

FORMAT A

(CIRCULAR NO. 28/2021)

To,

MAHARERA AUTHORITY

BANDRA, MUMBAI

Sub: Title Clearance Certificate in respect of all that piece and parcel of land bearing:

[1] Old Survey No. 276, New Survey No. 79, Hissa No. 5, admeasuring 830 sq. mtrs,

[2] Old Survey No. 275, New Survey No. 83, Hissa No. 5, admeasuring 3190 sq. mtrs,

[3] Old Survey No. 272, New Survey No. 84, Hissa No. 4, admeasuring 4180 sq. mtrs,

All lying, being and situated at Village- Navghar, Taluka and District Thane, within the limits of Mira Bhayandar Municipal Corporation (hereinafter referred to as '**the said properties**').

On basis of the documents provided, I have investigated the title of the said properties on the request of **[1] MR. NILESH P. JAIN (HUF), [2] MR. HARISH P. JAIN (HUF), [3] MISS KAVITA P. JAIN, [4] MRS. PUSHPA P. JAIN AND [5] MR. DINESH N. PATEL (HUF)** all Adult, Indian Inhabitants, 1 to 4 having their office at Walchand Darshan, Opp. D'Mart, Off. 150 Feet Road, Bhayandar (West), Tal. & Dist. Thane – 401 101, and No. 5 residing at 3A/62, Rustoomji Regency, J. S. Road, Dahisar (W), Mumbai – 400 068, and the following documents i.e.: -

1) **DESCRIPTION OF THE PROPERTY:**

All that piece and parcel of land bearing:

[1] Old Survey No. 276, New Survey No. 79, Hissa No. 5, admeasuring 830 sq. mtrs.

[2] Old Survey No. 275, New Survey No. 83, Hissa No. 5, admeasuring 3190 sq. mtrs.

[3] Old Survey No. 272, New Survey No. 84, Hissa No. 4, admeasuring 4180 sq. mtrs.

All lying, being and situated at Village- Navghar, Taluka and District Thane, within the limits of Mira Bhayandar Municipal Corporation.

2) **DOCUMENTS OF ALLOTMENT OF PROPERTY:**

i) By a Deed of Conveyance, dated 26th July, 2013, registered in the office of Sub-Registrar, Thane under Sr. No. TNN- 7/5726/2013, dated 29th July, 2013, executed by original owners Smt. Parvatibai Pandurang Patil and others sold, transferred and conveyed the said properties to M/s. Arihant Housing, for the consideration mentioned therein. Simultaneous to the execution of the said Deed of Conveyance, dated 26th July, 2013, the said Smt. Parvatibai Pandurang Patil and others had executed an Irrevocable General Power of Attorney dated 26th July, 2013, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7 /5727/2013, dated 29th July, 2013, in favour of the partners of M/s. Arihant Housing, conferring upon them several powers inter-alia power to deal with the said properties.

ii) By and under a Release Deed dated 27.02.2017, duly registered before the Sub-Registrar of Assurance Thane bearing document No. TNN4-692-2017 on 28.02.2017, The Estate Investment Co. Pvt. Ltd. released their claim, rights, title and interest of the property bearing Survey No. Old Survey No. 272, New Survey No. 84, Hissa No. 4 in

favour of M/s. Arihant Housing for the consideration and upon the terms and conditions as mentioned therein.

- iii) By a Deed of Conveyance, dated 23rd February, 2017, registered in the office of Sub-Registrar, Thane under Sr. No. TNN- 7/2083/2017, executed by the said M/s. Arihant Housing sold, transferred and conveyed the said properties to Mr. Nilesh P. Jain (HUF) & Others, for the consideration mentioned therein.
- iv) By and under a Release Deed dated 06.09.2021, duly registered before the Sub-Registrar of Assurance Thane bearing document No. TNN4-12050-2021 The Estate Investment Co. Pvt. Ltd. released their claim, rights, title and interest of the property bearing Survey No. Old Survey No. 276, New Survey No. 79, Hissa No. 5 and Old Survey No. 275, New Survey No. 83, Hissa No. 5 in favour of Mr. Dinesh N. Patel (H.U.F.) & Ors for the consideration and upon the terms and conditions as mentioned therein.
- 3) The 7/12 extracts of the said properties stands in the name of **[1] MR. NILESH P. JAIN (HUF), [2] MR. HARISH P. JAIN (HUF), [3] MISS KAVITA P. JAIN, [4] MRS. PUSHPA P. JAIN AND [5] MR. DINESH N. PATEL (HUF).**
- 4) 3 separate Search Report all dated 30.07.2013, issued by Mr. S. Pawar, Search Clerk, taken for the year 1999 to 2013 in respect of the above-mentioned properties and 3 separate Search Report all dated 07.11.2023, issued by Mr. Sanjay Sawardekar, Searcher, taken for the year 2013 to 2023 from the office of Sub-Registrar of Assurance at Thane.
- 5) On perusal of the abovementioned document and all other relevant document relating to the title of the said property, I am of the opinion

that the title of [1] MR. NILESH P. JAIN (HUF), [2] MR. HARISH P. JAIN (HUF), [3] MISS KAVITA P. JAIN, [4] MRS. PUSHPA P. JAIN AND [5] MR. DINESH N. PATEL (HUF), of the said properties are clear, marketable and without any encumbrances.

- 6) **OWNER OF THE LAND:** Names of [1] MR. NILESH P. JAIN (HUF), [2] MR. HARISH P. JAIN (HUF), [3] MISS KAVITA P. JAIN, [4] MRS. PUSHPA P. JAIN AND [5] MR. DINESH N. PATEL (HUF) are appearing in the 7/12 extract of the said property.
- 7) **QUALIFYING COMMENTS:** Title of [1] MR. NILESH P. JAIN (HUF), [2] MR. HARISH P. JAIN (HUF), [3] MISS KAVITA P. JAIN, [4] MRS. PUSHPA P. JAIN AND [5] MR. DINESH N. PATEL (HUF), in respect of the said properties are clear, marketable and without any encumbrances.
- 8) The report reflecting the flow of the title of [1] MR. NILESH P. JAIN (HUF), [2] MR. HARISH P. JAIN (HUF), [3] MISS KAVITA P. JAIN, [4] MRS. PUSHPA P. JAIN AND [5] MR. DINESH N. PATEL (HUF), of the said properties is enclosed herewith as an annexure.

Encl. Annexure

Dated on this 07th day of November, 2023



Adv. A.M. Marlecha

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FLOW OF THE TITLE OF THE SAID PLOT

1. 7/12 extracts in the name of Owners (Enclosed herewith).
2. Mutation Entry: 2477 (Survey No. 84/4), 2600 (Survey No. 79/5 & Survey No. 83/5) respectively. (Enclosed herewith).
3. 3 separate Search Report all dated 30.07.2013, issued by Mr. S. Pawar, Search Clerk, taken for the year 1999 to 2013 in respect of the above-mentioned properties and 3 separate Search Report all dated 07.11.2023, issued by Mr. Sanjay Sawardekar, Searcher, taken for the year 2013 to 2023 from the office of Sub-Registrar of Assurance at Thane. (Enclosed herewith).
4. Any other relevant title: NA.
5. Litigation if any: No.

Dated on this 07th day of November, 2023



Adv. A.M. Marlecha