



S.J. BONDRE & CO.

Add.: Office No.01, 1st Floor, Sai Sharan Complex, Sector-08,, Khanda Colony, New Panvel (West), Dist. Raigad.
Phone:022-27464546, Mob.: 9322593358, E-mail: adv.s.bondre@gmail.com

10th November, 2022

FORMAT – A

(Circular No.:- 28/2021dated 08/03/2021)

To

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Survey No. 25/1 admeasuring 1-24-6 HRP (12460 Sq. Mtrs) situated at Rohinjan, Tal- Panvel, Dist- Raigad** (hereinafter referred as the said Land)

I have investigated the title of the said plot on the request of **M/S. TODAY ROYAL INFRACON** through its partners 1) **Mr. Vinay Prakash Singh** 2) **Mr. Hemang Dineshbhai Patel** 3) **Mr. Amit Narottam Patel** 4) **Mr. Hitesh Haribhai Patel** 5) **Mrs. Bhomi Hardik Patel** 6) **Mr. Rahulkumar Viththalbhai Chhabhaiya** and following documents i.e. :-

1) Description of the property.

Survey No. 25/1 admeasuring 1-24-6 HRP (12460 Sq. Mtrs) Situated at Rohinjan, Tal- Panvel, Dist- Raigad.

2) The documents of allotment of plot.

- a) Sale Deed dated 26/02/1990 executed between Minochar Dorabji Mistry therein referred to as the 'Vendors' party of the first part and 1) **Shri. Prabhakar Ramchandra Desai**, 2) **Dr. Udipi Prabhakar Rao** & 3) **Shri. Veni Madhav Shriram Upasani** therein referred to as 'Purchasers' party of the other part in respect of Survey Nos. **19/0 admeasuring 0-95-0 HRP, 20/1 admeasuring 1-25-7**



HRP, 25/1 admeasuring 1-24-6 HRP situated at Karade Khurd, Tal- Panvel, Dist- Raigad registered in the office of Joint Sub Registrar Panvel-1, under document Sr. NO. 454(P)/1990 dated 12/03/1990.

- b) Sale Deed dated 30/08/2012 executed between **Shri. Prabhakar Ramchandra Desai, Dr. Udipi Prabhakar Rao & Shri. Veni Madhav Shriram Upasani** therein referred to as the 'Vendors' party of the first part and **Shri. Praveenkumar Uttamchand Miglani** therein referred to as 'Purchasers' party of the other part and **Shri. Bandu Patil & Om Construction Co.** therein referred to as the 'Confirming party' party of the third part in respect of Survey Nos. 19/0 admeasuring 0-95-0 HRP, 20/1 admeasuring 1-25-7 HRP, 25/1 admeasuring 1-24-6 HRP situated at Rohinjan, Tal- Panvel, Dist- Raigad registered in the office of Joint Sub Registrar Panvel-1, under document Sr. NO. 10614 /2012 dated 30/08/2012.
- c) NA Order vide Ref. No. क.मशा./एल.एन.ए.१(ब)/एस.आर. ४९४/२०१२ dated 04/01/2015 issued by District Collector Raigad for Survey/Hissa Nos. 19/1, 20/0, 24A/8B, 25/1 situated at Rohinjan, Tal- Panvel, Dist- Raigad to **Shri. Praveenkumar Uttamchand Miglani**
- d) Zone Certificate vide Ref. No. जा.क./प.महा/नरवि/झोन/७००८/२०१८ dated 09/07/2018 issued by Panvel Municipal Corporation for the Survey No. 19,20,24,25 of Village- Rohinjan, Tal- Panvel, Dist- Raigad show the said Survey Nos are in Urbanizable Zone.
- e) Deed of Conveyance dated 05/08/2019 executed between **Shri. Praveenkumar Uttamchand Miglani** therein referred to as the 'Vendors' party of the first part and **M/s. Mahaavir Superstructures Private Limited** through its director **Mohnish Omprakash Chhajer** therein referred to as 'Purchasers' party of the other part in respect of Survey Nos. 19/0 admeasuring 0-95-0 HRP, 20/1



admeasuring 1-25-7 HRP, 25/1 admeasuring 1-24-6 HRP situated at Karadenjan, Tal- Panvel, Dist- Raigad registered in the office of Joint sub Registrar Panvel-2, under document Sr. NO. 10168/2019 dated 05/08/2019.

f) Development Agreement dated 30/08/2022 executed between **MAHAAVIR SUPERSTRUCTURES PVT. LTD.** through its director Mohnish Omprakash Chajjer therein referred to as the 'Owner' party of the first part and **M/S. TODAY ROYAL INFRACON** through its partners 1) **MR. VINAY PRAKASH SINGH** 2) **MR. HEMANG DINESHBHAI PATEL** 3) **MR. AMIT NAROTTAM PATEL** 4) **MR. HITESH HARIBHAI PATEL** 5) **MRS. BHOMI HARDIK PATEL** 6) **MR. RAHULKUMAR VITHTHALBHAI CHHABHAIYA** therein referred to as the 'Developers' party of the other part in respect of development of Survey No. 25/1 admeasuring 1-24-6 HRP (12460 Sq. Mtrs) situated at Rohinjan, Tal- Panvel, Dist- Raigad on 34% (Owner) : 66% (Developer) Share ratio and the said Development Agreement registered in the office of Joint Sub Registrar Panvel-2, under document Sr. No. 12454/2022 dated 06/09/2022.

g) Sanction of Building Permission Letter vide Ref. No. PMC/TP/Rohinjan/25/1/21-22/16273/2593/2022 dated 20/10/2022 issued by Panvel Municipal Corporation to **M/s. Mahaavir Superstructure Pvt. Ltd, through Developer- Today Royal Infracon** for the development of Residential building/s on Survey No. 25/1 admeasuring 1-24-6 HRP situated at Rohinjan, Tal- Panvel, Dist- Raigad.

3) 7/12 extract or property card .

The 7/12 Extracts of Survey No. 25/1 admeasuring 1-24-6 HRP situated at Rohinjan, Tal- Panvel, Dist- Raigad stands in the name of **MAHAAVIR SUPERSTRUCTURES PVT. LTD.**



h) Search report for 30 years from 1993 till 2022

I have taken search in respect of the above said property for the period of 30 years from 1993 to 2022 in the Office of Sub-Registrar Panvel-2 which is annex herewith.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Plot, I am opinion that the title of **M/S. MAHAAVIR SUPERSTRUCTURE PRIVATE LIMITED** through its directors Mohnish Omprakash Chhajer as Owner and **M/S. TODAY ROYAL INFRACON** through its partners 1) Mr. Vinay Prakash Singh 2) Mr. Hemang Dineshbhai Patel 3) Mr. Amit Narottam Patel 4) Mr. Hitesh Haribhai Patel 5) Mrs. Bhomi Hardik Patel 6) Mr. Rahulkumar Vitthalbhai Chhabhaiya as the Developer, is marketable and without any encumbrances.

Owners of the said Land

M/S. MAHAAVIR SUPERSTRUCTURE PRIVATE LIMITED through its directors Mohnish Omprakash Chhajer: bearing Survey No. 25/1 admeasuring 1-24-6 HRP (12460 Sq. Mtrs) situated at Rohinjan, Tal- Panvel, Dist- Raigad.

Developers of the said Land

M/S. TODAY ROYAL INFRACON through its partners 1) Mr. Vinay Prakash Singh 2) Mr. Hemang Dineshbhai Patel 3) Mr. Amit Narottam Patel 4) Mr. Hitesh Haribhai Patel 5) Mrs. Bhomi Hardik Patel 6) Mr. Rahulkumar Vitthalbhai Chhabhaiya : bearing Survey No. 25/1 admeasuring 1-24-6 HRP (12460 Sq. Mtrs) situated at Rohinjan, Tal- Panvel, Dist- Raigad.

(1) Qualifying comments/remarks if any

M/S. TODAY ROYAL INFRACON through its partners 1) **MR. VINAY PRAKASH SINGH & 5 others** having clear, free from encumbrance & Marketable title over property for the development.



The report reflecting the flow of the title of **M/S. MAHAAVIR SUPERSTRUCTURE PRIVATE LIMITED** through its directors Mohnish Omprakash Chhajjer as the Owner and **M/S. TODAY ROYAL INFRACON** through its partners 1) Mr. Vinay Prakash Singh 2) Mr. Hemang Dineshbhai Patel 3) Mr. Amit Narottam Patel 4) Mr. Hitesh Haribhai Patel 5) Mrs. Bhomi Hardik Patel 6) Mr. Rahulkumar Viththalbhai Chhabhaiya as Developer.

For S.J. BONDRE & CO

Encl : Annexure.



[Signature]
ADVOCATE
PROPRIETOR
Advocate



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(Circular No.:- 28/2021 dated 08/3/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1. 7/12 extract / P.R. Card as on date of application for registration –

The 7/12 Extracts of 25/1 of Village : Rohinjan, Tal. Panvel Dist- Raigad stands in the name of M/S. MAHADEVIR SUPERSTRUCTURES PRIVATE LIMITED through its Director MOHNISH OMPRAKASH CHHAJER and given development rights to M/S. TODAY ROYAL INFRACON through its partners 1) MR. VINAY PRAKASH SINGH & 5 others.

2. Mutation Entry No.

a) Mutation Entry No. 2702 dated 29/06/2011 for Survey/Hissa Nos. 25/1, 19/1A and 20/0 at Rohinjan, Tal-Panvel, Dist- Raigad recorded Sale deed dated 26/02/1990 executed between Minochar Dorabji Mistry (Seller) and Shri. Prabhakar Ramchandra Desai, Dr. Udipi Prabhakar Rao & Shri. Veni Madhav Shriram Upasani (Purchaser) and recorded the name of Shri. Prabhakar Ramchandra Desai, Dr. Udipi Prabhakar Rao & Shri. Veni Madhav Shriram Upasani on 7/12 extracts.



- b) **Mutation Entry No. 2753 for Survey/Hissa Nos. 25/1, 19/1A and 20/0 at Rohinjan, Tal-Panvel, Dist- Raigd** recorded Sale deed document registration Sr. No. PNL-1-10614/2012 dated 30/08/2012 this property sold by Shri. Prabhakar Ramchandra Desai, Dr. Udipi Prabhakar Rao & Shri. Veni Madhav Shriram Upasani to **Shri. Praveenkumar Uttamchand Miglani** and recorded name of purchasers on 7/12 extract.
- c) **Mutation Entry No. 2847 for Survey/Hissa Nos. 25/1, 19/1A and 20/0 at Rohinjan, Tal-Panvel, Dist- Raigd** recorded the NA Order bearing No. Kr. Masha/LNA 1(B)/SR 494/2012 dated 04/09/2015 of said Survey Nos. which are belongs to **Shri. Praveenkumar Uttamchand Miglani**.
- d) **Mutation Entry No. 3044** for modification/rectification of area mentioned in 7/12 extract of Survey/Hissa No. 25/1 & others situated at Rohinjan, Tal- Panvel, Dist- Raigad.
- e) **Mutation Entry No. 3054 for Survey/Hissa Nos. 25/1, 19/1A and 20/0 at Rohinjan, Tal-Panvel, Dist- Raigd** recorded Deed of Conveyance document registration Sr. No. 10168/2019 dated 05/08/2019 this property sold by Shri. Praveenkumar Uttamchand Miglani to **M/S. MAHAAVIR SUPERSTRUCTURES PRIVATE LIMITED** and recorded name of purchasers on 7/12 extract.
3. Search report for 30 years from 1993 to 2022 from Sub Registrar office Panvel 1 to 5 bearing Challan No. MH010378551202223E dated 10/11/2022 of Office of Sub-Registrar Panvel-2.



- a) Sale Deed dated 26/02/1990 executed between Minochar Dorabji Mistry therein referred to as the 'Vendors' party of the first part and 1) **Shri. Prabhakar Ramchandra Desai**, 2) **Dr. Udipi Prabhakar Rao** & 3) **Shri. Veni Madhav Shriram Upasani** therein referred to as 'Purchasers' party of the other part in respect of Survey Nos. 19/0 admeasuring 0-95-0 HRP, 20/1 admeasuring 1-25-7 HRP, 25/1 admeasuring 1-24-6 HRP situated at Karade Khurd, Tal- Panvel, Dist- Raigad registered in the office of Joint Sub Registrar Panvel-1, under document Sr. NO. 454(P)/1990 dated 12/03/1990.
- b) Sale Deed dated 30/08/2012 executed between **Shri. Prabhakar Ramchandra Desai**, **Dr. Udipi Prabhakar Rao** & **Shri. Veni Madhav Shriram Upasani** therein referred to as the 'Vendors' party of the first part and **Shri. Praveenkumar Uttamchand Miglani** therein referred to as 'Purchasers' party of the other part and **Shri. Bandu Patil & Om Construction Co.** therein referred to as the 'Confirming party' party of the third part in respect of Survey Nos. 19/0 admeasuring 0-95-0 HRP, 20/1 admeasuring 1-25-7 HRP, 25/1 admeasuring 1-24-6 HRP situated at Rohinjan, Tal- Panvel, Dist- Raigad registered in the office of Joint Sub Registrar Panvel-1, under document Sr. NO. 10614 /2012 dated 30/08/2012.
- c) NA Order vide Ref. No. क.मशा./एल.एन.ए.१(ब)/एस.आर. ४९४/२०१२ dated 04/01/2015 issued by District Collector Raigad for Survey/Hissa Nos. 19/1, 20/0, 24A/8B, 25/1 situated at Rohinjan, Tal- Panvel, Dist- Raigad to **Shri. Praveenkumar Uttamchand Miglani**.



- d) Zone Certificate vide Ref. No. जा. क./प.महा/नरवि/झोन/७००८/२०१८ dated 09/07/2018 issued by Panvel Municipal Corporation and declare that Survey Nos. 19, 20, 24, 25 of Village Rohinjan, Tal- Panvel, Dist- Raigad are in Urbanizable Zone.
- e) Deed of Conveyance dated 05/08/2019 executed between **Shri. Praveenkumar Uttamchand Miglani** therein referred to as the 'Vendors' party of the first part and **M/s. Mahaavir Superstructures Private Limited** through its director **Mohnish Omprakash Chhajjer** therein referred to as 'Purchasers' party of the other part in respect of Survey Nos. 19/0 admeasuring 0-95-0 HRP, 20/1 admeasuring 1-25-7 HRP, 25/1 admeasuring 1-24-6 HRP situated at Karadenjan, Tal- Panvel, Dist- Raigad registered in the office of Joint sub Registrar Panvel-2, under document Sr. NO. 10168/2019 dated 05/08/2019.
- f) Development Agreement dated 30/08/2022 executed between **MAHAAVIR SUPERSTRUCTURES PVT. LTD.** through its director **Mohnish Omprakash Chhajjer** therein referred to as the 'Owner' party of the first part and **M/S. TODAY ROYAL INFRACON** through its partners 1) **Mr. Vinay Prakash Singh** 2) **Mr. Hemang Dineshbhai Patel** 3) **Mr. Amit Narottam Patel** 4) **Mr. Hitesh Haribhai Patel** 5) **Mrs. Bhomi Hardik Patel** 6) **Mr. Rahulkumar Viththalbhai Chhabhaiya** therein referred to as the 'Developers' party of the other part in respect of development of Survey No. 25/1 admeasuring 1-24-6 HRP (12460 Sq. Mtrs.) situated at Rohinjan, Tal- Panvel, Dist- Raigad on 34% (Owner) : 66% (Developer) Share ratio and the said Development Agreement registered in the office of Joint Sub Registrar Panvel-2, under document Sr. No. 12454/2022 dated 06/09/2022.



g) Sanction of Building Permission Letter vide Ref. No. PMC/TP/Rohinjan/25/1/ 21-22/16273/2593/2022 dated 20/10/2022 issued by Panvel Municipal Corporation to **M/s. Mahaavir Superstructure Pvt. Ltd, through Developer- Today Royal Infracon** for the development of Residential building/s on Survey No. 25/1 admeasuring 1-24-6 HRP situated at Rohinjan, Tal- Panvel, Dist- Raigad.

4. Any other relevant title.

The development rights of 25/1 admeasuring 1-24-6 HRP (12460 Sq. Mtrs) situated at Rohinjan, Tal- Panvel, Dist- Raigad stands in the name of **M/S. TODAY ROYAL INFRACON** through its partners 1) **Mr. Vinay Prakash Singh** 2) **Mr. Hemang Dineshbhai Patel** 3) **Mr. Amit Narottam Patel** 4) **Mr. Hitesh Haribhai Patel** 5) **Mrs. Bhomi Hardik Patel** 6) **Mr. Rahulkumar Viththalbhai Chhabhaiya**.

5. Litigations if any.- No

Date:10/11/2022



For S.J BONDRE & CO

[Signature]
ADVOCATE
PROPRIETOR
Advocate