Adv. Anilkumar Marlecha B.Com., LL.M
Advocate, Bombay High Court

FORMAT-A

(CIRCULAR NO. 28/2021)

To,
MAHARERA
Housefin Bhavan,
Plot No. C-21,
Banda Kurla Complex,
Bandra (East),
Mumbai - 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of land bearing;

[1] Old Survey No. 229, New Survey No. 22, Hissa No. 5 admeasuring 100 Sq. meters out of total land area of 480 Sq. meters.

[2] Old Survey No. 229, New Survey No. 22, Hissa No. 6 admeasuring 270 Sq. meters out of total land area of 680 Sq. meters, both situated at Village Navghar, Tal. & Dist. Thane, within the limits of Mira Bhayander Municipal Corporation (hereinafter serial no. 1 and 2 shall be collectively referred to as "First Property")

AND

[3] Old Survey No. 229, New Survey No. 22, Hissa No. 8, admeasuring area 1390 sq. mtrs, situated at Village Navghar, Tal. & Dist. Thane, within the limits of Mira Bhayander Municipal Corporation along with FSI in/of Building No. 1 consist of stilt + 12th upper floor however the same will be extended upto 18 upper floor as per new UDCPR-2020, viz., as per MBMC Plan (i.e., 2520.95 Sq. meters (equivalent to 27135.50 Sq. ft) and Building No. 1A consist of Ground + 2 upper floors, to be constructed on said land as per sanctioned by Mira-Bhayandar Municipal Corporation vide commencement certificate number

Off : B-108, Achalgiri Bldg, Padmavati Nagar, 150ft Rd, Near Maxus Mall, Bhayander (W) Thane - 401 101.
9220509409 / 9029262424 Adv.anilmarlecha@gmail.com

MNP/NR/3794/2021-22 dated 09.02.2022 appurtenant to the said land (hereinafter referred as Second Property).

I have investigated the title of the above-mentioned property on the request of **M/S. ARIHANT REALTY,** a Partnership firm constituted under the provisions of the Partnership Act, 1932 having its registered office at Shop No. 18, Venkatesh Heights, Maheshwari Bhavan Road, New Fire Brigade of MBMC, Bhayandar (W), Thane – 401 101, on the basis of the following documents:-

1) **DESCRIPTION OF THE PROPERTY:**

All that piece and parcel of land bearing:

[1] Old Survey No. 229, New Survey No. 22, Hissa No. 5 admeasuring 100 Sq. meters out of total land area of 480 Sq. meters.

[2] Old Survey No. 229, New Survey No. 22, Hissa No. 6 admeasuring 270 Sq. meters out of total land area of 680 Sq. meters, both situated at Village Navghar, Tal. & Dist. Thane, within the limits of Mira Bhayander Municipal Corporation (hereinafter serial no. 1 and 2 shall be collectively referred to as "First Property")

AND

[3] Old Survey No. 229, New Survey No. 22, Hissa No. 8, admeasuring area 1390 sq. mtrs, situated at Village Navghar, Tal. & Dist. Thane, within the limits of Mira Bhayander Municipal Corporation along with FSI in/of Building No. 1 consist of stilt + 12th upper floor however the same will be extended upto 18 upper floor as per new UDCPR-2020, viz., as per MBMC Plan (i.e., 2520.95 Sq. meters (equivalent to 27135.50 Sq. ft) and Building No. 1A consist of Ground + 2 upper floors, to be constructed on said land as per sanctioned by Mira-Bhayandar

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Municipal Corporation vide commencement certificate number MNP/NR/3794/2021-22 dated 09.02.2022 appurtenant to the said land (hereinafter referred as Second Property).

2) **DESCRIPTION OF THE PROPERTY:**

1) By and under a registered Re-Development Agreement dated 30.05.2023 bearing document No. TNN2-12680-2023 coupled with Irrevocable General Power of Attorney dated 30.05.2023 bearing document No. TNN2-12681-2023 the society known as **SHREE MANSADEVI CO-OPERATIVE HOUSING SOCIETY LTD.** granted the developments rights of the said First Property in favour of M/s. Arihant Realty upon the consideration, terms and conditions as agreed therein.

2) By and under an Agreement for Sale-cum-Development dated 16.01.2023 bearing document No. TNN8-1185-2023 coupled with Irrevocable General Power of Attorney dated 16.01.2023 bearing document No. TNN8-1186-2023 one M/s. Inder's Infra i.e., the owner granted development rights of all those piece and parcels of land bearing **Old Survey No. 229, New Survey No. 22, Hissa No. 8, admeasuring area 1390 sq. mtrs.** situated at Village Navghar, Tal. & Dist. Thane, within the limits of Mira Bhayander Municipal Corporation along with FSI in/of Building No. 1 consist of stilt + 12th upper floor and further extension as may granted by the corporation and Building No. 1A consist of Ground + 2 upper floors, to be constructed on said land as per sanctioned by Mira-Bhayandar Municipal Corporation vide commencement certificate number MNP/NR/3794/2021-22 dated 09.02.2022 appurtenant to the said land in favour of M/s. Arihant Realty upon the consideration, terms and conditions as agreed therein.

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3) Mira-Bhayandar Municipal Corporation has issued Commencement Certificate dated 29.12.2023 bearing Ref. No. MNP/NR/3166/2023-2024 in respect of the proposed building to be constructed on the said property consisting of Ground + 1 & 2 Floor + 3 & 4 Parking/Podium + 5 (Service Floor) + 6 to 17 Floors (6th Floor shall be transferred to Municipal Corporation Free of FSI). Upon issuance of the said Commencement Certificate, earlier commencement certificate number MNP/NR/3794/ 2021-22 dated 09.02.2022 came to be cancelled.

4) <u>SEARCH REPORT FOR 31 & 3 YEARS RESPECTIVELY FROM 1994 TO 2024 & 2021 TO 2024 IN RESPECT OF BOTH THE PROPERTIES</u>

i) Search Report dated 09.05.2023 issued by Sanjay D. Sawardekar, Searcher taken for the year 1994 to 2023 **(for 30 years) in respect of First Property**.

ii) Search Report dated 22.01.2024, issued by Sanjay D. Sawardekar, Searcher taken for the year 2023 to 2024 **(for 1 year) in respect of First & Second Property**.

iii) Title certificate dated 18.09.2021 issued by Advocate S. P. Singh and Search Report dated 23.09.2023, issued by Sanjay D. Sawardekar, Searcher taken for the year 01.09.2021 to 23.09.2023 **(for 02 years) in respect of Second Property.**

5) On perusal of the abovementioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of **M/S. ARIHANT REALTY**, in respect of the said property is clear, and without any encumbrances.

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6) **OWNER OF THE SAID PLOT:**

SHREE MANSADEVI CO-OPERATIVE HOUSING SOCIETY LTD. (First Property.

AND

M/s. Inder's Infra (Second Property)

7) The report reflecting the flow of the title of the Promoter **M/S. ARIHANT REALTY** on the said property is enclosed herewith as annexure.

Encl. Annexure
Date: 23.01.2024

(Adv. A. M. Marlecha)
Advocate, High Court

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FLOW OF THE TITLE OF THE SAID PLOT

1. **7/12/PROPERTY CARD EXTRACT AS ON DATE OF APPLICATION FOR REGISTRATION:**
   SHREE MANSADEVI CO-OPERATIVE HOUSING SOCIETY LTD. (First Property.
   AND
   M/s. Inder's Infra (Second Property)

2. **MUTATION ENTRY NO. 3210 DATED 21.02.2023 & 2906 DATED 03.02.2022**

3. **SEARCH REPORT FOR 31 & 3 YEARS RESPECTIVELY TAKEN FROM THE SUB-REGISTRAR'S OFFICE AT THANE.**

4. **ANY OTHER RELEVANT TITLE:** NIL

5. **LITIGATION IF ANY:** NO

ADV. ANILKUMAR MARLECHA M&A

Date: 23.01.2024

(Adv. A. M. Marlecha)
Advocate, High Court

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