



FORMAT-A

To,
MahaRERA
Bandra (East)
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate in respect of property bearing Survey no. 104/1 (Plot no. D), Survey no.100/1/1 (plot no. D), Survey no.100/1/2 (Plot no. E), Survey no.100/1/3 (Plot no. F), Survey no.101 (Plot no. F), Survey no. 110/2B/2/1 (Open Space 2), Survey no. 100/1/4 (Plot no. A), Survey no. 100/2B/2/2 (Plot no. A), Survey no. 100/1/5 (Amenities Space), Survey no. 100/1/6 (Open space), Survey no. 100/1/7 (Plot no. B), Survey no. 100/1/8 (Plot no. E), Survey no. 104/2 (Plot no. E), Survey no. 100/1/9 (Open Space 1), Survey no. 104/3 (Open space 1), Survey no. 100/1/10 (Road), Survey no. 104/4 (Road), lying and being at Village Chavane, Taluka Panvel, District Raigad, cumulatively admeasuring 64,330 Square meters or thereabouts (hereinafter collectively referred as "**the said Property**").

1. We have investigated the title of the said Property at the request of **1) MR. GOVIND MEGHJI GAJORA @ PATEL, 2) MR. DANJI DEVA DAKA, 3) MR. KISHORE BHACHUBHAI MUJAT, 4) MR. RAMESH KANJI ARETHIA, 5) MR. RAJENDRA KUMAR RAMESHBHAI CHAUDHARY and 6) MR. DHIRAJBHAI SAVJIBHAI MANJERI**, all adults, Indian Inhabitants, having their common address at 230, Big Splash, Sector 17, Plot No. 78 & 79, Vashi, Navi Mumbai (hereinafter referred to as the said Owners) and have been furnished with the following documents:

- (1) Deed of Conveyance dated 07-05-2016 in respect of Survey no. 100/1(p).
- (2) Deed of Conveyance dated 01-07-2016 in respect of Survey no. 100/1(p)
- (3) Deed of Conveyance dated 01-07-2016 in respect of (i) Survey no. 110/ 2B/1B and (ii) Survey no. 110/ 2B/2A.
- (4) Deed of Conveyance dated 21-04-2017 in respect of (i) Survey no. 100/1 (p), (ii) Survey no. 101 and (iii) Survey no. 104.
- (5) Deed of Conveyance dated 21-04-2017 in respect of Survey no. 110/ 2B/1A.
- (6) Deed of Partnership dated 25-04-2013.
- (7) Deed of Admission cum Partnership dated 18-03-2015.
- (8) Kami jast patrak dated 22-05-2018.
- (9) 7/12 Extracts in respect of the said property.

2. We have already issued our Report on Title dated October 14, 2017 and Revised Report on Title dated March 13, 2019 in respect of the said property to the said Owners on the basis of the documents provided to us as are mentioned in the said Reports.

3. Subsequent to the issue of the said Report on Title dated October 14, 2017 and Revised Report on Title dated March 13, 2019, the said Owners have requested us to issue Legal Title Report in Format "A" in compliance of the requisition of MAHA RERA.

4. Accordingly, we are, as per the requirement of MAHA RERA, issuing our Legal Title Report in Format "A" and subject to our assumptions and qualifications hereunder and on perusal of the above mentioned documents, the title of the said Owners, namely, 1) MR. GOVIND MEGHJI GAJORA @ PATEL, 2) MR. DANJI DEVA DAKA, 3) MR. KISHORE BHACHUBHAI MUJAT, 4) MR. RAMESH KANJI ARETHIA, 5) MR. RAJENDRA KUMAR RAMESHBHAI CHAUDHARY and 6) MR. DHIRAJBHAI SAVJIBHAI to the said Property is clear & marketable & free from all registered encumbrances.

Owners of the said Property: 1) MR. GOVIND MEGHJI GAJORA @ PATEL, 2) MR. DANJI DEVA DAKA, 3) MR. KISHORE BHACHUBHAI MUJAT, 4) MR. RAMESH KANJI ARETHIA, 5) MR. RAJENDRA KUMAR RAMESHBHAI CHAUDHARY and 6) MR. DHIRAJBHAI SAVJIBHAI MANJERI

5. Assumptions and Qualifications:

- (i) We have assumed that the said property has been legally transferred in favour of the said Owners and all the required permissions, NOCs, sanctions from the Collector, Raigad-Alibaug/ ADTP, Raigad-Alibag and other concerned Authorities have been legally received upon the payment of necessary charges payable in that regard and upon compliance of all statutory provisions of Collector, Raigad-Alibaug/ ADTP, Raigad-Alibag and the title of the erstwhile Owners has been legally transferred and assigned as mentioned hereinabove;
- (ii) We have assumed that where relevant, all documents provided to us for the said property were duly executed with proper legal authority and hence the same are valid, subsisting and binding on each party thereto;
- (iii) All information, including the copies of the documents that have been furnished to us by the said Owners have been accepted by Collector, Raigad-Alibaug/ ADTP, Raigad-Alibag and the other concerned Authorities as being true, accurate and not misleading unless otherwise stated. We, therefore, disclaim any responsibility for any consequence that may arise therefrom due to non availability of the proper records or otherwise;
- (iv) Our understanding is based upon and is limited to the information provided to us and apart from the documents furnished to us, there exist no other pending Court proceedings, Order of any Court/ competent authority or there exist no other relevant

documents or information relating to the said property that would impact our findings in this Report. Please note that any further variance of facts in law may cause a conforming change in our Report on Title;

- (v) We have not conducted physical survey/ verification /inspection of the said property and hence we are not commenting on the current status of the said property or the present occupant thereof;
- (vi) We have further assumed that the legal capacity of all natural persons are as they appear to be;
- (vii) Our findings do not extend to any oral amendments of any term of the documents provided to us, which may be amended orally by the parties and substantiated by their conduct despite provisions in the documents to the contrary;
- (viii) We have assumed that no court proceedings are pending in relation to the said property;
- (ix) No Public Notice has been issued by us in respect of the said property; and
- (x) This Report has been prepared relying solely upon the copies of the documents listed hereinabove to this Report and we have not inspected any originals thereof.

6. In the circumstances, the title of 1) MR. GOVIND MEGHJI GAJORA @ PATEL, 2) MR. DANJI DEVA DAKA, 3) MR. KISHORE BHACHUBHAI MUJAT, 4) MR. RAMESH KANJI ARETHIA, 5) MR. RAJENDRA KUMAR RAMESHBHAI CHAUDHARY and 6) MR. DHIRAJBHAI SAVJIBHAI MANJERI in respect of the said property as the Owners thereof is clear & marketable & free from all registered encumbrances.

7. The aforesaid Report on Title dated October 14, 2017 and Revised Report on Title dated March 13, 2019 issued by us in respect of the said Property reflecting the flow of the title of the said Owners are enclosed herewith as annexures.

DATED THIS 19TH DAY OF NOVEMBER, 2021.

FOR HIMANSHU BHEDA & ASSOCIATES



(Associate)

Encl. Annexures: (i) Report on Title dated October 14, 2017 & (ii) Revised Report on Title dated March 13, 2019