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To MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot of Land admeasuring 2,015 square meters bearing Old Survey No. 51/26 New Survey No. 102/26 situated at Village Mire, Taluka & District Thane (**said Plot of Land**) out of larger property bearing Old Survey No. 69/13 New Survey No. 88/13 and Old Survey No. 51/26 New Survey No. 102/26 of Village Mire and Old Survey No. 76/1 New Survey No. 11/1 and Old Survey No. 76/2 New Survey No. 11/2 of Village Mahajanwadi Taluka & District Thane in the registration Sub-District and District Thane (**Larger Property**).

I have investigated the title of the said Plot of Land on the request of **M/S. S3 SMART SPACES PRIVATE LIMITED**, and I have perused photocopies the following documents:

1. Development Agreements, both dated 30th August, 2006 registered with the Sub-Registrar of Assurances at Thane-7 under serial no.TNN7-6968-2006 and TNN7-6969-2006 (**said Development Agreements'**) and Power of Attorney of like date which is registered with the Sub-Registrar of Assurances at Thane-7 under serial no.TNN7-6970-2006 (**POA**).
2. Agreement for Sale dated 4th September, 2006 registered with the Sub-Registrar of Assurances at Thane-7 under serial no.TNN7-6968-2006 and TNN7-439-2012 (**Agreement for Sale**).
3. Deed of Conveyance dated 20th July, 2012 registered with the Sub-Registrar of Assurances at Thane-7 under serial no.TNN7-00439-2012 (**said Conveyance**)

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4. Agreement dated 23rd August, 2012 registered with Sub-Registrar of assurances at Thane-7 under Serial No. TNN7-05912-2012 (**Surrender Agreement**) and Development Rights Certificates issued by the Mira Bhayandar Municipal Corporation against surrendered area.
5. Agreement dated 25th March, 2021 registered with the Sub-Registrar of Assurances at Thane-4 under serial no. TNN4-5771-2021 (**said Agreement**) and Power of Attorney dated 25th March, 2021 registered with Sub-Registrar of Assurances at Thane-4 under serial no. TNN4-5773-2021 (**POA**).
6. 7/12 Extract issued on 22nd August, 2012 and 7/12 Extract issued on 10th March, 2021 & Mutation Entry Nos.286, 287 & 483.
7. Search Reports for 47 years from 1975 till date.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Plot of Land, I am of the opinion that the title of **M/s. S3 Smart Spaces Private Limited** is clear, marketable and without any encumbrances.

OWNERS OF THE LAND:

- (1) **M/s. S3 Smart Spaces Private Limited** - Plot of Land admeasuring 2,015 square meters bearing Old Survey No. 51/26 New Survey No. 102/26 situated at Village Mire, Taluka & District Thane (**said Plot of Land**) out of larger property bearing Old Survey No. 69/13 New Survey No. 88/13 and Old Survey No. 51/26 New Survey No. 102/26 of Village Mire and Old Survey No.



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76/1 New Survey No. 11/1 and Old Survey No. 76/2 New Survey No. 11/2 of Village Mahajanwadi Taluka & District Thane in the registration Sub-District and District Thane (**Larger Property**).

(2) **M/s. Sanghvi Premises Private Limited** - owners of above said Larger Property.

The report reflecting flow of the title of **M/s. S3 Smart Spaces Private Limited**, as to the said Plot of Land is enclosed herewith as **Annexure**.

Encl: Annexure.

Dated this 13th day of April, 2022

(Advocate High Court)



ANNEXURE

FLOW OF THE TITLE OF THE SAID PLOT OF LAND

1. One Chandrasen Chimanlal Zaveri (**Original Owner**) was the Original Owner of the Larger Property totally admeasuring 51,495.81 square meters. The said Original Owner died intestate on 27/07/1966 leaving behind him surviving his wife, Nitina Chandrasen Zaveri, his son Mr. Ashish Chandrasen Zaveri, and his 4 daughters, 1) Ms. Shalini Chandrasen alias Mrs. Shalini Subahu Zaveri, 2) Ms. Ameeta Chandrasen alias Mrs. Ameeta Bharat Bhate, 3) Mrs. Yamini Ramnik Kapadia and 4) Ms. Nandita Chandrasen alias Nandita Pravin Desai each entitled to 1/6th share in the Larger Property. Nitina Chandrasen Zaveri died on 17/01/1995 leaving behind a Will dated 13/07/1990 (not probated), whereunder, she bequeathed her 1/6th share in the Larger Property unto Mr. Ashish Chandrasen Zaveri thereby entitling him to 2/6th share in the Larger Property. Mr. Ashish Chandrasen Zaveri, 2) Ms. Shalini Chandrasen alias Mrs. Shalini Subahu Zaveri, 3) Ms. Ameeta Chandrasen alias Mrs. Ameeta Bharat Bhate, 4) Mrs. Yamini Ramnik Kapadia and 5) Ms. Nandita Chandrasen alias Nandita Pravin Desai (**heirs of the Original Owner**), thus became owners of the Larger Property and their names were recorded in the 7/12 Extract of the Larger Property.
2. By virtue of two (2) separate Agreements, both dated 30th August, 2006 registered with the Sub-Registrar of Assurances at Thane-7 under serial no.TNN7-6968-2006 and under serial no.TNN7-6969-2006 (**said Development Agreements**) the heirs of the Original

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Owner have granted transferred and assigned development rights of the Larger Property to M/s. Sanghvi Premises Private Limited (**SPPL**) for the consideration and on the terms and conditions therein contained. In pursuance to the said Development Agreements, the heirs have also executed a Power of Attorney of like date which is registered with the Sub-Registrar of Assurances at Thane-7 under serial no.TNN7-6970-2006. By further Agreement for Sale dated 4th September, 2006 registered with the Sub-Registrar of Assurances at Thane-7 under serial no.TNN7-6968-2006 and TNN7-439-2012 (**Agreement for Sale**) read with Deed of Conveyance dated 20th July, 2012 registered with the Sub-Registrar of Assurances at Thane-7 under serial no.TNN7-00439-2012 (**said Conveyance**), M/s.Sanghvi Premises Private Limited (**SPPL**) have purchased and acquired the Larger Property and their name was recorded in the 7/12 Extract of the Larger Property.

3. By virtue of an Agreement dated 23rd August, 2012 registered with Sub-Registrar of assurances at Thane-7 under Serial No. TNN7-05912-2012 (**Surrender Agreement**), SPPL have surrendered area admeasuring 25,731.88 square meters (**surrendered portion**) out of the Larger Property to the Mira Bhayandar Municipal Corporation (**MBMC**) against D.P. Road and Garden Area Reservation and acquired Transfer of Development Rights (**TDR**) on the Larger Property. SPPL are in possession of the balance area 25,763.93 square meters (**balance land**) and name of MBMC is recorded in the 7/12 Extract for such surrendered portion and name of SPPL is recorded in the 7/12 Extract w.r.t. the balance land.



4. SPPL have commenced the construction on balance land in phase-wise manner in accordance with the plans/ amended plans approved by the MBMC. SPPL have constructed a Club House on portion of the Larger Property admeasuring 3,287.50 square meters bearing Old Survey No. 69/13 New Survey No. 88/13 and Old Survey No. 51/26 New Survey No. 102/26 of Village Mire, Taluka and District Thane (**Club House**).
5. By virtue of an Agreement dated 25th March, 2021 registered with the Sub-Registrar of Assurances at Thane-4 under serial no. TNN4-5771-2021 (**said Agreement**), SPPL have sold and transferred the said Plot of Land out of the Larger Property, together with the right to use Club House and all the right, title, interest, benefits, advantages, potential, etc. clear and marketable and free from all encumbrances (hereinafter collectively referred to as the "**said Property**", to M/s. S3 Smart Spaces Private Limited, for the consideration and on the terms and conditions therein contained. In pursuance to the said Agreement, SPPL have also executed a Power of Attorney dated 25th March, 2021 registered with the Sub-Registrar of Assurances at Thane-4 under serial no. TNN4-5773-2021 (**POA**).
6. On perusal of all the relevant documents I am of the opinion that, title of M/s. S3 Smart Spaces Private Limited, as owners of the said Property is clear and marketable and free from any encumbrances and that there are no litigations, and that M/s. S3 Smart Spaces Private Limited are in lawful possession of the said Plot of Land and are entitled to develop the said Plot of Land and



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construct residential/ commercial buildings thereon in accordance with sanctioned/ to be sanctioned/amended plans from the MBMC and/or competent authority by exploiting all the rights, benefits and potential, etc. & are entitled to sell the flats/ premises/ shops therein on ownership basis.

SCHEDULE OF THE PROPERTY

Plot of Land admeasuring 2,015 square meters bearing Old Survey No. 51/26 New Survey No. 102/26 situated at Village Mire, Taluka & District Thane; out of larger property bearing Old Survey No. 69/13 New Survey No. 88/13 and Old Survey No. 51/26 New Survey No. 102/26 of Village Mire and Old Survey No. 76/1 New Survey No. 11/1 and Old Survey No. 76/2 New Survey No. 11/2 of Village Mahajanwadi Taluka & District Thane in the registration Sub-District and District Thane.

Sr. No.:

- 1) 7/12 Extract as on date of application – stands in the name of M/s. Sanghvi Premises Private Limited.
- 2) Mutation Entry No. 483 records name of M/s. Sanghvi Premises Private Limited.
- 3) Search Report for 47 years taken from office of Sub-Registrar of Assurances at Thane.

Dated this 13th day of April, 2022



(Advocate High Court)