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FORMAT – A

To,
MahaRERA
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 the following land situate at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation.

Sr. Nos.	Old Survey Nos.	New Survey Nos.	Hissa Nos.	Area in sq. meters
1.	181	50	7/A	3380
2.	181	50	9	400
3.	182	49	3	467
4.	181	50	7/B	3000
5.	182	49	6	600
6.	182	49	4	2610
7.	182	49	5	2070
8.	182	49	8	100
9.	181	50	10	217

(for short, the land described in the foregoing table shall be hereinafter jointly and collectively referred to as the **"Larger Property"** for the sake of brevity and convenience).

1. I have investigated the title on request of M/s. G.N Developers in respect of that layout of land bearing Old Survey No.182, New Survey No.49, Hissa No.4, Old Survey No. 182, New Survey No. 49 Hissa No. 5, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal Corporation.

1) **Description of Property:** The following land situate at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation.

Sr. Nos.	Old Survey Nos.	New Survey Nos.	Hissa Nos.	Area in sq. meters
1.	181	50	7/A	3380
2.	181	50	9	400
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6.	182	49	4	2610
7.	182	49	5	2070
8.	182	49	8	100
9.	181	50	10	217

2) **The document of allotment of the larger property:**

i. Agreement for Sale cum Development, dated 28th October, 2005, Shri Jayesh Kanji Maru had agreed to sell, transfer and assign the land bearing Old Survey No. 181, New Survey No. 50, Hissa No. 7/A, admeasuring 3380 sq. meters to Shri Uday Ghanshyam Naik, proprietor of M/s. G. N. Construction at the price and on the terms and conditions stipulated therein.

ii. Irrevocable General Power of Attorney, dated 26th May, 2006 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/4766/2006 executed by Shri Jayesh Kanji Maru in favour of Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction conferring upon him several powers inter-alia power to develop land bearing Old Survey No. 181, New Survey No. 50, Hissa No. 7/A, admeasuring 3380 sq. meters by constructing building/s thereon.

iii. Agreement for Sale cum Development, dated 18th April, 2008, Shri Kishor K. Shah had agreed to sell the land bearing Old Survey No. 181, New Survey No. 50, Hissa No. 9, admeasuring 400 sq. meters and Old Survey No. 182, New Survey No. 49, Hissa No. 3, admeasuring 467 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane to Shri Uday

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Ghanshyam Naik, proprietor of M/s. G. N. Construction at the price and on the terms and conditions stipulated therein.

iv. Irrevocable General Power of Attorney, dated 21st April, 2008 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/04767/2008 executed by Shri Kishor K. Shah in favour of Shri Uday Ghanshyam Naik, proprietor of M/s. G. N. Construction conferring upon him several powers inter-alia power to develop the land bearing Old Survey No. 181, New Survey No. 50, Hissa No. 9, admeasuring 400 sq. meters and Old Survey No. 182, New Survey No. 49, Hissa No. 3, admeasuring 467 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane by constructing building/s thereon.

v. Agreement for Sale cum Development, dated 9th July, 2005 M/s. United Corporation in its turn had agreed to sell, transfer and assign all its right, title and interest in respect of the land bearing Old Survey No.181, New Survey No.50, Hissa No. 7/B admeasuring 3000 sq. meters, situate, lying and being at village Mira, Taluka and District Thane to Shri Uday Ghanshyam Naik, proprietor of M/s. G. N. Construction at the price and on the terms and conditions stipulated therein.

vi. General Power of Attorney, dated 27th October, 2005 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/08095/2005 executed by M/s. United Corporation in favour of Shri Uday GhanshyamNaik, proprietor of M/s.G.N. Construction conferring upon him several powers inter-alia power to develop the land bearing Old Survey No.181, New Survey No.50, Hissa No. 7/B admeasuring 3000 sq. meters, situate, lying and being at village Mira, Taluka and District Thane by constructing building/s thereon.

vii. Agreement, dated 3rd December, 2007, Smt. Kusum Deepak Patil had agreed to sell the land bearing Old Survey No. 182, New Survey No. 49, Hissa No. 6, admeasuring 600 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane to Shri Uday Ghanshyam Naik, proprietor of M/s. G. N.

Construction at the price and on the terms and conditions stipulated therein.

viii. Irrevocable General Power of Attorney, dated 4th December, 2007 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/10459 /2007 executed by Smt. Kusum Deepak Patil had in favour of Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction, conferring upon him several powers inter-alia power to develop the land bearing Old Survey No. 182, New Survey No. 49, Hissa No. 6, admeasuring 600 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane by constructing building thereon.

ix. Agreement, dated 17th August, 2006, Shri Kishor K. Shah with the consent and confirmation of Shri Babulal Jaggannath Agarwal and Shri Premkumar Agarwal had agreed to sell the land bearing Old Survey No.182, New Survey No.49, Hissa No.4, admeasuring 2610 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane to Shri Uday Ghanshyam Naik, proprietor of M/s. G. N. Construction at the price and on the terms and conditions stipulated therein.

x. Irrevocable General Power of Attorney, dated 17th August, 2006 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/07113/2006 executed by Shri Kishor K. Shah in favour of Shri Uday Ghanshyam Naik, proprietor of M/s. G. N. Construction conferring upon him several powers inter-alia power to develop the land bearing Old Survey No.182, New Survey No.49, Hissa No.4, admeasuring 2610 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane by constructing building/s thereon.

xi. Development Agreement, dated 3rd May, 2007 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/04116/2007, Smt. Jayabai Yashwant Bhoir had agreed to grant and assign the development rights of the land bearing Old Survey No. 182, New Survey No. 49 Hissa No. 5, admeasuring 2070 sq. meters and Old Survey No. 182, New Survey No.

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49, Hissa No. 8, admeasuring 100 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane to Shri Uday Ghanshyam Naik, proprietor of M/s. G. N. Construction at the price and on the terms and conditions stipulated therein.

xii. Irrevocable General Power of Attorney, dated 3rd May, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/ 04117/2007 executed by Smt. Jayabai Yashwant Bhoir in favour of Shri Uday Ghanshyam Naik, proprietor of M/s. G. N. Construction conferring upon him several powers inter-alia power to develop the land bearing Old Survey No. 182, New Survey No. 49 Hissa No. 5, admeasuring 2070 sq. meters and Old Survey No. 182, New Survey No. 49, Hissa No. 8, admeasuring 100 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane by constructing building/s thereon.

xiii. Agreement for Sale cum Development, dated 7th June, 2007, Shri Sudhir Ghosalkar in his turn had agreed to sell the land bearing Old Survey No.181, New Survey No. 50, Hissa No.10, admeasuring 217 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane to Shri Uday Ghanshyam Naik, proprietor of M/s. G. N. Construction at the price and on the terms and conditions stipulated therein.

xiv. Irrevocable General Power of Attorney, dated 28th November, 2007 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/10281/2007 executed by Shri Sudhir Ghosalkar in the capacity of Smt. Chaguna Kanha Gharat and others in favour of Shri Uday Ghanshyam Naik, proprietor of M/s. G.N.Construction conferring upon him several powers inter-alia power to develop the land bearing Old Survey No.181, New Survey No. 50, Hissa No.10, admeasuring 217 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane by constructing building/s thereon.

xv. Development Agreement, dated 6th January, 2012 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-7/860/2012

executed by Smt. Vimal Kanha Gharat in favour of Shri Uday Ghanshyam Naik, proprietor of M/s. G. N. Construction in respect of land bearing Old Survey No.181, New Survey No. 50, Hissa No.10, admeasuring 217 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayander Municipal Corporation.

xvi. Deed of Conveyance, dated 6th February, 2012 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-7/867/2012 executed by Smt. Kamlabai Hukumchand Bhoir, Smt. Dwarkabai Manohar Bhoir and Shri Nitesh Manohar Bhoir in favour of Shri Uday Ghanshyam Naik, proprietor of M/s. G. N. Construction in respect of land bearing Old Survey No.181, New Survey No. 50, Hissa No.10, admeasuring 217 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayander Municipal Corporation.

xvii. Development Agreement, dated 12th March, 2012 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN- 7/1943/2012 executed by Shri Uday Ghanshyam Naik, proprietor of M/s. G. N. Construction in favour of M/s. Shashwat Developers in respect of Building No. 19, 'A' Type, admeasuring 2879.01 sq. meters of F.S.I. the then to be constructed in the layout of the larger property.

xix. Power of Attorney, dated 12th March, 2012 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-7/1944/2012 executed by Shri Uday Ghanshyam Naik, proprietor of M/s. G. N. Construction in favour of the partners of M/s. Shashwat Developers in respect of Building No. 19, 'A' Type, admeasuring 2879.01 sq. meters of F.S.I. the then to be constructed in the layout of the larger property.

xx. Development Agreement, dated 30th November, 2019 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN- 10/9435/2019 executed by Shri Uday Ghanshyam Naik, proprietor of M/s. G. N.

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Construction in favour of M/s. G.N. Developers in respect of Building No. 21 i.e. 'C' Type to be constructed in the layout of land bearing Old Survey No.182, New Survey No.49, Hissa No.4, Old Survey No. 182, New Survey No. 49 Hissa No. 5, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal Corporation.

xxi. Development Agreement, dated 10th June, 2022 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN- 10/9506/2022 executed by Shri Uday Ghanshyam Naik, proprietor of M/s. G. N. Construction in favour of M/s. Raj Infraempire Pvt. Ltd., in respect of Building No. 22 i.e. 'D' Type the then to be constructed in the layout of land bearing Old Survey No. 182, New Survey No. 49, Hissa No. 6, Old Survey No.182, New Survey No.49, Hissa No.4, Old Survey No. 182, New Survey No. 49 Hissa No. 5 and Old Survey No. 182, New Survey No. 49, Hissa No. 8, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal Corporation.

xxii. Irrevocable General Power of Attorney, dated 10th June, 2022 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-10/9507/2022 executed by Shri Uday Ghanshyam Naik, proprietor of M/s. G. N. Construction in favour of the directors of M/s. Raj Infraempire Pvt. Ltd., develop the Building No. 22 i.e. 'D' Type then to be constructed in the layout of land bearing Old Survey No. 182, New Survey No. 49, Hissa No. 6, Old Survey No.182, New Survey No.49, Hissa No.4, Old Survey No. 182, New Survey No. 49 Hissa No. 5, and Old Survey No. 182, New Survey No. 49, Hissa No. 8, situate, lying and being at Village Mira, Taluka and District Thane.

xxiii. Deed of Conveyance, dated 22nd December, 2020, registered in the Office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/9737/2020 executed by Shri Anil Motiram Bhoir and others in favour of Shri Shashvat Building No.

1 to 5 Co-operative Housing Society Ltd., in respect of land bearing Old Survey No. 181, New Survey No. 50, Hissa No. 7/A, admeasuring 3380 sq.meters and Old Survey No. 181, New Survey No. 50, Hissa No. 7/B, admeasuring 3000 sq.meters, situate at Village Mire, Taluka and District Thane.

xxiv. Supplementary Agreement for Development, dated 13th December, 2023, registered in the Office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-10/22194/2023 executed by Shri Uday Ghanshyam Naik, proprietor of M/s. G. N. Construction in favour of M/s. G.N. Developers in respect of the Building No. 21 i.e. 'C' Type to be constructed in the layout of the land bearing Old Survey No.182, New Survey No.49, Hissa No.4, Old Survey No. 182, New Survey No. 49 Hissa No. 5, situate, lying and being at Village Mira, Taluka and District Thane.

xxv. Irrevocable General Power of Attorney, dated 16th January, 2024 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-10/1040/2024 executed by Shri Uday Ghanshyam Naik, proprietor of M/s. G.N.Construction in favour of the partners of M/s. G.N. Developers conferring upon them several powers inter-alia power to develop Building No. 21 i.e. 'C' Type then to be constructed in the layout of land bearing Old Survey No.182, New Survey No.49, Hissa No.4, Old Survey No. 182, New Survey No. 49 Hissa No. 5, situate, lying and being at Village Mira, Taluka and District Thane.

2. **Details of Mutation Entries :** As mentioned in the Title Search Report, dated 21st December, 2023.

3. Search Report, dated 21st October, 2022, Search Report, dated 28th February, 2023 taken by Shri Ajay A. Mirgal and Search Report, dated 28th November, 2023 taken by Shri Sharad Pawar Search Clerk in the office of Sub-Registrar of Assurance at Thane Nos. 1-2-4-5-7-10-12 from the year 1993 to February, 2023 pertaining to the larger property.

On perusal of the documents and all other relevant documents relation to title of the larger property as mentioned in Title Search Report, dated 9th December,

. *Supriya D. Naik*
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2023, I hereby state and certify that title to the larger property is clear, marketable and free from all encumbrances. I further state and certify that M/s. G.N Developers is entitled to develop and construct Building No. 21 i.e. 'C' Type to be constructed in the layout of land bearing Old Survey No.182, New Survey No.49, Hissa No.4, Old Survey No. 182, New Survey No. 49 Hissa No. 5, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal Corporation by constructing buildings thereon as per the permissions and sanctions granted by the authorities concerned including the Mira Bhayandar Municipal Corporation and also be entitled to sell the flats and other premises in the buildings to be constructed by him 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.

4A. **OWNERS OF THE LARGER PROPERTY:**

Old Survey Nos.	New Survey Nos.	Hissa Nos.	Area in sq. meters	Name of Owners
181	50	7/A	3380	Shri Shashwat Co.Op Hsg. Society Ltd and Building No. 1 to 5.
181	50	9	400	Shri Anil Motiram Bhoir, Shri Rajshri Motiram Bhoir, Smt. Vasanti Motiram Bhoir and The Estate Investment Co.Pvt. Ltd.
182	49	3	467	Shri Anil Motiram Bhoir, Smt. Rajshri Motiram Bhoir, Smt. Vasanti Motiram Bhoir and The Estate Investment Co.Pvt. Ltd.
181	50	7/B	3000	Building No. 1 to 5
182	49	6	600	Smt. Kusum Dipak Patil and The Estate Investment Co. Pvt. Ltd.
182	49	4	2610	Shri Atmaram Laxman Patil, Smt.

				Nirmala Laxman Patil, Shri Mahendra Laxman Patil, Shri Shekhar Laxman Patil and The Estate Investment Co. Pvt. Ltd.
182	49	5	2070	Smt. Jayabai Yaswant Bhoir and The Estate Investment Co. Pvt. Ltd.
182	9	8	100	
181	50	10	217	Shri Vishnu Vistur Bhoir, Smt. Kamlabai Jukumchand Bhoir, Shri Madhukar Vistur Bhoir, Smt. Chandrakala Vijay Thobre, Shri Pramod Ramchandra Bhoir, Smt. Girjabai Ramchandra Bhoir, Chaguna Kanto Gharat, Shri Anand Kashinath Patil, Smt. Rohini Atmaram Patil, Shri Vinod Ramchandra Bhoir, Shri Vimal Kanho Gharat, Shri Nitin Raju Patil, Smt. Kavita Raju Patil, Smt. Mohini Raju Patil, Smt. Yogita Janaradhan Patil and The Estate Investment Co. Pvt. Ltd.

4B. **OWNERS OF THE LAND TO BE DEVELOPED BY M/S. G.N.DEVELOPERS:**

Old Survey Nos.	New Survey Nos.	Hissa Nos.	Area in sq. meters	Name of Owners
182	49	4	2610	Shri Atmaram Laxman Patil, Smt. Nirmala Laxman Patil, Shri Mahendra Laxman Patil, Shri Shekhar Laxman Patil & The Estate Investment Co. Pvt. Ltd.
182	49	5	2070	Smt. Jayabai Yaswant Bhoir and The Estate Investment Co. Pvt. Ltd.

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5. The report reflecting the flow of the title of the larger property is enclosed herewith as annexure.

6. M/s. G.N. Developers is entitled to develop the land bearing Old Survey No.182, New Survey No.49, Hissa No.4, Old Survey No. 182, New Survey No. 49 Hissa No. 5, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal Corporation by constructing buildings thereon as per the permissions and sanctions granted by the authorities concerned including the Mira Bhayandar Municipal Corporation

Encl: Annexure
Date: 19th March, 2024

Advocate