

**FORMAT - A**

To,  
MahaRERA  
Housefin Bhawan,  
Plot No. C-21, E-Block,  
Bandra-Kurla Complex  
Bandra (East)  
Mumbai 400 051.

**LEGAL TITLE REPORT**

Sub: Title Clearance Certificate in respect of land bearing land bearing Survey No.29, Hissa No.4, admeasuring 4580 sq. meters and Survey No.30, Hissa No.5 admeasuring 350 sq. meters, situate at Village Ghodbundar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of Mira Bhayandar Municipal Corporation (for short hereinafter referred to as the **"Said Property"**).

I have investigated the title to the subject property on the request of M/s.

**Unique Star Developers -LLP** and following documents are as hereunder.

I. Description of Property

| Sr. No. | Survey No. | Hissa No. | Area in Sq. Meters |
|---------|------------|-----------|--------------------|
| I       | II         | III       | IV                 |
| 1.      | 29         | 4         | 4580.00            |
| 2.      | 30         | 5         | 350.00             |

2. The document of allotment of the said property:

- i. Agreement, dated 22<sup>nd</sup> March, 2022, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/ 4794/2022, Shri Jaywant Sitaram Vaity, Shri Vishwanath Sitaram Vaity, Smt. Reshma Ramesh Kini, Shri Chandrakant Sitaram Vaity, Smt. Nayana Sitaram Vaity, Shri Hemant Sitaram Vaity, Shri Avinash Sitaram Vaity, Smt. Naina Prakash Koli nee Naina Sitaram Vaity, Ms. Pramila Vishwanath Vaity Ketan Vishwanath Vaity, Smt. Hemali Vishwanath Vaity, Ms. Megha Chandrakant Vaity, Shri Harshad Chandrakant Vaity, Tanmay Chandrakant Vaity, Ms. Vijaya Hemchandra Vaity, Shubham

Hemchandra Vaity through his guardian Hemchandra Vaity, Ninad Hemchandra Vaity through his guardian Hemchandra Vaity, Ms. Kamini Avinash Vaity, Pranav Avinash Vaity, through his guardian Avinash Vaity, Puneet Avinash Vaity through his guardian Avinash Vaity, Nitesh Ramesh Keni and Sneha Prakash Koli had agreed to sell the said property to M/s. **Unique Star Developers -LLP** at the price and on the terms and conditions stipulated therein.

ii. Irrevocable General Power of Attorney, dated 22<sup>nd</sup> March, 2022, registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/4795/2022 in favour of Shri Dilesh Chandrakant Shah , being one of the partners of M/s. M/s. Unique Star Developers -LLP conferring upon them several powers inter-alia power to develop the said property including power to execute a deed of conveyance and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

3. 7/12 extract issued by the Talathi of Village Bhayandar together with mutation entries as follows:

| Sr. No. | Survey and Hissa No | Issued by          | Date       | Mutation Entry No. | Area In Sq.Mtrs | Village    |
|---------|---------------------|--------------------|------------|--------------------|-----------------|------------|
| 1.      | 29/4                | Maharashtra Shasan | 24/12/2021 | 1490,1810, 3479    | 4580.00         | Ghodbundar |
| 2.      | 30/5                | Maharashtra Shasan | 24/12/2021 | 1490,1810, 3479    | 350             | Ghodbundar |

4. Search report for 30 years from 1993 to till 24<sup>th</sup> March, 2022. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property of **M/s. Unique Star Developers -LLP** has absolute right and authority to construct the buildings in the layout of the said property after obtaining all the necessary permissions and sanction from the authorities concerned including the Mira Bhayander Municipal Corporation and to sell the flats and other premises in the said building to the intending purchasers thereof

**D. G. NAIK**

**B.Com., LL.M.**

**ADVOCATE, HIGH COURT**

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Near Maxus Mall, Flyover Road,  
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by executing agreements under the provisions of Real Estate (Regulation and Development) Act, 2016, read with Rules and Regulations made therein

5. OWNERS OF THE LAND:

Land bearing Survey No.29, Hissa No.4, admeasuring 4530 sq. meters, and Survey No.30, Hissa No.5 admeasuring 350 sq. meters, situate at Village Ghodbundar, Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation owned by Shri Jaywant Sitaram Vaity, Shri Vishwanath Sitaram Vaity, Smt. Reshma Ramesh Kini, Shri Chandrakant Sitaram Vaity, Smt. Nayana Sitaram Vaity, Shri Hemant Sitaram Vaity and Shri Avinash Sitaram Vaity, Smt. Naina Prakash Koli nee Naina Sitaram Vaity, Ms. Pramila Vishwanath Vaity Ketan Vishwanath Vaity, Smt. Hemali Vishwanath Vaity, Ms. Megha Chandrakant Vaity, Shri Harshad Chandrakant Vaity, Tanmay Chandrakant Vaity, Ms. Vijaya Hemchandra Vaity, Shubham Hemchandra Vaity, Ninad Hemchandra Vaity through his guardian Hemchandra Vaity, Ms. Kamini Avinash Vaity, Pranav Avinash Vaity, , Puneet Avinash Vaity, Nitesh Ramesh Keni and Sneha Prakash Koli is clear, marketable and free from all encumbrances.

The report reflecting the flow of the title: M/s. Unique Star Developers – LLP had acquired the development rights of the said property from the owners and the said documents are enclosed herewith as annexure

Encl: Annexure

Date: 25<sup>th</sup> March, 2022



Advocate