



S. D. NAHATA (B. A. LLB, D.T. L)

Nahata Associates, 1st Floor Mahadev Apartment, Nehru Nagar , Post Office: Pimpri, Pune - 411 018;
Mobile: 8999355609

To,
Maha RERA,
Mumbai

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to All that Piece of Parcel of land bearing Old Survey No.34 and 35 New Survey No.267 part & 267 Hissa No.1 Plot No.8, CTS Survey No. 1000 admeasuring area about 451.40 Sq. Mt., CTS Survey No.1001 admeasuring area about 45.01 Sq. Mt., CTS Survey No. 912 part admeasuring area about 81.30 Sq. Mt. Total area admeasuring about 577.71 Sq. Mt. Plot in Registration Sub-district of Kurla in the Registration Sub-District of Kurla, District Mumbai Suburban (herein after referred to as the "said Property") situated at Village Kanjur, Kanjurmarg East Mumbai within the local limits of Kanjur within the jurisdiction of Ld. Sub-Registrar of Assurances at Mumbai, (Hereinafter referred as the said Property).

I have investigated the title of the said plot on the request of **M/s. Hemera Builders and Developers Pvt. Ltd.** having office at Flat No. 4, Shree Sadguru Krupa, Behind Bombay House, Vadawali Section, Ambarnath East, Tal: Ambarnath, Dist: Thane - 412501 and following documents i.e.: -

1. Description of the property: -

All that Piece of Parcel of land bearing Old Survey No.34 and 35 New Survey No.267 part & 267 Hissa No.1 Plot No.8, CTS Survey No. 1000 admeasuring area about 451.40 Sq. Mt., CTS Survey No.1001 admeasuring area about 45.01 Sq. Mt., CTS Survey No. 912 part admeasuring area about 81.30 Sq. Mt. Total area admeasuring about 577.71 Sq. Mt. in Registration Sub-district of Kurla in the Registration Sub-District of Kurla, District Mumbai Suburban (herein after referred to as the "said Property") situated at Village Kanjur, Kanjurmarg East Mumbai within the local limits of Kanjur within the jurisdiction of Ld. Sub-Registrar of Assurances at Mumbai





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2. The documents of allotment of plot: -

1. Index-II of the Development Agreement registered with the office of the Sub-Registrar of Assurances under Sr. No. KRI-3/4145/2016 dated 23rd May, 2016.
2. Irrevocable Power Of attorney registered with the office of the Sub-Registrar of Assurances under Sr. No. KRI-3/4146/2016 dated 23rd May, 2016.
3. Index-II of the Development Agreement registered with the office of the Sub-Registrar of Assurances under Sr. No. KRI-2/23267/2023 dated 06/01/2023.
4. Supplementary Agreement registered with the office of the Sub-Registrar of Assurances under Sr. No. KRI-2/2523/2023 dated 08/02/2023.
5. Property Card viz. CTS No. 1000, 1001, 912A, of Village Kanjur, Village Kanjur, Damle Colony, Kanjurmarg East Mumbai-400042, from the Nagar Bhu Rachna Mulund, Mumbai, Maharashtra.

3. Search report for 30 years from 1993 to 2023

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 **M/s. Hemera Builders and Developers Pvt. Ltd. have received the development rights of the above-mentioned property** hence title of M/s. Hemra Builders and Developers Pvt. Ltd. is clear, marketable and without any encumbrances.

Owners of the land

1. Mr. Ranganath Gajanan Mahajhan
2. Mr. Madhusudan Mahajhan
3. Mr. Madhusudan Parsuram Damle
4. Mr. Mandar Shankar Dandekar
5. Mrs. Madhuri Vasant Karadikar alias Madhuri Shankar Dandekar
6. Mrs. Sudha Jagganath Damle
7. Mrs. Sucheta Sunil Damle



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8. Mrs. Tanvi Chinmay Kane alias Miss Tanvi Sunil Damle
9. Mrs. Siddhi Sunil Damle
10. Mrs. Smita Ravindra Karandikar
11. Mrs. Anand Arvind Damle
12. Mr. Sandeep Arvind Damle
13. Mrs. Manshree Manish Divekar
14. Mr. Mahesh Pandurang Mhaskar

3/-The report reflecting the flow of the title of the of the **M/s. Hemera Builders and Developers Pvt. Ltd.** Shree on the said land is enclosed here with as annexure.

Enclose: Annexure

Place:

Date: 12/09/2023

S. Nahata
Advocate





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FLOW OF THE TITLE OF THE SAID LAND

1) Property Card viz. CTS No. 1000, 1001, 912 (pt), of Village Kanjur, Village Kanjur, Damle Colony, Kanjurmarg East Mumbai-400042, from the Nagar Bhu Rachna Mulund, Mumbai, Maharashtra.

2) Search Report for 30 years from 1993 to 2023 taken from Sub-Registrar' office at Mumbai.

3) Any other Relevant Title -

1. Index-II of the Development Agreement registered with the office of the Sub-Registrar of Assurances under Sr. No. KRI-3/4145/2016 dated 23rd May, 2016.
2. Irrevocable Power Of attorney registered with the office of the Sub-Registrar of Assurances under Sr. No. KRI-3/4146/2016 dated 23rd May, 2016.
3. Index-II of the Development Agreement registered with the office of the Sub-Registrar of Assurances under Sr. No. KRI-2/23267/2023 dated 06/01/2023.
4. Supplementary Agreement registered with the office of the Sub-Registrar of Assurances under Sr. No. KRI-2/2523/2023 dated 08/02/2023.
5. Litigations if any - NA.

Place:

Date: 12/09/2023

S. Nahata

Advocate

Adv. Samyak D. Nahata
B.A.LLB, D.T.L.
Enroll. No. MAH/3851/22
1st Floor, Mahadev Apartment,
Main Road, Nehrunagar, Pimpri
Pune-18 Mob.No. 8999355609



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SEARCH AND TITLE OPINION

That I have caused search of the property i.e. All that Piece of Parcel of land bearing Old Survey No.34 and 35 New Survey No.267 part & 267 Hissa No.1 Plot No.8, CTS Survey No. 1000 admeasuring area about 451.40 Sq. Mt., CTS Survey No.1001 admeasuring area about 45.01 Sq. Mt., CTS Survey No. 912 part admeasuring area about 81.30 Sq. Mt. Total area admeasuring about 577.71 Sq. Mt in Registration Sub-district of Bandra in the Registration Sub-District of Bandra, District Bombay Suburban (herein after referred to as the "said Property") situated at Village Kanjur, Kanjurmarg East Mumbai within the local limits of Kanjur within the jurisdiction of Ld. Sub-Registrar of Assurances at Mumbai, for the last 30 years i.e. 1993 to 2023, at the instance of **M/s. Hemera Builders and Developers Pvt. Ltd. having office at Flat No. H/804, Laxmi Narayan Residency, Opposite to Maa Niketan, Upvan, Pokhran Road No. 2, Thane (W)-400605.** I have paid necessary charges of Rs. 3,00/- in the office viz. GRN No. MH007898896202324P, dated 09/09/2023 and Rs. 3,00/- in the office viz. GRN No. MH007898896202324P dated 12/09/2023.

That the search is taken with the Office of Sub Registrar Mumbai. After 1st November 2005 as documents can be registered at any of the office at Mumbai and therefore it is difficult to take search with all the offices.

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Documents Perused for Search Report:

1. Index-II of the Rectification Deed/ Correction Deed registered with the office of the Sub Registrar of Assurances under Sr. No. KRL-2/1195/2002 dated 28th February, 2002.
2. Index-II of the Declaration deed registered with the office of the Sub-Registrar of Assurances under Sr. No. KRL-4/5610/2005 dated 19th 2005
3. Index-II of the Deed of Deed of Conveyance registered with the office of the Sub-Registrar of Assurances under Sr. No. KRL-2/8902/2012 on 16/03/2012 dated 29th November, 2011.
4. Index-II of the Development Agreement registered with the office of the Sub-Registrar of Assurances under Sr. No. KRI-3/4145/2016 dated 23rd May, 2016.
5. Irrevocable Power Of attorney registered with the office of the Sub-Registrar of Assurances under Sr. No. KRI-3/4146/2016 dated 23rd May, 2016.
6. Index-II of the Development Agreement registered with the office of the Sub-Registrar of Assurances under Sr. No. KRI-2/23267/2023 dated 06/01/2023.

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7. Supplementary Agreement registered with the office of the Sub-Registrar of Assurances under Sr. No. KRI-2/2523/2023 dated 08/02/2023.
8. Property Card viz. CTS No. 1000, 1001, 912A, of Village Kanjur, Village Kanjur, Damle Colony, Kanjurmarg East Mumbai-400042, from the Nagar Bhu Rachna Mulund, Mumbai, Maharashtra.

WHEREAS the "THE PROMOTER" "DEVELOPER" "BUILDER" "OWNERS" herein above referred are the owners and development right holders of Old Survey No.34 and 35 New Survey No.267 part & 267 Hissa No.1 Plot No. 8 CTS Survey No. 1000 admeasuring area about 451.40 Sq. Mt., CTS Survey No.1001 admeasuring area about 45.01 Sq. Mt., CTS Survey No. 912 part admeasuring area about 81.30 Sq. Mt. Total area admeasuring about 577.71 Sq. Mt and in the Registration Sub-District of Bandra, District Bombay Suburban (herein after referred to as the "said Property") situated at Village Kanjur, Village Kanjur, Damle Colony, Kanjurmarg East Mumbai-400042.

HISTORY OF THE PROPERTY





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- Thereafter the Rectification Deed / Correction Deed dated 28th February, 2002 executed between Madhusudan Parsuram Damle for himself (1) Shailini P Mahiskar, (2) Jagannath P. Damle, (3) Shailaja Shankar Dandekar, (4) Sulbha Arvind Damle, (5) Anand Arvind Damle, (6) Sandip A Damle, (7) Purna Arvind Damle through CA and Pramod Rajaram Bhatkar, Prashant Rajaram Bhatkar for himself old name Pratiba Rajaram Bhatkar, through CA Pravin Rajaram Bhatkar & Sulochna Rajaram Bhatkar, wherein rectified the admeasuring of the area i.e., the correct area mentioned as 663.5 Sq Meters instead as 444.8 Square Meters of Old Survey No.34 Hissa No.3, New Survey No.267, CTS No.911, Damle Colony No.6 Plot No.6 & 7 CTS No.909/3, 911, 912(Part), Survey No. 267 Gaonthan No.267, Village kanjur Taluka Mulund District Mumbai The said Rectification Deed/ Correction Deed registered with the office of the Sub Registrar of Assurances under Sr. No. KRL-2/1195/2002.
- Thereafter Declaration deed dated 19th 2005 executed between Smt. Nathelin Gabreial Gomes through her legal heir means CA Sivi Welfred Gomes as an authorized signatory and Silvi Welfred Gomes, wherein given declaration of above said land area 202.2 Square Meters, Plot No.8 Survey No.34, 35 & 36 New Survey No.267 CTS No.912, Damle Housing Scheme, Village Kanjur the said Declaration registered with





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the office of the Sub-Registrar of Assurances under Sr. No. KRL-4/5610/2005.

- Thereafter Deed of Conveyance dated 29th November, 2011 executed between Daniel G. Gomes, Madhusudan Parsuram Damle, Lyod G. Gomes, Angeli Luciyan, Anand A. Damle, Carolin Gomes, Prasad Y. Bhide Manshri Manish Divekar, Velkani Louis, Shailaja Shankar Damle, Vincent G. Gomes, Hectar D. D'souza, Sudha J. Damle, Sulbha A. Damle, Sunil J. Damle, Smita R. Damle and Daniel G. Gomes, Lyod G. Gomes,

Angeli Luciyan, Angeli Laiciyan, Velkani Louis, Vincent G. Gomes, Hectar D. D'souza, Selvi V. Gomes in respect of the above said property being CTS No.912A, old Survey No. 34, 35, 36 New Survey No. 267 so total area 202.42 Square Meters part of Area 185.36 Square Meters Land and Structure 1/6-part Area 16.86 Square Meters minus & remaining Area which has been constructed. The said Deed of Conveyance registered with the office of the Sub-Registrar of Assurances under Sr. No. KRL-2/8902/2012 on 16/03/2012.

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- Thereafter Development Agreement dated 23rd May, 2016 executed between Ranganath Gajanan Mahajhan and Madhusudan Mahajhan of the One Part and Hemra Builders and Developers Pvt. Ltd. of the Other Part, wherein Ranganath Mahajhan and Madhusudan Mahajhan had given development right to Hemra Builders and Developers Pvt. Ltd. in respect of Old Survey No.34 and 35 New Survey No.267 part &
- 267 Hissa No.1 Plot No. 8, CTS No. 912A, 1000, 1001 area admeasuring about 451.5 Sq. Mt. situated at Village Kanjur. The said Development Agreement registered with the Sub-Registrar of Assurances under Sr. No. KRL-3/4145/2016 on 23rd May, 2016 along with Irrevocable Power Of attorney registered with the office of the Sub-Registrar of Assurances under Sr. No. KRI-3/4146/2016 dated 23rd May, 2016.
- Thereafter Development Agreement dated 06th Jan, 2023 executed between Prashant Ramakant Hindlekar and others had given development right to Hemra Builders and Developers Pvt. Ltd. in respect of Old Survey No.34 and 35 New Survey No.267 part & 267 Hissa No.1 Plot No. 8, CTS No. 912A, area admeasuring about 81.3 Sq. Mt. + CTS No. 1001 area admeasuring about 45 Sq. Mt. total area

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- admeasuring about 126.03 Sq. Mt. situated at Village Kanjur. The said Development Agreement registered with the Sub-Registrar of Assurances under Sr. No. KRL-2/23267/2023 on 06th Jan, 2023.
- Thereafter Supplementary Agreement executed between Mr. Rangnath Gajanan Mahajan & others with M/s. Hemra Builders and Developers Pvt. Ltd. in respect of the above-mentioned Property. The
- said Supplementary Agreement registered with the Sub-Registrar of Assurances under Sr. No. KRL-3/2523/2023 on 23rd May 2023.

FROM THE OFFICE OF SUB REGISTRAR, SUB-DISTRICT OF BANDRA, DISTRICT BOMBAY SUBURBAN AND DOCUMENTS AND THE ABOVE DOCUMENTS MY REPORT IS AS UNDER:

SEARCH AND TITLE OPINION

That in view of the above findings I am of the opinion that **M/s. Hemera Builders and Developers Pvt. Ltd.** have received the development rights of the property i.e. All that Piece of Parcel of land bearing



Old Survey No.34 and 35 New Survey No.267 part & 267 Hissa No.1 Plot No.8, CTS Survey No. 1000 admeasuring area about 451.40 Sq. Mt., CTS Survey No.1001 admeasuring area about 45.01 Sq. Mt., CTS Survey No. 912 part admeasuring area about 81.30 Sq. Mt. Total area admeasuring about 577.71 Sq. Mt in Registration Sub-district of Kurla in the Registration Sub-District of Bandra, District Mumbai Suburban (herein after referred to as the "said Property") situated at Village Kanjur, Kanjurmarg East Mumbai within the local limits of Kanjur within the jurisdiction of Ld. Sub-Registrar of Assurances at Mumbai from the actual owners viz. Development Agreement registered with the office of the Sub-Registrar of Assurances under Sr. No. KRI-3/4145/2016 dated 23rd May, 2016, Sr. No. KRL-2/23267/2023 on 06th Jan, 2023 and Supplementary Agreement Sr. No. KRL-3/2523/2023 on 23rd

May 2023. That **M/s. Hemera Builders and Developers Pvt. Ltd.** has clear and marketable title in respect of the said land for development of the said land from available records no other transactions are entered w.r.t. they said land. **That above said land is free from all Encumbrances.**

Hence this Search and Title Opinion report.

Documents refereed in Search Report are returned herewith to **M/s. Hemera Builders and Developers Pvt. Ltd.**

Pune

Date: 12/09/2023

S. Nahata

Advocate

