

Drupad Patil

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ADVOCATE HIGH COURT, MUMBAI

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To,

MahaRERA,

Bandra.

10/09/2025

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to property bearing Survey No. 33/1/A, 33/1/B, 33/1/C/1, 33/1/C/2, 33/1/C/3, 33/1/D, 33/1/F, 33/1/H, 33/1/E, 33/1/L, 33/1/M, 33/1/N, 34/6 and as per TILR Survey No. 33 Hissa No. 1/1, 1/2, 1/3, 1/4, 1/9, 1/11, 1/12, 1/13 all situated at Village: Kolivali, Taluka: Kalyan, District: Thane. (Hereinafter referred to as "**said Plot**") and on the basis of following documents supplied to me by SQYLINES Builders LLP with respect to construction work of building '**NIRVANA GARDENS**' Phase - 2, '**Wing-B-IRIS**' admeasuring 1977.21 sq. mtrs. out of total area adm. 10,820/- as mentioned in the table hereinafter, I am issuing this Title Certificate in respect of property described hereinabove.

(1) I have investigated the title of the said plot on the request of /s. SQYLINES Builders LLP, A limited liability Partnership Firm, having registered address at: Near Meera NX Hospital, Kalyan Ambernath Road, Ulhasnagar, and following documents i.e.,:-

1. **Description of the Property:** Survey No. 33/1/A, 33/1/B, 33/1/C/1, 33/1/C/2, 33/1/C/3, 33/1/D, 33/1/F, 33/1/H, 33/1/E, 33/1/L, 33/1/M, 33/1/N, 34/6 and as per TILR Survey No. 33 Hissa No. 1/1, 1/2, 1/3, 1/4, 1/9, 1/11, 1/12, 1/13 all situated at Village: Kolivali, Taluka: Kalyan, District: Thane.

2. **The Documents of allotment of Plot:**

- a. Copies of Mutation Entries.
- b. Copies of 7/12 Extracts of the said Property.
- c. Copies of Deed of Conveyance dated 13.11.2009.
- d. Copies of Deed of Conveyance dated 28.10.2009.

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- e. Copies of Deed of Conveyance dated 28.10.2009.
- f. Copies of Development Agreement dated 23.5.2023
- g. Copies of Deed of conveyance dated 21.11.2023
- h. Copies of Deed of conveyance dated 21.11.2023
- i. Copy of Exchange Deed dated 18.7.2024.

Sr. No.	Survey No.	Area (sq. mtrs.)	Owners
1.	Old Survey No. 33/1/6 (F) [New Survey No. 33/1F]	910	Anusuya Mohan Bhoir, Shobha Ashok Jadhav, Chandrashekhar Damodar Bhide and Deepika Chandrashekhar Bhide.
2.	Old Survey No. 33/1/4/(D) [New survey No. 33/1D]	930	Anusuya Mohan Bhoir, Shobha Ashok Jadhav, Chandrashekhar Damodar Bhide and Deepika Chandrashekhar Bhide.
3.	Old Survey No. 33/1/11/(L) [New Survey No. 33/1L]	510	Anusuya Mohan Bhoir, Shobha Ashok Jadhav, Chandrashekhar Damodar Bhide and Deepika Chandrashekhar Bhide.
4.	Old Survey No. 33/1/3 (P) [New Survey No. 33/1/K3]	1060	Anusuya Mohan Bhoir, Shobha Ashok Jadhav, Chandrashekhar Damodar Bhide and Deepika Chandrashekhar Bhide.
5.	Old Survey No. 33/13 [New Survey No. 33/1N]	150	Anusuya Mohan Bhoir, Shobha Ashok Jadhav, Chandrashekhar Damodar Bhide and Deepika Chandrashekhar Bhide.

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6.	Old Survey No. 33/1/3(P)K/1, [New Survey No. 33/1/K1]	480	Anusaya Mohan Bhoir, Shobha Ashok Jadhav, Chandrashekhar Damodar Bhide, Priyanka Chandrashekhar Bhide and Dipika Chandrashekhar Bhide.
7.	Old Survey No. 33/1/2B, [New Survey No. 33/1B]	1470	Anusaya Mohan Bhoir, Shobha Ashok Jadhav, Chandrashekhar Damodar Bhide, Priyanka Chandrashekhar Bhide and Dipika Chandrashekhar Bhide.
8.	Old Survey No. 33/1/9E, [New Survey No. 33/1E]	1040	Anusaya Mohan Bhoir, Shobha Ashok Jadhav, Chandrashekhar Damodar Bhide, Priyanka Chandrashekhar Bhide and Dipika Chandrashekhar Bhide.
9.	Old Survey No. 33/1/1A [New Survey No. 33/1A]	1240	Anusaya Mohan Bhoir, Shobha Ashok Jadhav, Chandrashekhar Damodar Bhide, Priyanka Chandrashekhar Bhide and Dipika Chandrashekhar Bhide.
10.	Old Survey No. 33/1/8H [New Survey No. 33/1H]	1370	Anusaya Mohan Bhoir, Shobha Ashok Jadhav, Chandrashekhar Damodar Bhide, Priyanka Chandrashekhar Bhide and Dipika Chandrashekhar Bhide.
11.	Old Survey No. 33/1/3(P)C/2, [New Survey No. 33/1/K2]	660	Anusaya Mohan Bhoir, Shobha Ashok Jadhav, Chandrashekhar Damodar Bhide,

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			Priyanka Chandrashekhar Bhide and Dipika Chandrashekhar Bhide.
12.	Old Survey No. 33/1/12/(M) [New Survey No. 33/1M]	1000	M/s. Sqyline Builders LLP.
13.	Old Survey No. 34/6 [New Survey No. 34/6]	496	M/s. Sqyline Builders LLP.

3. 7/12 Extracts and Mutation Entries issued by the Revenue Authorities are mentioned in the Flow of Title of the said land.

4. Search Report for 30 years from 1972 to 2023.

(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. Sqyline Builders LLP, is clear, marketable and without any encumbrances:

Owners of Land: -

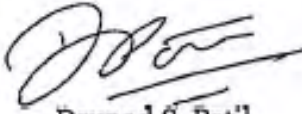
- a. Smt. Anusaya Mohan Bhoir b. Shobha Ashok Jadhav c. Chandrashekhar Damodar Bhide d. Priyanka Chandrashekhar Bhide e. Deepika Chandrashekhar Bhide (After marriage alias Deepika Yati Bhagwat)
- f. M/s. Sqyline Builders LLP Partner Trust Through
Mr. Mohan H. Tharwani &
Mr. Mokshay P. Sadhwani

(3) The report reflecting the flow of the title of the M/s. Sqyline Builders LLP on the said land is enclosed herewith as annexure.

(4) Any pending Litigations of the said Property: Nil.

Encl.: Annexure

Date: 10th September 2025


Drupad S. Patil
Advocate

FORMAT - A

FLOW OF THE TITLE OF THE AFORMENTIONED PROPERTY:

❖ **Old Survey No. 33/1/6 (F) [New Survey No. 33/1F] adm. 910 sq. mtrs., Old Survey No. 33/1/4/(D) [New survey No. 33/1D] adm. 930 sq. mtrs. and Old Survey No. 33/1/11/(L) [New Survey No. 33/1L] adm. 510 sq. mtrs.**

1. Mutation Entry No. 61 dated 22.4.1964.
2. Mutation Entry No. 141 dated 27.5.1967.
3. Mutation Entry No. 444 dated 5.9.1996.
4. Sale Deed dated 11.11.2009, registered at Sr. No. 7912 of 2009. The names of purchasers were recorded in revenue record vide Mutation Entry No. 704.
5. Registered Development Agreement dated 19.4.2011 and consequential POA registered in the office of sub registrar, Kalyan-2 at Sr. 3933 of 2011 and 3934 of 2011.
6. Mutation Entry No. 1280 dated 12.10.2021.
7. The Supplementary Agreement and consequential POA registered at Sr. No. 3944 of 2015 and 3945 of 2015.
8. Deed of cancellation dated 23.3.2023 registered at Sr. No. 7137 of 2023. Power of attorneys were revoked vide registered Deed of revocation dated 23.3.2023, registered at Sr. No. 7138 of 2023.
9. Anusuya Mohan Bhoir, Shobha Ashok Jadhav, Chandrashekhar Damodar Bhide and Deepika Chandrashekhar Bhide have executed a Registered Development Agreement dated 23.5.2023 the owners viz, Anusaya Mohan Bhoir, Shobha Ashok Jadhav, Chandrashekhar Damodar Bhide, Priyanka Chandrashekhar Bhide and Dipika Chandrashekhar Bhide have assigned the development rights in respect of said land. The Development Agreement was

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registered in the office of Sub Registrar, Kalyan at Sr. no. 7139 of 2023 and a consequential General Power of Attorney dated 23.5.2023 with regards said lands in favour of M/s. Sqylines Builders LLP through its partner Shri. Mohan H. Tharwani.

❖ **Old Survey No. 33/1/3 (P) [New Survey No. 33/1/K3] adm. 1060Sq. Mtrs. And Old Survey No. 33/13 [New Survey No. 33/1N) adm. 150 Sq. Mtrs.**

- i. Mutation Entry No. 16 dated 22.12.1936.
- ii. Mutation Entry No. 17 dated 24.3.1942.
- iii. Mutation Entry No. 305 dated 27.8.1988.
- iv. Sale Deed dated 11.11.2009, registered at Sr. No. 7912 of 2009. The names of purchasers were recorded in revenue record vide Mutation Entry No. 705.
- v. Registered Development Agreement dated 19.4.2011 and consequential POA were registered in the office of sub registrar, Kalyan-2 at Sr. 3933 of 2011 and 3934 of 2011.
- vi. Mutation Entry No. 1280 dated 12.10.2021.
- vii. The Supplementary Agreement and consequential POA registered at Sr. No. 3944 of 2015 and 3945 of 2015.
- viii. Deed of cancellation dated 23.3.2023 registered at Sr. No. 7137 of 2023. Power of attorneys were revoked vide registered Deed of revocation dated 23.3.2023, registered at Sr. No. 7138 of 2023.
- ix. Anusuya Mohan Bhoir, Shobha Ashok Jadhav, Chandrashekhar Damodar Bhide and Deepika Chandrashekhar Bhide have executed a General Power of Attorney dated 23.5.2023 with regards said lands in favour of M/s. Sqylines Builders LLP through its partner Shri. Mohan H. Tharwani.

❖ Old Survey No. 33/1/3(P)K/1, [New Survey No. 33/1/K1] adm. 480 sq. mtrs.

- i. Mutation Entry No. 16 dated 22.12.1936.
- ii. Mutation Entry No. 17 dated 24.3.1942.
- iii. Mutation Entry No. 77 dated 22.3.1964.
- iv. Mutation Entry No. 307 dated 5.12.1983.
- v. Mutation Entry No. 513 dated 21.11.2002.
- vi. Mutation Entry No. 700 dated 7.10.2009
- vii. Sale Deed dated 13.11.2009 registered at Sr. No. 7914 of 2009. Names of purchasers were recorded in revenue record vide Mutation Entry No. 706 dated 23.11.2009.
- viii. Registered Development Agreement dated 19.4.2011 consequential POA were registered in the office of sub registrar, Kalyan-2 at Sr. 3933 of 2011 and 3934 of 2011.
- ix. Mutation Entry No. 1280 dated 12.10.2021.
- x. Supplementary Agreement dated 22.5.2015 supplementary to above referred D.A. dated 19.4.2011. Supplementary Agreement and consequential POA were registered at Sr. No. 3944 of 2015 and 3945 of 2015.
- xi. Deed of cancellation dated 23.3.2023 registered at Sr. No. 7137 of 2023. Power of attorneys were revoked vide registered Deed of revocation dated 23.3.2023, registered at Sr. No. 7138 of 2023.
- xii. Vide Registered Development Agreement dated 23.5.2023 the owners viz, Anusaya Moharn Bhoir, Shobha Ashok Jadhav, Chandrashekhar Damodar Bhide, Priyanka Chandrashekhar Bhide and Dipika Chandrashekhar Bhide have assigned the development rights in respect of said land. The Development Agreement was registered in the office of Sub Registrar, Kalyan at Sr. no. 7139 of 2023.

- xiii. Anusuya Mohan Bhoir, Shobha Ashok Jadhav, Chandrashekhar Damodar Bhide and Deepika Chandrashekhar Bhide have executed a General Power of Attorney dated 23.5.2023 with regards said lands in favour of M/s. Sqylines Builders LLP through its partner Shri. Mohan H. Tharwani.

❖ **Old Survey No. 33/1/2B, [New Survey No. 33/1B] adm. 1470 sq. mtrs. and Old Survey No. 33/1/9E, [New Survey No. 33/1E] adm. 1040 sq. mtrs.**

- i. Mutation Entry No. 16 dated 22.12.1936.
- ii. Mutation Entry No. 17 dated 24.3.1942.
- iii. Mutation Entry No. 77 dated 22.3.1964.
- iv. Mutation Entry No. 307 dated 5.12.1983.
- v. Mutation Entry No. 513 dated 21.11.2002.
- vi. Mutation Entry No. 700 dated 7.10.2009
- vii. Sale Deed dated 13.11.2009 registered at Sr. No. 7914 of 2009. Names of purchasers were recorded in revenue record vide Mutation Entry No. 706 dated 23.11.2009.
- viii. Registered Development Agreement dated 19.4.2011 consequential POA were registered in the office of sub registrar, Kalyan-2 at Sr. 3933 of 2011 and 3934 of 2011.
- ix. Mutation Entry No. 1280 dated 12.10.2021.
- x. Supplementary Agreement dated 22.5.2015 supplementary to above referred D.A. dated 19.4.2011. Supplementary Agreement and consequential POA were registered at Sr. No. 3944 of 2015 and 3945 of 2015.
- xi. Deed of cancellation dated 23.3.2023 registered at Sr. No. 7137 of 2023. Power of attorneys were revoked vide registered Deed of revocation dated 23.3.2023, registered at Sr. No. 7138 of 2023.

- xii. Vide Registered Development Agreement dated 23.5.2023 the owners viz, Anusaya Mohan Bhoir, Shobha Ashok Jadhav, Chandrashekhar Damodar Bhide, Priyanka Chandrashekhar Bhide and Dipika Chandrashekhar Bhide have assigned the development rights in respect of said land. The Development Agreement was registered in the office of Sub Registrar, Kalyan at Sr. no. 7139 of 2023.
- xiii. Anusaya Mohan Bhoir, Shobha Ashok Jadhav, Chandrashekhar Damodar Bhide and Deepika Chandrashekhar Bhide have executed a General Power of Attorney dated 23.5.2023 with regards said lands in favour of M/s. Sqylines Builders LLP through its partner Shri. Mohan H. Tharwani.

❖ Old Survey No. 33/1/1A [New Survey No. 33/1A] adm. 1240 Sq. Mtrs. and Old Survey No. 33/1/8H [New Survey No. 33/1H] adm. 1370 Sq. Mtrs.

- i. Mutation Entry No. 16 dated 22.12.1936.
- ii. Mutation Entry No. 17 dated 24.3.1942.
- iii. Mutation Entry No. 88 dated 22.3.1964 and Mutation Entry No. 343 dated 28.1988.
- iv. Sale Deed dated 12.11.2009 registered at Sr. No. 7913 of 2009. Names of purchasers were recorded in revenue record vide Mutation Entry No. 707 dated 23.12.2009.
- v. Registered Development Agreement dated 19.4.2011 and consequential POA were registered in the office of sub registrar, Kalyan-2 at Sr. 3933 of 2011 and 3934 of 2011.
- vi. Mutation Entry No. 1280 dated 12.10.2021.
- vii. Supplementary Agreement dated 22.5.2015 supplementary to above referred D.A. dated 19.4.2011. Supplementary Agreement and

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consequential POA were registered at Sr. No. 3944 of 2015 and 3945 of 2015.

- viii. Registered Deed of revocation dated 23.3.2023, registered at Sr. No. 7138 of 2023.
- ix. Vide Registered Development Agreement dated 23.5.2023 the owners viz, Anusaya Mohan Bhoir, Shobha Ashok Jadhav, Chandrashekhar Damodar Bhide, Priyanka Chandrashekhar Bhide and Dipika Chandrashekhar Bhide have assigned the development rights in respect of said land. The Development Agreement was registered in the office of Sub Registrar, Kalyan at Sr. no. 7139 of 2023.
- x. Anusaya Mohan Bhoir, Shobha Ashok Jadhav, Chandrashekhar Damodar Bhide and Deepika Chandrashekhar Bhide have executed a General Power of Attorney dated 23.5.2023 with regards said lands in favour of M/s. Sqylines Builders LLP through its partner Shri. Mohan H. Tharwani.

❖ **Old Survey No. 33/1/3(P)C/2, [New Survey No. 33/1/K2] adm. 660 sq. mtrs.**

- i. Mutation Entry No. 16 dated 22.12.1936.
- ii. Mutation Entry No. 17 dated 24.3.1942.
- iii. Mutation Entry No. 180 and Mutation Entry No. 344 dated 2.8.1988.
- iv. Mutation Entry No. 301 dated 20.9.1982
- v. Mutation Entry No. 561 dated 14.8.2006.
- vi. Sale Deed dated 13.11.2009 registered at Sr. No. 7909. Names of Purchasers were recorded vide Mutation Entry No. 709 dated 23.11.2009.

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- vii. Registered Development Agreement dated 19.4.2011 and consequential POA were registered in the office of sub registrar, Kalyan-2 at Sr. 3933 of 2011 and 3934 of 2011.
- viii. Mutation Entry No. 1280 dated 12.10.2021.
- ix. Supplementary Agreement dated 22.5.2015 was supplementary to above referred D.A. dated 19.4.2011. Supplementary Agreement and consequential POA were registered at Sr. No. 3944 of 2015 and 3945 of 2015.
- x. Deed of cancellation dated 23.3.2023 said deed was registered at Sr. No. 7137 of 2023. Even the power of attorneys were revoked vide registered Deed of revocation dated 23.3.2023, registered at Sr. No. 7138 of 2023.
- xi. Vide Registered Development Agreement dated 23.5.2023 the owners viz, Anusaya Moharn Bhoir, Shobha Ashok Jadhav, Chandrashekhar Damodar Bhide, Priyanka Chandrashekhar Bhide and Dipika Chandrashekhar Bhide have assigned the development rights in respect of said land. The Development Agreement was registered in the office of Sub Registrar, Kalyan at Sr. no. 7139 of 2023.
- xii. Anusaya Mohan Bhoir, Shobha Ashok Jadhav, Chandrashekhar Damodar Bhide and Deepika Chandrashekhar Bhide have executed a General Power of Attorney dated 23.5.2023 with regards said lands in favour of M/s. Sqylines Builders LLP through its partner Shri. Mohan H. Tharwani.

❖ **Old Survey No. 33/1/12/(M) [New Survey No. 33/1M] adm. 1000 sq. mtrs.**

1. Mutation Entry No. 189 dated 5.2.1974.
2. Mutation Entry No. 1362.

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3. Registered Sale Deed dated 21.11.2023 M/s. Sqyline Builders LLP has purchased the part of said land. Effect of said fact was given in 7/12 by Mutation Entry No. 1440.
4. Registered Sale Deed dated 22.11.2023 M/s. Sqyline Builders LLP has purchased the remaining part of said land. Effect of said fact was given in 7/12 extract by Mutation Entry No. 1441.
5. General Power of Attorney dated 21.11.2023 M/s. Sqyline Builders LLP has been granted Power of Attorney to carry out construction on the said land.
6. Deed of Exchange dated 18.7.2024 between M/s. Sqyline Builders with Kalyan Dombivali Municipal Corporation to the extent of 496 sq. mtrs. from out of 1000 sq. mtrs.

❖ Old Survey No. 34/6 [New Survey No. 34/6] adm. 496 sq. mtrs.

1. Mutation Entry No. 119 dated 22.4.1964
2. Mutation Entry No. 233 dated 23.4.1978
3. Mutation Entry No. 355 dated 10.4.2009
4. Mutation Entry No. 448 dated 7.11.2006
5. Mutation Entry No. 364 dated 31.1.2015
6. Mutation Entry No. 502 dated 30.11.2001
7. Mutation Entry No. 775 dated 19.7.2011
8. Mutation Entry No. 854 dated 16.2.2013
9. Mutation Entry No. 1053 dated 8.8.2017
10. Mutation Entry No. 1137 dated 30.11.2019
11. Mutation Entry No. 1475 dated 10.9.2024
12. Deed of Exchange dated 18.7.2024 between M/s. Sqyline Builders with Kalyan Dombivali Municipal Corporation to the extent of 496 sq. mtrs.

❖ 7/12 Extracts and Mutation Entries issued by the Revenue Authorities are mentioned in the Flow of Title of the said land.

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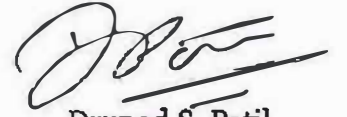
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- ❖ **Search Report for 30 years from 1972 to 2023 issued by Shri. G. H. Jagtap.**
- ❖ **Any other Relevant Title: Nil.**
- ❖ **Any pending Litigations of the said Property: Nil.**

Date: 10th September 2025
Mumbai



Drupad S. Patil
Advocate

