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Date : 06th June 2024

FORMAT — A

(Circular No.: -28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to immovable property bearing S. No. Survey No. 53/5, 53/6, 310/2, 310/3, 310/4, 51/4, 51/2, 51/10 & 51/3B total Admeasuring area 11730 Sq.Mtrs., Situated at Kalher, Tal. Bhiwandi, Dist - Thane within the limits of Kalher Gram Panchyat; (hereinafter referred to as the 'The Said Property');

I have investigated the title of the said plot on the request of **JAI BHAWANI ORCHID INFRA LLP** through its Partner **MR. CHIRAG SHAMJI GADA, MR. JIGNESH MAGANLAL GADA, MR. PANKAJ SURESHKUMAR MEHTA, MR. AJITKUMAR MADANLAL CHOPDA, MR. SATISH KIRANRAJ PUNAMIYA, MR. VINOD BALARAM SALVI AND MR. MAHESH JAGANNATH SALVI** having its Registered office at Vivantas Bliss Near Gala No. U 46, Jai Mata Di Compound, Kalher, Dist- Thane 421302 and following documents i.e.:-

1) Description of the property-

Land property bearing Survey No. 53/5, 53/6, 310/2, 310/3, 310/4, 51/4, 51/2, 51/10 & 51/3B total Admeasuring area 11730 Sq.Mtrs., Situated at Kalher, Tal. Bhiwandi, Dist - Thane within the limits of Kalher Gram Panchyat;



2) The documents of allotment of plot.

Documents Scrutinized by Adv. Lalita Nitin Joshi and Adv. Vidya Phadtale as per his Search and Title Report dated 06/09/2023, 08/09/2023 and 31/05/2024:

- i) 7/12 extract for abovemention land, issued by talathi Saza Kalher Which is respectively in the riame of Raju Rambhau Gajmal.
- ii) I have taken the search from Sub-Register office Bhiwandi-1, 2 and 3 for above mentioned property from the year of 1994 to August 2023 of the record maintained the office of Sub-Registrar office Bhiwandi.
- iii) Mutation entry No. 7359 executed dated 19/09/2022 the said entry mutated S. No. 51/2 the said Raju Rambahu Gajmal has purchased the said property from land owner.
- iv) Copy of the Mutation entry No. 7226 dated 5/05/2022 for S. No. 51/2.
- v) Copy of the Mutation entry No. 6331 dated 27/09/2018 executed for S. No. 51/10 related released Deed.
- vi) Copy of the Mutation entry No. 6450 dated 24/04/2019 executed for S. No. 51/10 related released Deed.
- vii) Copy of the Mutation entry No. 7364 dated 19/09/2022 executed for S. No. 51/10.
- viii) Registered Development Agreement Sr. No. BVD-3/5676/2021 dated 13/07/2021 executed for Survey No. 51/3/B between 1) Mr. Bhagwan Bhiva. Mhatre, 2) Mr. Rajaram Bhiva Mhatre, 3) Mr. Sitaram Bhiva Mhatre, 4) Smt. Taibai Ramkrishna Mhatre, 5) Mr. Janardan Ramkrishna Mhatre, 6) Mr. Gorakhnath Ramkrishna Mhatre, 7) Mr. Arun Ramkrishna Mhatre, 8) Mr. Dipak Ramkrishna Mhatre, 9) Mr. Machhindra Ramkrishna Mhatre, 10) Mr. Sachin Ramkrishna Mhatre herein had transfer their development rights in respect the said land in favour of of M/S JAI BHAWANI ORCHID INFRA LLP Through Partner 1) Mr. Pankaj Sureshkumar Mehta, 2) Mr. Chirag Shyamji Gada as Developers.
- ix) Registered Development Agreement Sr. No. 3700/2019 dated 13/08/2019 executed for Survey No. 310/3, area admeasuring about OH-13R-50P, I and others Survey Numbers between Shri. Ramniklal Jethalal Shah and others in favour of M/s Jai Bhawani Orchid Infra LLP through Shri Pankaj Suresh Mehata and others.
- x) Registered Development Agreement Sr. No. 3232/2017 dated 23/05/2017 executed for Survey No. 310/2, area admeasuring about OH-11R-50P, and others Survey Numbers between Shri. Ramniklal Jethalal Shah and others in favour of M/s Jai Bhawani Orchid Infra LLP through Shri Jignesh Gada and others.



- xi) Registered Development Agreement Sr. No. 5406/2024 dated 14/06/2024 executed for Survey No. 51/10 AND 51/2, total area admeasuring about 380 Sq. Mtrs, between Shri. Raju Rambhau Gajmal and others in favour of M/s Jai Bhawani Orchid Infra LLP.
- xii) Registered POA Sr. No. 5407/2024 dated 14/06/2024 executed for Survey No. 51/10 AND 51/2, total area admeasuring about 380 Sq. Mtrs, between Shri. Raju Rambhau Gajmal and others in favour of M/s Jai Bhawani Orchid Infra LLP.
- xiii) Registered Development Agreement Sr. No. 5408/2024 dated 14/06/2024 executed for Survey No. 51/4, total area admeasuring about 350 Sq. Mtrs, between Shri. Raju Rambhau Gajmal and others in favour of M/s Jai Bhawani Orchid Infra LLP.
- xiv) Registered POA Sr. No. 5408/2024 dated 14/06/2024 executed for Survey No. 51/4, total area admeasuring about 350 Sq. Mtrs, between Shri. Raju Rambhau Gajmal and others in favour of M/s Jai Bhawani Orchid Infra LLP.
- xv) Other Related Documents;
- xvi) Xerox copy of Index II & Registration receipt of above mentioned registered Documents.

3) 7/12 extract or property card issued by Talathi dated 02/12/2022, 02/02/2023, 07/09/2020, 19/09/2022, 13/06/2020, 23/09/2022 mutation entry No.

Survey No.	Mutation Entry No.
51/2	7359
51/4	7404
51/10	7403
51/3B	5489 and 6337
310/2	7350
310/3	7350
310/4	5720
53/5	5114
53/6	5114

4) Search report for 30 years from 1994 till 2023. (Previous Title Report given by **Adv. Lalita Nitin Joshi and Adv. Vidya Phadtale as per their Search and Title Report dated 06/09/2023, 08/09/2023 and 31/05/2024**). I am given this title report on the basis of Legal Title Report given by **Adv. Lalita Nitin Joshi and Adv. Vidya Phadtale**.

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,



MR.BHAGWAN BHIVA MHATRE & OTHERS 9 AND MR. RAJU RAMBHAU GAJMAL AND MR. RAMNIKLAL JETHALAL SHAH is the owner and possessor of the said property the title of the said property is clear, marketable and without any encumbrances.

Owners of the land-

1. **Survey No. 51/3B** total Admeasuring area 1000 Sq.Mtrs., Situated at Kalher, Tal. Bhiwandi, Dist - Thane within the limits of Kalher Gram Panchyat- 1) **Mr. Bhagwan Bhiva. Mhatre**, 2) **Mr. Rajaram Bhiva Mhatre**, 3) **Mr. Sitaram Bhiva Mhatre**, 4) **Smt. Taibai Ramkrishna Mhatre**, 5) **Mr. Janardan Ramkrishna Mhatre**, 6) **Mr. Gorakhnath Ramkrishna Mhatre**, 7) **Mr. Arun Ramkrishna Mhatre**, 8) **Mr. Dipak Ramkrishna Mhatre**, 9) **Mr. Machhindra Ramkrishna Mhatre**, 10) **Mr. Sachin Ramkrishna Mhatre**.
 2. **Survey No. 51/2** area admeasuring about OH-02R-80P, **Survey No. 51/4** area admeasuring about OH-03R-50P, **Survey No. 51/10** area admeasuring about OH-01R-00P, Situated at Kalher, Tal. Bhiwandi, Dist - Thane within the limits of Kalher Gram Panchyat- **MR. RAJU RAMBHAU GAJMAL**.
 3. **Survey No. 310/2** area admeasuring about OH-11R-50P, **Survey No. 310/3** area admeasuring about OH-13R-50P, **Survey No. 310/4** area admeasuring about OH-11R-50P, **Survey No. 53/5** area admeasuring about OH-33R-20P + Pot Kharaba area admeasuring about OH-2R-50P, and **Survey No. 53/6** area admeasuring about OH-24R-50P + Pot Kharaba area admeasuring about OH-3R-30P Situated at Kalher Tal. Bhiwandi, Dist - Thane within the limits of Kalher Gram Panchyat- **MR. RAMNIKLAL JETHALAL SHAH**
 - 4) **Qualifying comments - MR.BHAGWAN BHIVA MHATRE & OTHERS 9 AND MR. RAJU RAMBHAU GAJMAL AND MR. RAMNIKLAL JETHALAL SHAH** is the owners of the said property.
- 3/- The report reflecting the flow of the title of the Owners on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 21/06/2024



[Signature]
Advocate.



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FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

1. 7/12 Extract of **MR.BHAGWAN BHIVA MHATRE & OTHERS 9 AND MR. RAJU RAMBHAU GAJMAL AND MR. RAMNIKLAL JETHALAL SHAH.**

2. Mutation Entry No.

Survey No.	Mutation Entry No.
51/2	7359
51/4	7404
51/10	7403
51/3B	5489 and 6337
310/2	7350
310/3	7350
310/4	5720
53/5	5114
53/6	5114

3. Search report for 30 years from 1994 till 2023 taken from sub Registrar Office at Bhiwandi.
4. Any other relevant title- No
5. Litigations if any- No Litigation.

Date- 21/06/2024



Shailesh Sabadra
Advocate.