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TITLE REPORT

- Ref: i. The land admeasuring 5966.56 sq. mts. bearing Final Plot No.394/A of Town Planning Scheme, Thane No. I, situated at Village Pachpakhadi, Taluka & District Thane, registration District and Sub-District Thane and within the limits of Thane Municipal Corporation [for short referred to as **Land-A**].
- ii. The land admeasuring 6291.1 sq. mts. bearing Final Plot No.394/C of Town Planning Scheme, Thane No. I, situated at Village Pachpakhadi, Taluka & District Thane, registration District and Sub-District Thane and within the limits of Thane Municipal Corporation [for short referred to as **Land-B**].

1. Meridian Buildpro Pvt. Ltd., a Company duly incorporated under the Companies Act, 1956 [for short called **Meridian**] through its Directors, Shri. Anil N. Mutha and Shri. Hiren H. Chheda, submitted copies of the documents with respect to the said Land-A and the said Land-B with a request to give title report in respect thereof and hence this Title Report.

The copies submitted are as follows:

- a. Form - I, Town Planning Scheme, Thane No. I [Final] Redistribution and Valuation Statement.
- b. Agreement dated 08/06/2007 between Mrs. Geeta Kirit Bhatt [for short called **Geeta Bhatt**] and M/s. Rushabh Enterprises, a registered Partnership Firm [for short called **Rushabh**], registered at Sr. No.TNN-5/4383/2007 in the Office of Sub-Registrar, Thane [**Agreement-A**].



- c. Agreement dated 17/08/2007 between Mrs. Sushila Shankar Bhatt [for short called **Sushila Bhatt**] and Rushabh, registered at Sr. No.TNN-5/06118/2007 in the Office of Sub-Registrar, Thane [**Agreement-B**].
- d. Deed of Conveyance dated 01/12/2009 executed between Geeta Bhatt in favour of Rushabh, registered at Sr. No.TNN-5/10673/2009 in the Office of Sub-Registrar, Thane [**Conveyance-A**].
- e. Deed of Conveyance dated 23/12/2009 executed between Sushila Bhatt in favour of Rushabh registered at Sr. No. TNN-5/ 11604/ 2009 in the Office of Sub-Registrar, Thane [**Conveyance-B**].
- f. Deed of Conveyance dated 05/02/2010 executed between Mrs. Sarla Pratap Bhatt, Mrs. Usha Uday Bhat and Mrs. Deepa @ Deepali Hitesh Pandya jointly in favour of Rushabh, registered at Sr. No.TNN-5/01276/2010 in the Office of Sub-Registrar, Thane [**Conveyance-C**].
- g. Deed of Conveyance dated 17/02/2010 executed between Sarla Bhatt, Usha Bhatt and Deepa Pandya in favour of Rushabh, registered at Sr. No.TNN-5/01692/2010 in the Office of Sub-Registrar, Thane [**Conveyance-D**].
- h. Deed of Conveyance dated 05/05/2011 executed between Mrs. Varsha Mahesh Bhatt, Mr. Jaykumar Bhatt, Mr. Devkumar Bhatt and Ms. Dhiral M. Bhatt jointly in favour of Meridian, registered at

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- Sr. No.TNN-5/04306/2011 in the Office of Sub-Registrar, Thane
[Conveyance-E].
- i. Deed of Conveyance dated 05/05/2011 executed between Mrs. Varsha Mahesh Bhatt, Mr. Jaykumar Bhatt, Mr. Devkumar Bhatt and Ms. Dhiral M. Bhatt jointly in favour of Meridian, registered at Sr. No.TNN-5/04308/2011 in the Office of Sub-Registrar, Thane
[Conveyance-F].
- j. Deed of Conveyance dated 09/05/2011 executed between Rushabh in favour of Meridian, registered at Sr. No.TNN-3/04015/2011 in the Office of Sub-Registrar, Thane [Conveyance-G].
- k. Deed of Conveyance dated 09/05/2011 executed between Rushabh in favour of Meridian, registered at Sr. No.TNN-3/04016/2011 in the Office of Sub-Registrar, Thane [Conveyance-H].
- l. Search Report dated 26/07/2011 taken in the Office of Sub-Registrar, Thane.
- m. Property Card in respect of land bearing Final Plot No. 394/A admeasuring 5966.56 Sq. mts issued by City Survey Department.
- n. Property Card in respect of land bearing Final Plot No. 394/C admeasuring 6291.1 Sq. mts issued by City Survey Department.
2. From the aforesaid documents, it appears that:
- a. Mohanlal Prabhashankar Bhatt was owner of various pieces and parcels of the land situated at Village Pachpakhadi, Taluka & District Thane [for short called **Original Land**].



- b. The Mohanlal Prabhashankar Bhatt died on or about 09/01/1946 survived by his widow Smt. Girijalaxmi alias Girijabai [for short called **Girijalaxmi**] and his three sons Gaurishankar, Pratap and Shankar to inherit the Original Land.
- c. The Original Land was covered under Town Planning Scheme, Thane No. I [for short called **T.P. Scheme**], and therefore during the process and on finalization thereof, the Planning Authority, namely Thane Municipal Corporation [for short called **TMC**] allotted Final Plot No.394, admeasuring about 26572.6 sq. yards [22217.35 sq. mts.] against the Original Land, carving out the said Final Plot No.394 mostly of and from the Original Land.
- d. On finalization of the said T.P. Scheme and to be consistent with the Partition Deed, the Final Plot No.394 of the said T. P. Scheme came to be partitioned into four parts, namely **Plot-A, Plot-B, Plot-C and Plot-D**, by and between the abovenamed heirs of Mohanlal Prabhashankar Bhatt, as a result of which, the **Plot-A** admeasuring about 7136 sq. yds. [about 5966.56 sq. mts.] with structures existing thereon came to the share of **Girijalaxmi** and **Plot-C** admeasuring about 7524.1556 sq. yds. [about 6291.10 sq. mts.] with structures existing thereon came to the share of **Pratap** and accordingly, they started dealing with the same as absolute owners thereof.
- e. Girijalaxmi died on or about 01/08/1995 leaving her last Will and Testament dated 26/06/1995 inter-alia declaring that she had