



Patil & Patil Associates

Advocate High Court

Adv.Sachin Patil
B.A. LL. B.

अॅड. सचिन पाटील
बी.ए.एलएल.बी.

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FORMAT – A

(Circular No:- 28/2021)

To.
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot bearing Old (Survey no.165 Hissa no. 1A,1B,2,3,4,5,6,7,8,9,10,11,12,13, Survey no.167 Hissa no. 1/1,1/2,2, Survey no.168 Hissa no. 1,2, Survey no.169 Hissa no. 1/1A,1/2,2,3, Survey no.173 Hissa no. 1,2, Survey no.365), New (Survey no.165 Hissa no. B1,B2,B3,B4,B5,B6,B7,B8,B9,B10,B11,B12) lying being and situated at Village Bolinj, Virar West, Taluka Vasai, District Palghar, Pincode 401303. (hereinafter referred as the "said property").

A) I have investigated the title of the said property on the request of M/s. JASAMRIT ESTATES PRIVATE LIMITED (Company) and following documents i.e.:-

1. Description of the property.

All that piece or parcel of land or ground situate, lying and being at plot bearing Old (Survey no.165 Hissa no. 1A,1B,2,3,4,5,6,7,8,9,10,11,12,13, Survey no.167 Hissa no. 1/1,1/2,2, Survey no.168 Hissa no. 1,2, Survey no.169 Hissa no. 1/1A,1/2,2,3, Survey no.173 Hissa no. 1,2, Survey no.365), New (Survey no.165 Hissa no. B1,B2,B3,B4,B5,B6,B7,B8,B9,B10,B11,B12) lying being and situated at Village Bolinj, Virar West, Taluka Vasai, District Palghar, Pincode 401303.

2. The documents of allotment of plot.

1. Development Agreement dated 25/04/2006 vide Confirmation deed dated 21/04/2010 doc no.06128-2010, Vasai-2.
2. Development Agreement dated 25/02/2007 and Rectification deed dated 27/05/2008 vide Confirmation deed dated 21/04/2010 doc no.06133-2010, Vasai-2.
3. Development Agreement dated 25/02/2007 vide Confirmation deed dated 21/04/2010 doc no. 06129-2010, Vasai-2.
4. 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.
5. Revised Development Permission vide its order no. VVCMC/TP/RDP/VP-0607/429/2021-22 dated 06-09-2021.
6. Revised Development Permission vide its order no. VVCMC/TP/RDP/VP-0607/737/2021-22 dated 31-12-2021.
7. Deed of Mortgage, Reg.No.VS15-15489-2021, dated 20-12-2021, Bajaj Housing Finance Ltd., Financial Assistance by way of Term Loan the towards project "Vinay Unique Residency Building no. 10 Tower D, E, F, G, H".

3. 7/12 Extract & Mutation issued by Talathi Bolinj dated 16/12/2021, mutation entry no.7624.

4. Search Report for 30 Years from 1992 till 2022.

B). 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 the title of **M/s. JASAMRIT ESTATES PRIVATE LIMITED** (Company) is clear, marketable and further clause no.7 then without any encumbrances.

Owners of the Land

- 1) **Mr. Anup Ashok Mehta (Director)**
- 2) **Mr. Piyush Ashok Mehta (Director)**
- 3) **Mr. Meet Shailesh Doshi (Director)**

C) The report reflecting the flow of the title of the **M/s. JASAMRIT ESTATES PRIVATE LIMITED** (Company) on the said land is enclosed herewith as annexure.

ENCL: Annexure.

Date: 04/02/2022


Advocate

MR. SACHIN M. PATIL B.A.LL.B.
Advocate High Court
A/3, Satyam Bldg; Near Vitthal Mandir,
Virar (W); Tal: Vasai, Thane.
Mo.: 9867204598



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FLOW OF THE TITLE OF THE SAID LAND.

S. No.

1. 7/12 extract as on date of application for registration
2. Mutation entry No. 7624
3. Search report for 30 years from 1992 to till 2022 Taken from Sub-Registrar office at Vasai 1,2,3,4,5,6.
4. Any other relevant title.
 1. Development Agreement dated 25/04/2006 vide Confirmation deed dated 21/04/2010 doc no.06128-2010, Vasai-2.
 2. Development Agreement dated 25/02/2007 and Rectification deed dated 27/05/2008 vide Confirmation deed dated 21/04/2010 doc no.06133-2010, Vasai-2.
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 6. Revised Development Permission vide its order no. VVCMC/TP/RDP/VP-0607/737/2021-22 dated 31-12-2021.
 7. Deed of Mortgage, Reg.No.VSI5-15489-2021, dated 20-12-2021, Bajaj Housing Finance Ltd., Financial Assistance by way of Term Loan the towards project "Vinay Unique Residency Building no. 10 Tower D, E, F, G, H".
5. Litigation if any.

We have relied on the representation made by the Developer to us confirming and stating that there is/are nil litigation/s pending in respect of the property before any court of law or before any other authority (judicial or otherwise).


Advocate

Date: 04/02/2022

MR. SACHIN M. PATIL B.A.LL.B.
Advocate High Court
A/3, Satyam Bldg; Near Vitthal Mandir,
Virar (W); Tal: Vasai, Thane.
Mo.: 9867284598

(Stamp)