

M. A. Ansari

M. Com., L.L. B.

Advocate High Court

ANSARI BUILDING, 2ND FLOOR, 1ST RABODI, THANE (W) 400 601. Cell. : 9920958596

FORMAT - A
(Circular No. 28/2021)

To,
MahaRERA
Bandra.

LEGAL TITLE REPORT

Sub: Title Certificate with respect to all that pieces and parcels of plot of land i.e. Survey No. 169/4/D, Survey No. 168, Survey No. 166, Hissa No. 31 and Survey No.170/4/A in aggregate admeasuring 20952.33 sq.mtrs lying, being and situate at village Kavesar, Taluka and District Thane within the limits of Thane Municipal Corporation and within the Registration District and Sub District Thane (hereinafter referred to as the '**SAID PROPERTY**').

I have investigated the title of the said Property on the request of the Developers i.e **M/s Squarefeet Enterprises** having office address at Green Square, behind Batata Company, Opp Sanghavi Hills, Kavesar, Ghodbundar Road, Thane (w) 400607 on the following documents i.e.

1. DESCRIPTION OF THE PROPERTY

All that piece and parcel of Plot of land admeasuring 20952.33 Sq. mtrs. comprising of Survey No. 169/4/D admeasuring 3580 sq. mtrs, Survey No. 168, admeasuring 1,747.82 sq. mtrs, Survey No. 166, Hissa No. 31 admeasuring 939.51 sq. mtrs, and Survey no.170/4/A admeasuring 14685 sq. mtrs lying and being situated at Village Kavesar, Taluka and District Thane hereinafter referred to as the "**SAID ROPERTY**".

2. DOCUMENTS OF ALLOTMENT OF THE SAID ROPERTY:

a) Deed of Assigned of Development Rights dated 03/06/2008 registered under Serial No. TNN-1-4758 of 2008 executed by M/S. Am Web Net Pvt. Ltd. in favour of M/S. Square Feet Enterprises.

b) Substituted Power of Attorney dated 20th August, 2008 register under Serial No.420/2008 executed by Director of M/S. Am Web Net Pvt. Ltd. in favour of partners of M/s. Square Feet Enterprises.

c) Deed of Assigned of Development Rights dated 28/06/2013 registered under Serial No. TNN-9-4872 of 2013 executed by M/S. Am Web Net Pvt. Ltd. in favour of M/S. Square Feet Enterprises.

d) Substituted Power of Attorney dated 28/06/2013 registered under Serial No. 4873/2013 executed by Director of M/S. Square Feet Enterprises.

e) Supplementary Agreement dated 25/03/2022 registered under Serial No.TNN-5/4786/2000 executed by M/S. Shree Sai Enterprises the first Developer and M/S. Shiv Sai Developers the second Developer and M/S. Darshan Enterprises the third Developer and M/S. Square Feet Enterprises the Sub Developers and M/S Am Web Net Pvt. Ltd the Confirming Party.

f) Power of Attorney dated 25/03/2022 registered under Serial No.TNN5-4788-2022 executed in favour of **MR. SACHIN MIRANI** and **MR. MANSUKH SHAH** partners of **M/s. SQUAREFEET ENTERPRISES**.

3) 7/12 Extracts of the Said Property showing Shri. Bakir Abdul Kadir Warekar, Shri Shehnawaz Abdul Kadir Warekar, Shri Sarfaras Abdul Kadir Warekar, Shri Shakeel Abdul Kadir Warekar, Shri Rauf Abdul Kadir Warekar, Shri Shahnaj Anwar Patel, Smt Dilshad Begum Jahir Divekar, Shri Junaid Hasan Warekar and Smt

Mandakini Jagdish Nanavati & Shri Bharat Chandulal Nanavati as the Owners of the said Property issued by Talathi Sajja Kolset Taluka and District Thane and Mutation Entry No. 2384, 3309, 3481 and 3637.

4) Search Report dated 02/02/2021 given by Search Clerk Shri. Sachin Patil in respect of Survey No. 166, Hissa No. 31, Survey No. 168(part), Survey No. 169/4/D and Survey No. 170/4/A of Village: Kavesar, Taluka & District Thane since 1991 to 2021.

2. On the perusal of above documents and all other relevant documents relating to title of the Said Property I have found that Vide Deed of Assignment of Development Rights dated 03/06/2008 and vide another Deed of Assignment of Development Rights dated 28/06/2013 read with Supplementary Agreement dated 25/03/2022 **M/s. SQUAREFEET ENTERPRISES** have lawfully acquired Development Rights of the Said Property. Hence I am of the opinion that the title of **M/s. SQUAREFEET ENTERPRISES** as a Developer of the Said Property is clear, marketable and without any encumbrances.

Owners/ Developers of the Said Property:-

Sr No.	Survey No/Area	Name of the Owner	Name of the Developer
1.	170/4/A admeasuring 14685 sq.mtrs	Shri. Bakir Abdul Kadir Warekar, Shri Shehnawaz Abdul Kadir Warekar, Shri Sarfaras Abdul Kadir Warekar, Shri Shakeel Abdul Kadir Warekar, Shri Rauf Abdul Kadir Warekar, Smt Dilshad Begum Jahir Divekar, Shahnaz Anwar Patel and Shri Junaid Hasan Warekar	M/s Squarefeet Enterprises
2.	169/4/D admeasuring 3580 sq.mtrs	Smt Mandakini Jagdish Nanavati & Shri Bharat Chandulal Nanavati	M/s Squarefeet Enterprises
3.	168 admeasuring 1,747.82 sq. mtrs	Smt Mandakini Jagdish Nanavati & Shri Bharat Chandulal Nanavati	M/s Squarefeet Enterprises
4.	166/31 admeasuring 939.51 sq.mtrs	Shri. Bakir Abdul Kadir Warekar, Shri Shehnawaz Abdul Kadir Warekar, Shri Sarfaras Abdul Kadir Warekar, Shri Shakeel Abdul Kadir Warekar, Shri Rauf Abdul Kadir Warekar, Shahnaj Anwar Patel, Smt Dilshad Jahir Divekar, and Shri Junaid Hasan Warekar	M/s Squarefeet Enterprises

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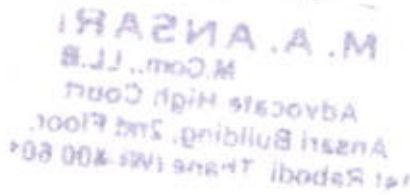
3. The report reflecting the flow title of Developers i.e **M/s. SQUAREFEET ENTERPRISES** through its Partners **MR. SACHIN MIRANI** and **MANSUKH SHAH** being the Developers of Said Property is enclosed herewith as Annexure.

Encl: Annexure.

Advocate

Date: 25/10/2023.


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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entry No. 2384, 3309, 3481 and 3637.
- 3) Search Report dated 02/02/2021 given by Search Clerk Shri. Sachin Patil since 1991 to 2021.
- 4) Any other relevant title ----- No other relevant title
- 5) Litigations if any ----- As mentioned on site.

Date: 25/10/2023

Advocate


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