



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
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Cell No.9860 4166 90

FORMAT – A
(Circular No:- 28/2021)

To.
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot bearing 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 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 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 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, 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.,
5. Revised Development Permission vide its order No.VVCMC/TP/RDP/VP-0607/429/2021-22 dated 06-09-2021.

3. 7/12 Extract & Mutation issued by **Talathi Bolinj dated 20/09/2021, mutation entry no.7077.**

4. Search Report for 30 Years from **1992 till 2021.**

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 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.

Advocate

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.
Mo.: 9867284598



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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. **7077**
3. Search report for 30 years from 1992 to till 2021 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 .
 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, 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.,
 5. Revised Development Permission vide its order No.VVCMC/TP/RDP/VP-0607/429/2021-22 dated 06-09-2021.
5. Litigation if any.

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

Advocate

Date:03/10/2021

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