P. Hari
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ADVOCATE, HIGH COURT

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FORMAT – A

To,
MahaRERA.

LEGAL TITLE REPORT

Sub : Title Clearance Certificate in respect of lands or grounds bearing details as under:-

Sr. No.	Old Survey No.	New No.	Hissa No.	Area Sq. mtrs.
1.	241	34	10	230
2.	236	30	11	380
3.	237	186	3	630
4.	241	34	6	975
5.	236	30	10	630
			Total →	**2,845**
	Right of Way			
6.	236	30	7	65

thereabout, all situate at, being and lying at Revenue Village – Navghar, Taluka & District – Thane, now falling within the local limits of Mira Bhayandar Municipal Corporation.

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As per the instructions of M/s. Anjanikumar Co. Pvt. Ltd. and M/s. Mayur Construction, I have investigated the title of the abovesaid properties, based on the following documents:-

1) **Description of property:-**

i) **Old Survey No. 241, New Survey No. 34, Hissa No. 10,** admeasuring 230 sq. mtrs. or thereabout **["Property No. 1"];**

ii) **(1) Old Survey No. 236, New Survey No. 30, Hissa No. 11,** admeasuring 380 sq. mtrs. or thereabout **& (2) Old Survey No. 237, New Survey No. 186, Hissa No. 3,** admeasuring 630 sq. mtrs. or thereabout **["Property No. 2"];**

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iii) **Old Survey No. 241, New Survey No. 34, Hissa No. 6,** admeasuring 975 sq. mtrs. or thereabout **["Property No. 3"];**

iv) **Old Survey No. 236, New Survey No. 30, Hissa No. 10,** admeasuring 630 sq. mtrs. or thereabout **["Property No. 4"];**

v) **Right of Way** through land bearing **Old Survey No. 236, New Survey No. 30, Hissa No. 7,** admeasuring 65 sq. mtrs.;

all situate at, being and lying at Revenue Village – Navghar, Taluka & District – Thane, now falling within the local limits of Mira Bhayandar Municipal Corporation and Property No. 1, Property No. 2, Property No. 3 & Property No. 4 are hereinafter collectively referred to as **"The Said Property"**.

a) **The document pertaining to the title of the Said Property:-**

I. **Property No. 1:-**

i) Duly registered Deed of Conveyance dated 23rd October 2020 [Regn. No. TNN4-6347-2020] by and between one M/s. Gujarat Enterprise, as the Vendor and one Shri. Manish Nandlal Bhutra & Shri. Manish Nandkumar Patil, as the Purchasers;

ii) Duly registered Deed of Conveyance dated 15th March 2022 [Regn. No. TNN4-4690-2022] by and between Shri. Manish Nandlal Bhutra, as the Vendor and M/s. Anjani Kumar Company Pvt. Ltd., as the Purchaser, of an area of 115 sq. mtrs., in Property No. 1;

iii) Mutation Entry No. : 1885/2984;

iv) Release from Estate Investment Co. Pvt. Ltd. vide it letter bearing No. EI/NOC/778/2012 dated 28th September 2012.

II. **Property No. 2:-**

i) Duly registered Deed of Conveyance dated 31st December 2012 [Regn. No. TNN7-1313-2013] by and between Shri. Dwarkanath Pandurang Patil & 7 Others, as the Vendors and (1) Smt. Gayatri Ramautar Bhutra, (2) Shri. Manish Nandkumar Patil & (3) Smt. Bharti N. Patil, as the Purchasers;

ii) Duly registered Deed of Gift dated 21st October 2021 [Regn. No. TNN4-14570-2021] executed by Smt. Bharti N. Patil, as the Donor and Shri. Manish Nandkumar Patil, as the Donee, in respect of 25% undivided share and rights in Property No. 2;

iii) Duly registered Deed of Conveyance dated 15th March 2022 [Regn. No. TNN4-4693-2022] by and between Smt. Gayatri Ramautar Bhutra, as the Vendor, Shri. Manish Nandkumar Patil, as the Confirming Party and M/s. Anjani Kumar Co. Pvt. Ltd., as the Purchaser, in respect of 50% undivided share and rights in Property No. 2;

iv) Mutation Entry No. : 2982;

III. **Property No. 3:-**

i) Agreement dated 27th November 2003, executed by Jagannath Ramchandra Bhaoir & Others, as the Vendors and (1) Smt. Gayatri Ramautar Bhutra, (2) Shri. Manish Nandkumar Patil & (3) Smt. Bharti N. Patil, as the Purchasers;

ii) Duly registered Deed of Conveyance dated 31st December 2012 [Regn. No. TNN7-1311-2013] by and between Jagannath Ramchandra Bhaoir & Others, as the Vendors and (1) Smt. Gayatri Ramautar Bhutra, (2) Shri. Manish Nandkumar Patil & (3) Smt. Bharti N. Patil, as the Purchasers;

iii) Duly registered Deed of Gift dated 21st October 2021 [Regn. No. TNN4-14570-2021] executed by Smt. Bharti N. Patil, as the Donor and Shri. Manish Nandkumar Patil, as the Donee, in respect of 25% undivided share and rights in Property No. 3;

iv) Duly registered Deed of Conveyance dated 15th March 2022 [Regn. No. TNN4-4696-2022] by and between Smt. Gayatri Ramautar Bhutra, as the Vendor, Shri. Manish Nandkumar Patil, as the Confirming Party and M/s. Anjani Kumar Co. Pvt. Ltd., as the Purchaser, in respect of 50% undivided share and rights in Property No. 3;

v) Mutation Entry No. : 2984;

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IV. **Property No. 4:-**

i) Deed of Conveyance dated 22nd September 2009 [Regn. No. TNN7-4994-2009] by and between Shri. Ramesh Gunwantrai Salot & Shri. Atul Gunwantrai Salot, as the constituted attorneys of Dinanath & 3 Others, Sushila & 4 Others and Harishchandra & 4 Others, as the Vendors and (1) Shri. Manish Nandlal Bhutra & (2) Shri. Manish Nandkumar Patil, as the Purchasers;

ii) Duly registered Deed of Conveyance dated 15th March 2022 [Regn. No. TNN4-4691-2022] by and between Shri. Manish Nandlal Bhutra, as the Vendor and M/s. Anjani Kumar Company Pvt. Ltd., as the Purchaser, of an area of 315 sq. mtrs., in Property No. 4;

iii) Mutation Entry No. : 2986/2609-ULC;

b) 7/12 Extracts issued by Talathi, Village – Navghar, Taluka & District – Thane.

c) Title Certificate dated 08th May 2024, issued by Adv. P. Hari.

d) Names in the 7/12 Extracts : M/s. Anjani Kumar Company Pvt. Ltd. & Shri. Manish Nandkumar Patil.

V. **Right of Way:-**

A strip of land admeasuring 65 sq. mtrs. from land bearing New

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Survey No. 236, New Survey No. 30, Hissa No. 7, by way duly registered Right of Way dated 29th August 2016 [Regn. No. TNN4-4808-2016 dated 26th October 2016].

On the perusal of the abovementioned documents and all other relevant documents relating to the title of the abovesaid property, I am of the opinion that the title in respect of the abovesaid 4 nos. properties, are clear and marketable and without any encumbrances.

Owners of 4 Nos. Properties Hereinabove, As Per 7/12 Extracts:-

M/s. Anjani Kumar Company Pvt. Ltd. & Shri. Manish Nandkumar Patil, i.e. one of the partners of M/s. Mayur Construction.

The report reflecting the flow of the title of the owners viz:- M/s. Anjani Kumar Company Pvt. Ltd. & Shri. Manish Nandkumar Patil, i.e. one of the partners of M/s. Mayur Construction, of the abovesaid property is enclosed herewith.

Bhayandar,
08th May 2024

Encl.:-

1) Copy of Title Certificate dated 08th May 2024.
2) 7/12 Extracts.

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FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extracts as on the date of application for registration.

2) Mutation Entries Nos. 1885/2984, 2982, 2984, 2986/2609-ULC.

3) Relevant title:-

a] **Property No. 1:-**

i) Duly registered Deed of Conveyance dated 23rd October 2020 [Regn. No. TNN4-6347-2020].

ii) Duly registered Deed of Conveyance dated 15th March 2022 [Regn. No. TNN4-4690-2022]

b] **Property No. 2:-**

i) Duly registered Deed of Conveyance dated 31st December 2012 [Regn. No. TNN7-1313-2013].

ii) Duly registered Deed of Gift dated 21st October 2021 [Regn. No. TNN4-14570-2021].

iii) Duly registered Deed of Conveyance dated 15th March 2022 [Regn. No. TNN4-4693-2022].

c] **Property No. 3:-**

i) Agreement dated 27th November 2003.

ii) Duly registered Deed of Conveyance dated 31st December 2012 [Regn. No. TNN7-1311-2013].

iii) Duly registered Deed of Gift dated 21st October 2021 [Regn. No. TNN4-14570-2021].

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iv) Duly registered Deed of Conveyance dated 15th March 2022 [Regn. No. TNN4-4696-2022].

d] **Property No. 4:-**

i) Deed of Conveyance dated 22nd September 2009 [Regn. No. TNN7-4994-2009].

ii) Duly registered Deed of Conveyance dated 15th March 2022 [Regn. No. TNN4-4691-2022].

e] **Right of Way:-**

Right of Way dated 29th August 2016 [Regn. No. TNN4-4808-2016 dated 26th October 2016].

4) Litigation : Nil

Bhayandar,
08th May 2024

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Dist. Thane Pin - 401 101