



Patil & Patil Associates

Advocate High Court

Adv.Sachin Patil
B.A. LL. B.
अॅड. सचिन पाटील
बी.ए.एलएल.बी.
Cell No.9867 2845 98

Adv.Manisha Patil
B.L.S. LL. B.
अॅड. मनिषा पाटील
बी.एल.एस.एलएल.बी.
Cell No.9860 4166 90

FORMAT - A
(Circular No.28/ 2021)

To
MahaRE.RA
Mumbai

LEGAL TITLE REPORT

1/- SUB: TITLE CLEARANCE CERTIFICATE WITH RESPECT TO:

THIS IS TO CERTIFY THAT I have investigated the title of N.A.land bearing Survey No. 165, Hissa No. 11+12+13, Survey No. 169, Hissa No. 2+3, Survey No. 365, total admeasuring 19260 Square metres, Survey No. 165, H.No. 1A, admeasuring 420 Square metres, Survey No. 165, H.No. 1B, admeasuring 410 Square metres, Survey No. 165, H.No. 2, admeasuring 2480 Square metres, Survey No. 165, H.No. 3, admeasuring 300 Square metres, Survey No. 165, H.No. 4, admeasuring 610 Square metres, Survey No. 165, H.No. 5, admeasuring 860 Square metres, Survey No. 165, H.No. 6, admeasuring 400 Square metres, Survey No. 165, H.No. 7, admeasuring 330 Square metres, Survey No. 165, H.No. 8, admeasuring 810 Square metres, Survey No. 165, H.No. 9, admeasuring 610 Square metres, Survey No. 165, H.No. 10, admeasuring 1550 Square metres, Survey No. 167, H.No. 1/1, admeasuring 3040 Square metres, Survey No. 167, H.No. 1/2, admeasuring 3040 Square metres, Survey No. 167, H.No. 2, admeasuring 1740 Square metres, Survey No. 168, H.No. 1, admeasuring 7790 Square metres, Survey No. 168, H.No. 2, admeasuring 1640 Square metres, Survey No. 169, H.No. 1/1A, admeasuring 1350 Square metres, Survey No. 169, H.No. 1/2, admeasuring 220 Square metres, Survey No. 173, H.No. 1, admeasuring 860 Square metres, Survey No.173, H.No. 2, admeasuring 1160 Square metres, lying being and situate at Village BOLINJ, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No.II (Virar).

I have investigated the title of the said plot on the request of JASAMRIT ESTATES PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at: Jasamrit Estate Private limited. 4th floor, Saheb building, 195, D N road, above Central camera, Fort, Mumbai 400 001. PAN No. AABCJ8297J, represented by its director/ authorise signatory 1) Mr. Anup Ashok Mehta, 2) Mr. Piyush Ashok Mehta & 3) Mr. Meet Shailesh Doshi.

1) DESCRIPTION OF THE PROPERTY:

A piece and parcel of Non-Agricultural land bearing Survey No. 165, Hissa No. 11+12+13, Survey No. 169, Hissa No. 2+3, Survey No. 365, total admeasuring 19260 Square metres, Survey No. 165, H.No. 1A, admeasuring 420 Square metres, Survey No. 165, H.No. 1B, admeasuring 410 Square metres, Survey No. 165, H.No. 2, admeasuring 2480 Square metres, Survey No. 165, H.No. 3, admeasuring 300 Square metres, Survey No. 165, H.No. 4, admeasuring 610 Square metres, Survey No. 165, H.No. 5, admeasuring 860 Square metres, Survey No. 165, H.No. 6, admeasuring 400 Square metres, Survey No. 165, H.No. 7, admeasuring 330 Square metres, Survey No. 165, H.No. 8, admeasuring 810 Square metres, Survey No. 165, H.No. 9, admeasuring 610 Square metres, Survey No. 165, H.No. 10, admeasuring 1550 Square metres, Survey No. 167, H.No. 1/1, admeasuring 3040 Square metres, Survey No. 167, H.No. 1/2, admeasuring 3040 Square metres, Survey No. 167, H.No. 2, admeasuring 1740 Square metres, Survey No. 168, H.No. 1, admeasuring 7790 Square metres, Survey No. 168, H.No. 2, admeasuring 1640 Square metres, Survey No. 169, H.No. 1/1A, admeasuring 1350 Square metres, Survey No. 169, H.No. 1/2, admeasuring 220 Square metres, Survey No. 173, H.No. 1, admeasuring 860 Square metres, Survey No.173, H.No. 2, admeasuring 1160 Square metres, lying being and situate at Village Bolinj, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai. (Hereinafter referred as the said Land)

2) THE DOCUMENTS OF ALLOTMENT OF PLOT (PHOTO COPIES):

By an Development Agreement dated 25th April 2006 entered into by and between Mr. Ashok Mohanlal Mehta (therein called "The Owner") of the First Part and M/s. VINAY UNIQUE CONSTRUCTION CO., (therein called "The Developers") of the Second Part, the said Mr. Ashok Mohanlal Mehta have agreed to grant the development right in respect of land bearing Survey No. 165, Hissa No. 3, admeasuring H.R. 0-03-0, Survey No. 165, Hissa No. 4, admeasuring H.R. 0-06-1, Survey No. 165, Hissa No. 7, admeasuring H.R. 0-03-3, Survey No. 165, Hissa No. 11, admeasuring H.R. 0-02-0, Survey No. 165, Hissa No. 13, admeasuring H.R. 0-04-5, Survey No. 167, Hissa No. 2, admeasuring H.R. 0-17-4, Survey No. 168, Hissa No. 1, admeasuring H.R. 0-77-9, land admeasuring H.R. 0-08-2, out of Survey No. 168, Hissa No. 2, Survey No. 169, Hissa No. 1 (Part), admeasuring H.R. 0-02-2, Survey No. 169, Hissa No. 2, admeasuring H.R. 0-02-0, Survey No. 169, Hissa No. 3, admeasuring H.R. 0-00-8, Survey No. 173, Hissa No. 2, admeasuring H.R. 0-11-6, Survey No. 365, admeasuring H.R. 1-66-9 to M/s. VINAY UNIQUE CONSTRUCTION CO., on the terms and conditions mentioned in the said agreement. The said development agreement dated 25th April 2006 was registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No.06128-2010, dated 21/04/2010 vide Confirmation Deed dated 21st April 2010.

By an Development Agreement dated 25th February 2007 entered into by and between Mr. Ashok Mohanlal Mehta (therein called "The Owner") of the First Part and M/s. Vinay Unique Construction Co., (therein called "The Developers") of the Second Part, the said Mr. Ashok Mohanlal Mehta has granted the development right in respect of land bearing Survey No. 165, Hissa No. 1 (Part), admeasuring H.R. 0-04-2, Survey No.165, Hissa No.1 (Part), admeasuring H.R.0-04-1, Survey No. 165, Hissa No. 2, admeasuring H.R.0-24-8, Survey No. 165, Hissa No. 5, admeasuring H.R. 0-08-6, Survey No. 165, Hissa No. 6, admeasuring H.R. 0-04-0, Survey No. 165, Hissa No. 8, admeasuring H.R. 0-



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08-1, Survey No. 165, Hissa No. 9, admeasuring H.R. 0-06-1, Survey No. 165, Hissa No. 10, admeasuring H.R. 0-15-5, Survey No. 165, Hissa No. 12, admeasuring H.R. 0-16-5, land admeasuring H.R. 0-08-2, out of Survey No. 168, Hissa No. 2, admeasuring H.R. 0-16-4, land admeasuring H.R. 0-07-4 out of Survey No. 169, Hissa No. 1 (Part), Survey No. 167, Hissa No. 1 (Part), admeasuring H.R. 0-30-4, Survey No. 173, Hissa No. 1, admeasuring H.R. 0-08-6 to M/s. Vinay Unique Construction Co., on the terms and condition mentioned in the said agreement. The land bearing Survey No. 165, Hissa No. 6, admeasuring H.R. 0-04-0, Survey No. 165, Hissa No. 9, admeasuring H.R. 0-06-1, Survey No. 167, Hissa No. 1 (Part), admeasuring H.R. 0-30-4, land admeasuring H.R. 0-06-1, out of Survey No.169, Hissa No. 1 (Part), Survey No. 173, Hissa No. 1, admeasuring H.R. 0-08-6 were remained to be mentioned in the Development Agreement dated 25th February 2007 and the said mistake has been rectified by Deed of Rectification dated 27th May 2008. The said development agreement 25th February 2007 and Deed of Rectification dated 27th May 2008 were registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No.06133-2010, dated 21/04/2010 vide Confirmation Deed dated 21st April 2010.

By an Development Agreement dated 19th August 2007 entered into by and between Mr. Ashok Mohanlal Mehta (therein called "The Owner") of the First Part and M/s. VINAY UNIQUE CONSTRUCTION CO., (therein called "The Developers") of the Second Part, the said Mr. Ashok Mohanlal Mehta have agreed to grant the development right in respect of land bearing Survey No. 167, Hissa No.1 (Part), admeasuring H.R. 0-30-4 to M/s. VINAY UNIQUE CONSTRUCTION CO., on the terms and conditions mentioned in the said agreement. The said development agreement 25th February 2007 was registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No.06129-2010, dated 21/04/2010 vide Confirmation Deed dated 21st April 2010.

And further the Hight Court of Bombay, vide order dated 10th July 2015 approved and sanctioned the composite Scheme of arrangement between Vinay Unique Construction Private Limited, Benham & Janwari Technology Private Limited and Jasamrit Estates Private Limited and their respective shareholders hereinafter referred to as the "Said Scheme" which was filed with the Ordinary Original Civil Jurisdiction Company Petition No. 241, 242 and 243 of 2015 connected with Company Summons for Direction No. 169,170 and 171 of 2014, referred to as the said order, duly registered Sub-Register Vasai-III, Deed of Confirmation, Doc. No.10788, dated 29/09/2016 and the Hight Court of Bombay, vide order dated 10th July 2015 approved and sanctioned the composite Scheme of arrangement between Vinay Unique Construction Private Limited and Benham & Janwari Technology Private Limited and Jasamrit Estates Private Limited and their respective shareholders hereinafter referred to as the "Said Scheme" which was filed with the Ordinary Original Civil Jurisdiction Company Petition No. 241, 242 and 243 of 2015 connected with Company Summons for Direction No. 169,170 and 171 of 2014, referred to as the said order is effect shown in other rights name Jasamrit Estates Private Limited., and remove old entry other right name Vinay Unique Construction Private Limited and

Benham & Janwari Technology Private Limited., vide, Mutation Entry No.7077, duly certified Mandal Adhikari dated 23/02/2018.

The Vasai Virar City Municipal Corporation., has granted the Revised Development Permission for Residential Building No.7 and Residential with Shopline Building No.10 and Development permission of CFC Building on land, vide its Order No. VVCMC/TP/RDP/VP-0607/429/2021-22, dated 06/09/2011.

3) 7/12 EXTRACT ISSUED BY TALATHI BOLINJ dated, 20/09/2021, MUTATION ENTRY NOS.: 139, 692, 888,1548, 1554, 1913, 1993, 2494, 2599, 2967, 3216, 5034, 5035, 5036, 5424, 5658, 5984, 5985, 6456, 7058, 7077, 4240, 4248, 4249, 5407, 5414, 5416, 5488, 545, 546, 548, 615, 692, 1106, 1235, 1540 1545 ,1734, 1754, 1774, 1786 1789, 1886, 1903, 1923, 1940, 2082, 2313, 2586, 1903, 1923, 1940, 2082, 2313, 2568, 2598, 2660 2942, 2965, 2967,3216, 3239, 3255, 3368, 3445, 3468, 3570, 3574, 3761, 3766, 4059, 4279, 5048, 5049, 5243, 5417, 5426, 5463, 5650, 5668

4) SEARCH REPORTS FOR 30 YEARS FROM 1992 TO TILL 2021.

This is to certify that I have initiated a Search of the office of the Sub-Register of assurances at: Vasai, for a period of 30 years from 1992 to 2021, Non-Agricultural land bearing FSI the Vasai Virar City Municipal Corporation., has granted the Revised Development Permission for Residential Building No.7 and Residential with Shopline Building No.10 and Development permission of CFC Building on land, vide its Order No. VVCMC/TP/RDP/VP-0607/429/2021-22, dated 06/09/2011.

2/- On perusal of the above mention's documents and all other relevant documents relating to title of the said Property, I am of the Opinion that the title of the said Developers: JASAMRIT ESTATES PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be, represented by its director/ authorise signatory 1) Mr. Anup Ashok Mehta, 2) Mr. Piyush Ashok Mehta & 3) Mr. Meet Shailesh Doshi are clear marketable and without any encumbrances.

Owners of the land:A piece and parcel of Non-Agricultural land bearing Survey No. 165, Hissa No. 11+12+13, Survey No. 169, Hissa No. 2+3, Survey No. 365, total admeasuring 19260 Square metres, Survey No. 165, H.No. 1A, admeasuring 420 Square metres, Survey No. 165, H.No. 1B, admeasuring 410 Square metres, Survey No. 165, H.No. 2, admeasuring 2480 Square metres, Survey No. 165, H.No. 3, admeasuring 300 Square metres, Survey No. 165, H.No. 4, admeasuring 610 Square metres, Survey No. 165, H.No. 5, admeasuring 860 Square metres, Survey No. 165, H.No. 6, admeasuring 400 Square metres, Survey No. 165, H.No. 7, admeasuring 330 Square metres, Survey No. 165, H.No. 8, admeasuring 810 Square metres, Survey No. 165, H.No. 9, admeasuring 610 Square metres, Survey No. 165, H.No. 10, admeasuring 1550 Square metres, Survey No. 167, H.No. 1/1, admeasuring 3040 Square metres, Survey No. 167, H.No. 1/2, admeasuring 3040 Square metres, Survey No. 167, H.No. 2, admeasuring 1740 Square metres, Survey No. 168, H.No. 1, admeasuring 7790 Square metres, Survey No. 168, H.No. 2, admeasuring 1640 Square metres, Survey No. 169, H.No. 1/1A, admeasuring 1350 Square metres, Survey No. 169, H.No. 1/2, admeasuring 220 Square metres, Survey No. 173, H.No. 1, admeasuring 860 Square metres, Survey No.173, H.No. 2, admeasuring 1160 Square metres, lying being and situate at Village Bolinj, Taluka Vasai, District



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Palghar, within the area of Sub-Registrar at Vasai. (Hereinafter referred as the said Land)

3/- The report reflecting the Flow of the title of the Developers: JASAMRIT ESTATES PRIVATE LIMITED., on the said Land is enclosed herewith an annexure.

Place Virar

Date: 03/10/2021

Encl: Annexure

MR. SACHIN M. PATIL B.A.LL.B.
Advocate High Court
A/3, Satyam Bldg; Near Vithal Mandir,
Virar (W); Tal: Vasai, Thane.
Mo.: 9867234598



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FORMAT - A
(Circular No.28/ 2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

1) 7/12 EXTRACT AS ON DATE OF APPLICATION FOR REGISTRATION: a piece and parcel of Non-Agricultural land bearing Survey No. 165, Hissa No. 11+12+13, Survey No. 169, Hissa No. 2+3, Survey No. 365, total admeasuring 19260 Square metres, Survey No. 165, H.No. 1A, admeasuring 420 Square metres, Survey No. 165, H.No. 1B, admeasuring 410 Square metres, Survey No. 165, H.No. 2, admeasuring 2480 Square metres, Survey No. 165, H.No. 3, admeasuring 300 Square metres, Survey No. 165, H.No. 4, admeasuring 610 Square metres, Survey No. 165, H.No. 5, admeasuring 860 Square metres, Survey No. 165, H.No. 6, admeasuring 400 Square metres, Survey No. 165, H.No. 7, admeasuring 330 Square metres, Survey No. 165, H.No. 8, admeasuring 810 Square metres, Survey No. 165, H.No. 9, admeasuring 610 Square metres, Survey No. 165, H.No. 10, admeasuring 1550 Square metres, Survey No. 167, H.No. 1/1, admeasuring 3040 Square metres, Survey No. 167, H.No. 1/2, admeasuring 3040 Square metres, Survey No. 167, H.No. 2, admeasuring 1740 Square metres, Survey No. 168, H.No. 1, admeasuring 7790 Square metres, Survey No. 168, H.No. 2, admeasuring 1640 Square metres, Survey No. 169, H.No. 1/1A, admeasuring 1350 Square metres, Survey No. 169, H.No. 1/2, admeasuring 220 Square metres, Survey No. 173, H.No. 1, admeasuring 860 Square metres, Survey No.173, H.No. 2, admeasuring 1160 Square metres, lying being and situate at Village Bolinj, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai. (Hereinafter referred as the said Land);

By an Development Agreement dated 25th April 2006 entered into by and between Mr. Ashok Mohanlal Mehta (therein called "The Owner") of the First Part and M/s. VINAY UNIQUE CONSTRUCTION CO., (therein called "The Developers") of the Second Part, the said Mr. Ashok Mohanlal Mehta have agreed to grant the development right in respect of land bearing Survey No.165, Hissa No. 3, admeasuring H.R. 0-03-0, Survey No. 165, Hissa No. 4, admeasuring H.R. 0-06-1, Survey No. 165, Hissa No. 7, admeasuring H.R. 0-03-3, Survey No. 165, Hissa No. 11, admeasuring H.R. 0-02-0, Survey No. 165, Hissa No. 13, admeasuring H.R. 0-04-5, Survey No. 167, Hissa No. 2, admeasuring H.R. 0-17-4, Survey No. 168, Hissa No. 1, admeasuring H.R. 0-77-9, land admeasuring H.R. 0-08-2, out of Survey No. 168, Hissa No. 2, Survey No. 169, Hissa No. 1 (Part), admeasuring H.R. 0-02-2, Survey No. 169, Hissa No. 2, admeasuring H.R. 0-02-0, Survey No. 169, Hissa No. 3, admeasuring H.R. 0-00-8, Survey No. 173, Hissa No. 2, admeasuring H.R. 0-11-6, Survey No. 365, admeasuring H.R. 1-66-9 to M/s. VINAY UNIQUE CONSTRUCTION CO., on the terms and conditions mentioned in the said agreement. The said development agreement dated 25th April 2006 was registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No.06128-2010, dated 21/04/2010 vide Confirmation Deed dated 21st April 2010.

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And further the Hight Court of Bombay, vide order dated 10th July 2015 approved and sanctioned the composite Scheme of arrangement between Vinay Unique Construction Private Limited, Benham & Janwari Technology Private Limited and Jasamrit Estates Private Limited and their respective shareholders hereinafter referred to as the "Said Scheme" which was filed with the Ordinary Original Civil Jurisdiction Company Petition No. 241, 242 and 243 of 2015 connected with Company Summons for Direction No. 169,170 and 171 of 2014, referred to as the said order, duly registered Sub-Register Vasai-III, Deed of Confirmation, Doc. No.10788, dated 29/09/2016 and the Hight Court of Bombay, vide order dated 10th July 2015 approved and sanctioned the composite Scheme of arrangement between Vinay Unique Construction Private Limited and Benham & Janwari Technology Private Limited and Jasamrit Estates Private Limited and their respective shareholders hereinafter referred to as the "Said Scheme" which was filed with the Ordinary Original Civil Jurisdiction Company Petition No. 241, 242 and 243 of 2015 connected with Company Summons for Direction No. 169,170 and 171 of 2014, referred to as the said order is effect shown in other rights name Jasamrit Estates Private Limited.,



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and remove old entry other right name Vinay Unique Construction Private Limited and Benham & Janwari Technology Private Limited., vide, Mutation Entry No.7077, duly certified Mandal Adhikari dated 23/02/2018.

The Vasai Virar City Municipal Corporation., has granted the Revised Development Permission for Residential Building No.7 and Residential with Shopline Building No.10 and Development permission of CFC Building on land, vide its Order No. VVCMC/TP/RDP/VP-0607/429/2021-22, dated 06/09/2011.

The title of the said Developers: JASAMRIT ESTATES PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be, represented by its director/ authorise signatory 1) Mr. Anup Ashok Mehta, 2) Mr. Piyush Ashok Mehta & 3) Mr. Meet Shailesh Doshi are clear marketable and without any encumbrances.

2) Mutation Entry No. : 139, 692, 888,1548, 1554, 1913, 1993, 2494, 2599, 2967, 3216, 5034, 5035, 5036, 5424, 5658, 5984, 5985, 6456, 7058, 7077, 4240, 4248, 4249, 5407, 5414, 5416, 5488, 545, 546, 548, 615, 692, 1106, 1235, 1540 1545 ,1734, 1754, 1774, 1786 1789, 1886, 1903, 1923, 1940, 2082, 2313, 2586, 1903, 1923, 1940, 2082, 2313, 2568, 2598, 2660 2942, 2965, 2967,3216, 3239, 3255, 3368, 3445, 3468, 3570, 3574, 3761, 3766, 4059, 4279, 5048, 5049, 5243, 5417, 5426, 5463, 5650, 5668

3) SEARCH REPORT FOR 30 YEARS FROM 1992 TO TILL 2021, TAKEN FROM SUB-REGISTRAR OFFICE AT VASAI.

4) ANY OTHER RELEVANT TITLE: The land situates at Village Bolinj, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai. (Hereinafter referred as the said Land), was develop by JASAMRIT ESTATES PRIVATE LIMITED. the said property shows the said revenue records respectively.

5) LITIGATION IF ANY: There is no litigation on the said Land.

Place: Virar

Date: 03/10/2021

MR. SACHIN M. PATIL B.A.LL.B.
Advocate High Court
A/3, Satyam Bldg; Near Vithal Mandir,
Virar (W); Tal: Vasai, Thane.
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