the city limits of Bhiwandi Nizampur City Municipal Corporation ("BNCMC") in the following manner:

- a) One Mr. Mohammad Yusuf Mohammad Ibrahim Momin, was lawful owner of ALL THAT piece and parcel of land bearing Survey No. 141, Hissa No. A/1, admeasuring 2180 sq. mtr. or thereabout situated at Revenue Village - Kamatghar, Taluka - Bhiwandi, District - Thane,



within the registration and sub-registration district of Bhiwandi and within the city limits of Bhiwandi Nizampur City Municipal Corporation ("BNCMC") with the structure standing thereon, which is hereinafter referred to as the said **"PROPERTY"**.

- b) By a Sale Deed dated 24th July, 1973, registered with the Sub-Registrar of Assurances Bhiwandi under serial no. 483/1973, the above said Mr. Mohammad Yusuf Mohammad Ibrahim Momin, transferred and conveyed the said Property to (1) Mr. Purshottamlal Chiranjivlal Jogani, (2) Vishwanath Chiranjivlal Jogani, (3) Jagdishprasad Chiranjivlal Jogani, & (4) Sureshkumar Chiranjivlal Jogani, on such terms and conditions and more particularly described therein.
- c) The said Mr. Purshottamlal Chiranjivlal Jogani died intestate in year 1990, leaving behind his wife Mrs. Shankuntala Devi Purshottam Jogani and two sons (1) Mr. Ashok Purshottam Jogani & (2) Mr. Arunkumar Purshottam Jogani, as his only legal and surviving heirs as per the Law of succession applicable to him at the time of his death and by virtue of the mutation entry no. 5979 dated 10th August, 2013, the name of the said legal heirs were entered in the form 7/12 record of right.
- d) By a Gift Deed dated 13th October, 2010, registered with the Sub-Registrar of Assurances of Bhiwandi under serial no. BVD-2-6940/2010, executed between Mr. Jagdishprasad Chiranjivlal Jogani, therein referred to as the Donor of the One Part and Mr. Yogeshkumar Jagdishprasad Jogani, therein referred to as the Donee of the Other Part; the Donor therein granted, conveyed and transferred by way of gift to the Donee, his undivided share, right, title and interest in the said Property on the terms and conditions



more particularly set-out therein and by virtue of the mutation entry no. 6014 dated 1st November, 2013, the name of the said Donee was mutated in the form 7/12 record of right.

- e) Thereafter, Mr. Ashok Purshottam Jogani, died on 9th February, 2021, leaving behind his wife Mrs. Kirandevi Ashok Jogani and 3 sons namely (1) Mr. Munish Ashok Jogani, (2) Mr. Nakul Ashok Jogani, & (3) Mr. Manthan Ashok Jogani, as his only legal and surviving heirs as per the Law of succession applicable to him at the time of his death and by virtue of the mutation entry no. 7188 dated 30th May, 2022, the name of the legal heirs was mutated in the form 7/12 record of right.
- f) By a Gift Deed dated 16th March, 2021, registered with the Sub-Registrar of Assurances of Bhiwandi under serial no. BVD-2-3662/2021, executed between Mrs. Shankuntala Devi Purshottam Jogani through her Constituted Attorney Mr. Bhavya Arun Kumar Jogani, therein referred to as the Donor of the One Part and Smt. Kirandevi Ashok Jogani, therein referred to as the Donee of the Other Part; the Donor therein granted, conveyed and transferred by way of gift to the Donee 50% of her undivided share, right, title and interest in the said Property on the terms and conditions more particularly set-out therein and by virtue of the mutation entry no. 6933 dated 16th June, 2021 and mutation entry no. 7217 dated 14th July, 2022, the name of the said Donee was mutated in the form 7/12 record of right.
- g) By a Gift Deed dated 16th March, 2021, registered with the Sub-Registrar of Assurances of Bhiwandi under serial no. BVD-2-3663/2021, executed between Mrs. Shankuntala Devi Purshottam Jogani through her Constituted Attorney Mr. Bhavya Arun Kumar



Jogani, therein referred to as the Donor of the One Part and Mr. Arunkumar Purshottam Jogani, therein referred to as the Donee of the Other Part; the Donor therein granted, conveyed and transferred by way of gift to the Donee her balance 50% undivided share, right, title and interest in the said Property on the terms and conditions more particularly set-out therein and by virtue of the mutation entry no. 6934 dated 6th April, 2021 and mutation entry no. 7218 dated 14th July, 2022, the name of the said Donee was mutated in the form 7/12 record of right.

- h) By a Deed of Release dated 22nd August, 2022, registered with the Sub-Registrar of Assurance Bhiwandi serial no. BVD-1-11894/2022, executed between the above referred (1) Mr. Munish Ashok Jogani, (2) Mr. Nakul Ashok Jogani, & (3) Mr. Manthan Ashok Jogani, therein referred to as the Releasors of the One Part and Mrs. Kirandevi Ashok Jogani, therein referred to as the Releasee of the Other Part, the Releasors released all their co-ownership right, title and interest in respect of the said Property in favour of the Releasee upon such terms and conditions more particularly described therein and by virtue of the mutation entry no. 7241 dated 6th September, 2022, the name of the said Releasee was mutated in the form 7/12 record of right.
- i) By virtue of the above, (1) Mr. Vishwanath Chiranjivlal Jogani, (2) Mr. Sureshkumar Chiranjivlal Jogani, (3) Mr. Arunkumar Purshottam Jogani, (4) Mr. Yogeshkumar Jagdishprasad Jogani, & (5) Mrs. Kirandevi Ashok Jogani, are the lawful owners and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land bearing Survey No. 141/A/1, admeasuring 2180 sq. mtr. or thereabout situated at Revenue Village - Kamatghar, Taluka - Bhiwandi, District - Thane, within the registration and sub-



registration district of Bhiwandi and within the city limits of Bhiwandi Nizampur City Municipal Corporation ("BNCMC") hereto referred to as the "**SAID PROPERTY**".

- j) The said Property is jointly owned by each of Owner set-out herein and each of the co-owner enjoys undivided share, right, title and interest in the said property as set-out hereinbelow:

Name of Owner	% of undivided share
(1) Mr. Vishwanath Chiranjivlal Jogani	25.00%
(2) Mr. Sureshkumar Chiranjivlal Jogani	25.00%
(3) Mr. Arunkumar Purshottam Jogani	12.50%
(4) Mr. Yogeshkumar Jagdishprasad Jogani	25.00%
(5) Mrs. Kirandevi Ashok Jogani	12.50%
TOTAL	100.00%

- k) By a Development Agreement dated 21st May, 2023, registered with the Sub-registrar of Assurances Bhiwandi under serial no. BVD-3-3835-2023, dated 24th May, 2023, executed between (1) Mr. Vishwanath Chiranjivlal Jogani, (2) Mr. Sureshkumar Chiranjivlal Jogani, (3) Mr. Arunkumar Purshottam Jogani, (4) Mr. Yogeshkumar Jagdishprasad Jogani, & (5) Mrs. Kirandevi Ashok Jogani, therein referred to as the Owner of One Part and M/s. Blissful Buildcon LLP through their Partners (1) Mr. Shah Nawaz Farooque Ahmed Momin, (2) Mr. Bhagwan Nampelly Kodam, (3) Mr. Dhanaram Jasaji Chouhan, (4) Mr. Ikramuddin Amir Shaikh, (5) Mr. Adil Nasir Hussain Momin, (6) Mr. Vimal Bhoormal Jain, & (7) Mr. Saad Mujahid Ahmed Momin, the Owners thereby grant development rights of the ALL THAT piece and parcel of land bearing Survey No. 141, Hissa No. A/1, admeasuring 2180 sq. mtr. or thereabout situated at Revenue Village



- Kamatghar, Taluka - Bhiwandi, District - Thane, within the registration and sub-registration district of Bhiwandi and within the city limits of Bhiwandi Nizampur City Municipal Corporation ("BNCMC") with the structure standing thereon, therein referred to as the said Property.

- l) Pursuant to the said Development Agreement dated 24th May, 2023, the abovesaid owners i.e. (1) Mr. Vishwanath Chiranjivlal Jogani, (2) Mr. Sureshkumar Chiranjivlal Jogani, (3) Mr. Arunkumar Purshottam Jogani, (4) Mr. Yogeshkumar Jagdishprasad Jogani, & (5) Mrs. Kirandevi Ashok Jogani, therein have executed Irrevocable Power of Attorney in respect of the Subject Property in favour of (1) Mr. Adil Nasir Husain Momin, & (2) Mr. Bhagwan Nampelly Kodam, Designated Partners of M/s. Blissful Buildcon LLP to do various acts and deeds as referred under the Development Agreement. The said Power of Attorney is duly registered with the Sub-Registrar of Assurances at Bhiwandi, under Serial No. BVD-3-3836-2023 dated 24th May, 2023.
- m) The BNCMC granted approval to the said M/s. Blissful Buildcon LLP for construction of a multi-storied building on the said Property vide their approval no. 107/2022-2023, outward no. 2023 dated 6th July, 2023.
- n) By virtue of the above, the Developers viz. M/s Blissful Buildcon LLP is entitled to develop the said Property in accordance with the said Development Agreement dated 24th May, 2023 and the abovesaid approvals granted by the BNCMC.

We have also perused a file containing photocopies of the Agreements and other documents in respect of the acquisition of the said Property.



We record that as stated herein above that we have not found any charge registered with the Office of Sub-Registrars against the said Property. As per the Search Report submitted to us during the search no claim has been found during the search taken.

We also record that we have caused to be issued public notices in Free Press Journal, an English daily on 13th September, 2023 and Punyanagri, a Marathi daily on 12th September, 2023 and we confirm that we have not received any objections to the same till the date of issuance of this title certificate.

M/s. Blissful Buildcon LLP have executed a declaration stating that they have not created any charge, mortgage, or any third party right over the said Property or any part thereof in any manner whatsoever and that they have not deposited the original title documents in respect of the said Property with anyone as security or otherwise.

In the circumstances and subject to what is stated hereinabove an on the basis of the search report, the public notice, the declaration of the developer, the copies of title documents provided to us and other documents and information provided to us, we hereby certify that the title of M/s. Blissful Buildcon LLP to develop the said property is clear and marketable and free from reasonable doubts.

Dated this 25/01/2024.

For ABS Ansari & Co.



Adv. Abdul Bari Ansari

