

FORMAT – A

To,
The Maharashtra Real Estate Regulatory Authority,
Housefin Bhavan, Bandra Kurla Complex,
Bandra (East), Mumbai – 400012.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the Project “**Sheetal Dhara**” situated on Plots No. 121, 122, 139 & 140, Old Survey No. 733 (part), **New Survey No. 124 (Part) of Village Bhayandar**, Taluka and District Thane, PIN 401107 admeasuring aggregate area of 1,816 Sq. Mtr., (the area for plan passing is taken as 1800 Sq. Mtrs. as per old 7/12 Extract), to be developed by Promoter **M/s. J. K. Associates**.

I have investigated the title of the Property based on the request of the Promoter - **M/s. J. K. Associates**, a Partnership Firm incorporated under the Indian Partnership Act, 1932, having its registered office at Shop No. 9, Sheetal Park, Sheetal Nagar, Mira Road (East), Thane - 401107, (hereinafter referred to as “the **Promoter**”) and perused the copies of the following documents:

1) Description of the property:

- i) By virtue of a Sale Deed dated 15th February, 1988 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. 1126/1988, Mrs. Kamini P. Shah and Shri Sudhir Jaswantlal Shah had sold and transferred **Plot No., 121**, Old Survey No. 733 (Part), **New Survey No. 124 Hissa No. 34**, admeasuring **413 sq. meters** (the area for plan passing is taken as 410 Sq. Mtrs. as per old 7/12 Extract) to the Promoter M/s. J. K. Associates for the consideration mentioned therein.



- ii) By virtue of a Sale Deed, dated 15th February, 1988 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. 1128/1988, Shri Sudhir Jaswantlal Shah and Shri Sunil Ratilal Shah had sold and transferred **Plot No. 122**, Old Survey No. 733 (Part), **New Survey No. 124 Hissa No. 35**, admeasuring **389 sq. meters** (the area for plan passing is taken as 490 Sq. Mtrs. as per old 7/12 Extract) to the Promoter M/s. J. K. Associates for the consideration mentioned therein.
- iii) By virtue of a Sale Deed, dated 13th January, 1988 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. 279/1988, Mr. Pratik Chandrakant Gala had sold and transferred the third **Plot No.139**, Old Survey No. 733 (Part), **New Survey No. 124 Hissa No. 52**, admeasuring **495 sq. meters** (the area for plan passing is taken as 490 Sq. Mtrs. as per old 7/12 Extract) to the Promoter M/s. J. K. Associates for the consideration mentioned therein.
- iv) By a Sale Deed, dated 12th January, 1988 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. 224/1988, Shri Jayesh Ratilal Shah and Varsha M. Shah had sold and transferred the fourth **Plot No. 140**, Old Survey No. 733 (Part), **New Survey No. 124 Hissa No. 53**, admeasuring **413 sq. meters** (the area for plan passing is taken as 410 Sq. Mtrs. as per old 7/12 Extract) to the Promoter M/s. J. K. Associates for the consideration mentioned therein.
- v) On the basis of documents produced before me and the information provided to me, I hereby state and certify that the Promoter M/s. J. K. Associates is the owner



AASHIRWAD D. SAWANT B.Sc.-IT, LLB

ADVOCATE HIGH COURT

SHOP NO. 4, VIGHNESH CHS LTD., OPP. UNIVERSAL HIGHSCHOOL, ASHOKVAN,
BORIVALI (EAST), MUMBAI – 400066.

and is absolutely seized and possessed of and/or otherwise well and sufficiently
entitled to all the above-mentioned plots.

- 2) The documents of acquisition of all properties i.e. **Sale Deeds**
- 3) 7/12 extract or property card issued by Talati Bhayandar.
- 4) Search report for 30 years from 1980 till 2023.

On perusal of the above-mentioned documents and other relevant details relating to
the title of the said property, I am of the opinion that the title of M/s. J. K. Associates
(Owner/Promoter/Developer/~~company~~) is clear, marketable and without any
encumbrances.

Owners of the land:

1. **Plot no. 121 Survey No. 124/34 – M/s. J. K. Associates**
2. **Plot no. 122 Survey No. 124/35 – M/s. J. K. Associate**
3. **Plot no. 139 Survey No. 124/52 – M/s. J. K. Associate**
4. **Plot no. 140 Survey No. 124/53 – M/s. J. K. Associate**

The report reflecting the flow of the title of M/s J K Associates, the
(Owner/Promoter/Developer/~~company~~) on the said land is enclosed herewith as an
annexure.

Encl.: Annexure.


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Date: 10th January, 2024

Advocate.

10th January, 2024

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(Circular No.-28/2021)

FLOW OF THE TITLE OF THE SAID LAND

- (A) On the date 15th February, 1988, the Promoter/Developer M/s. J. K. Associates acquired from Mrs. Kamini P. Shah and Shri Sudhir Jaswantlal Shah, a Plot of land bearing Plot No. 121, Old Survey No. 733 (Part), New Survey No. 124 Hissa No. 34, admeasuring 413 sq. meters.
- (B) On the date 15th February, 1988, the Developer M/s. J. K. Associates acquired from Shri Sudhir Jaswantlal Shah and Shri Sunil Ratilal Shah, a Plot of land bearing Plot No. 122, Old Survey No. 733 (Part), New Survey No. 124 Hissa No. 35, admeasuring 389 sq. meters.
- (C) On the date 13th January, 1988, the Developer M/s. J. K. Associates acquired from Mr. Pratik Chandrakant Gala, a Plot of land bearing Plot No.139, Old Survey No. 733 (Part), New Survey No. 124 Hissa No. 52, admeasuring 495 sq. meters.
- (D) On the date 12th January, 1988, the Developer M/s. J. K. Associates acquired from Shri Jayesh Ratilal Shah and Varsha M. Shah, Plot No. 140, Old Survey No. 733 (Part), **New Survey No. 124 Hissa No. 53**, admeasuring **413 sq. meters.**
- (E) 7/12 extract as on the date of application for registration.
- (F) Mutation Entry No.: NIL



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(G) Search report for 30 years from 1980 till 2023 taken from Sub-Registrar's office at Thane.

4) Other relevant title deeds of Sale Deals.

5) The Promoter is in occupation and physical possession of the said property/Project Land.

6) Litigations: Nil, till the date of this Title Certificate there is no litigation on the said project land.

Date: 10th January, 2024

Advocate.


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