

Ref.No. SG/LTR/004/2024

FORMAT- A

(Circular No: - 28 / 2021)

To MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. ~~CTS/C.S. No./~~ Survey No.: Survey No.11 and Survey No.14 and bearing CTS No. 700(P), 706(P), Final Plot No. 126-A situated at Village Kaneri Taluka Bhiwandi District: Thane (hereinafter referred as the "said plot").

1. I have investigated the title of the said plot on the request of **M/S. ASHOK PROPERTIES (Bhiwandi Project)**, a Partnership Firm, through its Partners, Mr. Lalitkumar Manekchand Jain, Mr. Mangilal Mishrimal Mehta, Mr. Ashok Mangilal Mehta, Mr. Prithviraj V. Seth, Mr. Kaulchand Hastimal Jogani, Mr. Suresh Kaulchand Jogani, Mr. Ashok Kaulchand Jogani, Mr. Rajmal Hemraj Vanigotta, Mr. Sardarmal Kapurchand Jain, Mr. Jayanti Maganlal Mehta, Mr. Himmatmal Manekchand Jain, Mr. Shikhar Vinod Seth, Mr. Samay Vinod Seth, Mr. Pranay Suresh Jogani and vide Development Agreement in favour of **M/S. SIYARA REALTY PRIVATE LIMITED** through its Directors.

1. **Description of the property:** The Non-Agricultural Land bearing **Survey No 11** Land area admeasuring **12,100 Sq.Mtrs** and **Survey No. 14** Land area admeasuring **18,700 Sq.Mtrs** aggregating to **total area admeasuring 30,800 Sq. Mtrs** out of which **25,359.28 Sq. Mtrs** is free from all/any encumbrances which is lying and situated within the limits., within the limits of Bhiwandi Nizampur Shahr Municipal Corporation, Bhiwandi Dist. Thane.

2. The documents related to the ownership of the plot.

a) 7/12 extracts issued by the Talathi Saja Kaneri

Sr. No	Survey No.	Date	Mutation Entry No.
1	11	30/09/2022	86, 425, 873, 1512, 1729, 2456, 2754, 3149, 3197, 3506.
2	14	30/09/2022	74, 86, 873, 1512, 1729, 2453, 2754, 2862, 2865, 2908, 3152, 3197, 3506

b) Search Report

Sr.No	Survey No.	Period	Total Years of Search
1	11	1993-2024	31
2	14	1993-2024	31

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 following of **M/S. ASHOK PROPERTIES (Bhiwandi Project)**, a Partnership Firm, through its Partners, Mr. Lalitkumar Manekchand Jain, Mr. Mangilal Mishrimal Mehta, Mr. Ashok Mangilal Mehta, Mr. Prithviraj V. Seth, Mr. Kaulchand Hastimal Jogani, Mr. Suresh Kaulchand Jogani, Mr. Ashok Kaulchand Jogani, Mr. Rajmal Hemraj Vanigotta, Mr. Sardarmal Kapurchand Jain, Mr. Jayanti Maganlal Mehta, Mr. Himmatmal Manekchand Jain, Mr. Shikhar Vinod Seth, Mr. Samay Vinod Seth, Mr. Pranay Suresh Jogani and the Promoter(s)/Developers of **M/S. SIYARA REALTY PRIVATE LIMITED** and its Directors vide the registered Development Agreement no. BVD-1/15497/2023 dated. 06/11/2023 for the piece of land bearing **Survey No 11** area admeasuring **12,100 Sq.Mtrs** and **Survey No. 14** area admeasuring **18,700 Sq.Mtrs** aggregating to total Land area admeasuring **30,800 Sq.Mtrs** out of which **25,359.28 Sq. Mtrs** ,Talati Saja Kaneri , within the limits of Bhiwandi Nizampur Shahr Municipal Corporation , Bhiwandi Dist. Thane. is clear, marketable and free from all encumbrances.

3. The report reflecting the flow of the title of of **M/S. ASHOK PROPERTIES (Bhiwandi Project)**, a Partnership Firm, through its Partners, Mr. Lalitkumar Manekchand Jain, Mr. Mangilal Mishrimal Mehta, Mr. Ashok Mangilal Mehta, Mr. Prithviraj V. Seth, Mr. Kaulchand Hastimal Jogani, Mr. Suresh Kaulchand Jogani, Mr. Ashok Kaulchand Jogani, Mr. Rajmal Hemraj Vanigotta, Mr. Sardarmal Kapurchand Jain, Mr. Jayanti Maganlal Mehta, Mr. Himmatmal Manekchand Jain, Mr. Shikhar Vinod Seth, Mr. Samay Vinod Seth, Mr. Pranay Suresh Jogani and the Promoter(s)/Developers of **M/S. SIYARA REALTY PRIVATE LIMITED** through its Directors vide the registered Development Agreement no. BVD-1/15497/2023 dated. 06/11/2023 for the piece of land bearing **Survey No 11** area admeasuring **12,100 Sq.Mtrs** and **Survey No. 14** area admeasuring **18,700 Sq.Mtrs** aggregating to total Land area admeasuring **30,800 Sq.Mtrs** out of which **25,359.28 Sq. Mtrs** is free from all/any encumbrances which is lying and situated within the limits of Bhiwandi Nizampur Shahr Municipal Corporation , Bhiwandi Dist. Thane, vide the Documents mentioned hereinunder:-

Sr. No	Survey No	Type Of Document	Parties Of the Agreement	Registration No.	Date
1.	11 & 14	Development Agreement	M/S ASHOK PROPERTIES (Bhiwandi Project) Through its Partners (Owner) M/S SIYARA REALTY PRIVATE LTD Through its Directors (Developer)	BVD-1/15497/2023	06/11/2023
2.	11 & 14	Power Of Attorney	M/S ASHOK PROPERTIES (Bhiwandi Project) Through its Partners AND M/S SIYARA REALTY PRIVATE LTD Through its Directors	BVD-1/15498/2023	06/11/2023

Date: 29/06/2024



Miss. Shruti Salvi

Advocate

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FLOW OF THE TITLE OF THE SAID LAND.

1) 7 /12 extract of the land bearing **M/S. ASHOK PROPERTIES** (Bhiwandi Project), a Partnership Firm, through its Partners, Mr. Lalitkumar Manekchand Jain, Mr. Mangilal Mishrimal Mehta, Mr. Ashok Mangilal Mehta, Mr. Prithviraj V. Seth, Mr. Kaulchand Hastimal Jogani, Mr. Suresh Kaulchand Jogani, Mr. Ashok Kaulchand Jogani, Mr. Rajmal Hemraj Vanigotta, Mr. Sardarmal Kapurchand Jain, Mr. Jayanti Maganlal Mehta, Mr. Himmatmal Manekchand Jain, Mr. Shikhar Vinod Seth, Mr. Samay Vinod Seth, Mr. Pranay Suresh Jogani and the Promoter(s)/Developers of **M/S. SIYARA REALTY PRIVATE LIMITED** through its Directors vide the registered Development Agreement no. BVD-1/15497/2023 dated. 06/11/2023 for the piece of land bearing **Survey No 11** area admeasuring **12,100 Sq.Mtrs** and **Survey No. 14** area admeasuring **18,700 Sq.Mtrs** aggregating to total Land area admeasuring **30,800 Sq.Mtrs** out of which **25,359.28 Sq. Mtrs** is free from all/any encumbrances ,Talati Saja Kaneri , within the limits of Bhiwandi Nizampur Shahr Municipal Corporation , Bhiwandi Dist. Thane.

2) Mutation Entry No.

Sr. No	Survey No.	Date	Mutation Entry No.
1	11	30/09/2022	86, 425, 873, 1512, 1729, 2456, 2754, 3149, 3197, 3506 .
2	14	30/09/2022	74, 86, 873, 1512, 1729, 2453, 2754, 2862, 2865, 2908, 3152, 3197, 3506

3) Search report

Sr.No	Survey No.	Period	Total Years of Search
1	11	1993-2024	31
2	14	1993-2024	31

4) Any other relevant title.

M/S. ASHOK PROPERTIES (Bhiwandi Project), a Partnership Firm, through its Partners, Mr. Lalitkumar Manekchand Jain, Mr. Mangilal Mishrimal Mehta, Mr. Ashok Mangilal Mehta, Mr. Prithviraj V. Seth, Mr. Kaulchand Hastimal Jogani, Mr. Suresh Kaulchand Jogani, Mr. Ashok Kaulchand Jogani, Mr. Rajmal Hemraj Vanigotta, Mr. Sardarmal Kapurchand Jain, Mr. Jayanti Maganlal Mehta, Mr. Himmatmal Manekchand Jain, Mr. Shikhar Vinod Seth, Mr. Samay Vinod Seth, Mr. Pranay Suresh Jogani and the Promoter(s)/Developers of **M/S. SIYARA REALTY PRIVATE LIMITED** through its Directors vide the registered Development Agreement no. BVD-1/15497/2023 dated. 06/11/2023 for the piece of land bearing **Survey No 11** area admeasuring **12,100 Sq.Mtrs** and **Survey No. 14** area admeasuring **18,700 Sq.Mtrs** aggregating to total Land area admeasuring **30,800 Sq.Mtrs** out of which **25,359.28 Sq. Mtrs** is free from all/any encumbrances which is lying and situated within the limits of Bhiwandi Nizampur Shahr Municipal Corporation , Bhiwandi Dist. Thane vide Documents mentioned below:

Sr. No	Survey No	Type Of Document	Parties Of the Agreement	Registration No.	Date
1.	11 & 14	Development Agreement	M/S ASHOK PROPERTIES (Bhiwandi Project) Through its Partners (Owner) M/S SIYARA REALTY PRIVATE LTD Through its Directors (Developer)	BVD-1/15497/2023	06/11/2023

2.	11 & 14	Power Of Attorney	M/S ASHOK PROPERTIES (Bhiwandi Project) Through its Partners AND M/S SIYARA REALTY PRIVATE LTD Through its Directors	BVD- 1/15498/2023	06/11/2023
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5) Litigations if any- **N. A**

Date: 29/06/2024



Miss. Shruti Salvi
Advocate