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Ref.:

Date :

**FORMAT - A**  
**(Circular No: 28/ 2021)**

To,  
MahaRERA,

**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to plot bearing Survey No./ H.No. 743/8/Plot no.3, 744/1B/Plot no.1, 743/7, 744/1C, 743/6 and 743/8/Plot no.4 situated at Village: Panvel, Taluka: Panvel, District: Raigad (hereinafter referred as the said plot").

I have investigated the title of the said plot on the request of M/s. Jindal Builders and Developers and following documents i.e.:-

**Description of the property:** Survey No./ H. No. 743/8/Plot no.3 admeasuring 193 sq. mts., 744/1B/Plot no.1 admeasuring 767 sq. mts., 743/7 admeasuring 1290 sq. mts., 744/1C admeasuring 510 sq. mts., 743/6 admeasuring 436 sq. mts., and 743/8/Plot no.4 admeasuring 276 sq. mts. situated at Village: Panvel, Taluka: Panvel, District: Raigad Total admeasuring 3472 sq. mts.

2) The documents of the said plot.

3) 7/12 extract downloaded with Digital signature on 03.04.2023. Mutation entry no.

1474, 1714, 1719, 2210, 2815, 3380, 3744, 3782, 3940, 5257, 5271, 6430, 6777, 8224, 8885, 8886, 8958, 8960, 9092, 9103, 9129, 9151, 9153, 9156, 9238, 9321, 9522, 9574, 9619, 9638, 9647, 9786, 9922, 10060, 10087, 10089, 10093, 10114, 10115, 10157, 10160, 10182, 10206, 10211, 10212.

4) Search report for 30 years from 1993 till 2023.

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 M/s. Jindal Builders and Developers are the owners of Survey No./H.No. 744/1B(P), 744/1C, 743/6, 743/7 and 743/8(P) situated at Village: Panvel, Taluka: Panvel, District: Raigad and the title of M/s. Jindal Builders and Developers is clear, marketable and without any encumbrances.

The report reflecting the flow of the title of the M/s. Jindal Builders and Developers on the said Plot is enclosed herewith as annexure.

Encl: Annexure.

Date: 12.05.2023

Advocate.



Ref.:

Date :

**FORMAT - A**  
**(Circular No.:- 28/2021)**

**FLOW OF THE TITLE OF THE SAID PLOT**

- 1) 7/12 extract as on date of application for registration stands on the name of M/s. Jindal Builders and Developers.
- 2) Mutation Entry No.:

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1474 | The name of Andhu Dhalu Mhatre was mutated as protected tenant on land bearing S.no. 744/1(P).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1714 | Not Relevant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 1719 | The name of Dhondu Mahadu Mhatre was mutated as protected tenant on land bearing S.no. 743/0(P).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 2210 | Protected tenent Ambo Bama Bhagat expired and his heirs are 1) Mahadu A. Bhagat, 2) Ladqua A. Bhagat and 3) Babu A. Bhagat. Family head Mahadu A. Bhagat. S.no. 743/0(P)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 2815 | Partition deed between Chunilal J. and 1.Chunilal J, 2. Kambarbhand B., 3. Harakchand C. & Manakchand C. for S.no. 743/1 to 8, 744/1A to 1D.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 3380 | Shri Hasha Kathode Mhatre was cultivating the land bearing S.no. 743/7 so his name is mutated as Tenent.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 3744 | As per Akar Phod of year 1958, name of Chunilal Jasrup Marvadi was mutated as Owner and name of Posha Nathu Mhatre was mutated as tenant on land bearing S.no. 743/2, Name of Andhalya G. Mhatre was mutated as tenant on land bearing S.no. 743/3, Name of Goma M. Tambade was mutated tenant on land bearing S.no. 743/4, Name of Gopal Rama Mhatre was mutated tenant on land bearing S.no. 743/5, Name of Gatya Hari Ghongda was mutated tenant on land bearing S.no. 743/6, Name of Hasha Kathod Mhatre was mutated tenant on land bearing S.no. 743/7, Name of Mhadu Shankar Mhatre was mutated tenant on land bearing S.no. 743/8, Name of Andhalya G. Mhatre was mutated tenant on land bearing S.no. 744/1A & 1C and Name of Posha Nathu Mhatre was mutated tenant on land bearing S.no. 744/1B. Name of Goma M. Tambade was mutated tenant on land bearing S.no. 744/1D. |



|      |                                                                                                                                                                                                                                                                                                                                                      |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3782 | Shri Hasha Kathod Mhatre took loan from soc. On S.no. 743/7                                                                                                                                                                                                                                                                                          |
| 3940 | Not Relevant                                                                                                                                                                                                                                                                                                                                         |
| 5257 | Dondu M. Mhatre expired and names of his heirs, Mahadev Shankar Mhatre, Sudam Shankar Mhatre and Janardhan Shankar Mhatre was mutated on S.no. 743/8.                                                                                                                                                                                                |
| 5271 | Chunilal Jasrup Munot expired and as per his will, name of Manikchand Chunilal Munot was mutated in the revenue records on land bearing S.no. 743/1 to 8, 744/1A to 1D.                                                                                                                                                                              |
| 6430 | As per Indian Coinage Act 1955, Weights and measures Act 1958 the metric system is adopted for measurement purpose and the record is transformed in metric measurement.                                                                                                                                                                              |
| 6777 | Andhlya Dharya Mhatre expired & his Heirs are :1) Kamlakar Bagaram Mhatre 2) Shankar Bagaram Mhatre 3) Vasant Bagaram Mhatre 4) Laxman Bagaram Mhatre 5) Balkrishna Bagaram Mhatre 6) Chandrkant Bagaram Mhatre 7) Bharat Bagaram Mhatre 8) Ram Bagaram 9) Shantabai Bagaram Mhatre 10) Nirabai kamlakar Bhoir. Family Head Shantabai Bagaram Mhatre |
| 8224 | Hasha K. Mhatre expired & names of his Heirs 1) Eknath Hasha, 2) Pandurang Hasha, 3) Balkrishna Hasha, 4) Antibai D.Mokal, 5) Vithabai D. Pati, 6) Sonabai Hasha Mhatre, 7) Shewantabai Hasha Mhatre, & 8) Rakmabai Hasha Mahtre are mutated on S.no. 743/7.                                                                                         |
| 8885 | Posha Nathu Mhatre released his right in the Land bearing S.no. 744/1B in favor of Shri Manikchand Chunilal Munot (Marvadi) and as per Tahasildar, Panvel's, possession of the land bearing S.no.744/1B was handed over to Shri Manikchand Chunilal Munot (Marvadi).                                                                                 |
| 8886 | Smt. Shantabai Bagaram Mhatre & Shri Maruti Gopal Patil released their rights in the Land bearing S.no. 744/1A & 1C in favor of the owner Shri Manikchand Chunilal Munot (Marvadi) and as per Tahasildar, Panvel's order, possession of the land bearing S.no. 744/1A & 1C was handed over to Shri Manikchand Chunilal Munot.                        |





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|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8958 | Vide registered sale deed dt:14.8.1991 the land bearing S.no. 744/1C was sold by Shri Manikchand Chunnilal Munot (Marvadi) to Union Construction Co.                                                                                                                               |
| 8960 | Vide registered sale deed dt:14.8.1991 the land bearing S.no. 744/1B was sold by Shri Manikchand Chunnilal Munot (Marvadi) to Jindal Construction Pvt. Ltd.                                                                                                                        |
| 9092 | Posha Nathu Mhatre released his right in the Land bearing S.no. 743/6 in favor of Shri Manikchand Chunnilal Munot (Marvadi) and as per Tahasildar, Panvel's, possession of the land bearing S.no. 743/6 was handed over to Shri Manikchand Chunnilal Munot (Marvadi).              |
| 9103 | Mahadev Shankar Mhatre & otrs released their right in the Land bearing S.no. 743/8 in favor of Shri Manikchand Chunnilal Munot (Marvadi) and as per Tahasildar, Panvel's, possession of the land bearing S.no. 743/8 was handed over to Shri Manikchand Chunnilal Munot (Marvadi). |
| 9129 | Eknath Hasha Mhatre & otrs released their right in the Land bearing S.no. 743/7 in favor of Shri Manikchand Chunnilal Munot (Marvadi) and as per Tahasildar, Panvel's, possession of the land bearing S.no. 743/7 was handed over to Shri Manikchand Chunnilal Munot (Marvadi).    |
| 9151 | Vide registered sale deed dt:28.2.1995, an area of 24 Are from the land bearing S.no. 743/8 was sold by Shri Manikchand Chunnilal Munot (Marvadi) to Mrs. Kusum Sachin Agarwal.                                                                                                    |
| 9153 | Vide registered sale deed dt: 28.2.1995 the land bearing S.no. 743/6 was sold by Shri Manikchand Chunnilal Munot (Marvadi) to Shri Sachin Omprakash Agarwal                                                                                                                        |
| 9156 | Vide registered sale deed dt: 28.2.1995, an area of 31.6 Are from the land bearing S.no. 743/8 was sold by Shri Manikchand Chunnilal Munot (Marvadi) to Mr. Omprakash M. Agarwal.                                                                                                  |
| 9238 | Not relevant                                                                                                                                                                                                                                                                       |



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|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9321  | Vide registered sale deed dt:12.11.1998 the said land bearing S.no. 743/7 was sold by Shri Manikchand Chunnillal Munot (Marvadi) to Mrs .Kusum Sachin Agarwal                                                                                                    |
| 9522  | Mutation Entry Not sanctioned.                                                                                                                                                                                                                                   |
| 9574  | Vide sale deed dt: 24.9.1997 the land bearing S.no. 743/6 was sold by Shri Sachin Omprakash Agarwal to Jinsons Land Developers Pvt Ltd.                                                                                                                          |
| 9619  | Society loan was repaid and the loan entry is been deleted from S.no. 743/7                                                                                                                                                                                      |
| 9638  | Vide registered sale deed dt: 28.3.2008, the land bearing S.no. 743/2, 743/6 was sold by Jinsons Land Developers Pvt Ltd., to Shri Sachin Omprakash Agarwal                                                                                                      |
| 9647  | Vide registered sale deed dt:20.6.1998 the land bearing S.no. 744/1B was sold by Jindal Construction Pvt. Ltd. to Mrs. Kusum Sachin Agarwal                                                                                                                      |
| 9786  | Vide registered Gift deed dt 28.12.2011, Shri Omprakash Mangeram Agarwal gifted his area of 31.6 Are in the land bearing S.no. 743/8 to Shri Akash Sachin Agarwal                                                                                                |
| 9922  | Vide registered sale deed dt: 29.12.2014 the land bearing 743/4(P) admeasuring 19.5R and S.no. 743/8 admeasuring 21.24 Are was sold by Kusum Agarwal to Simran Enterprises                                                                                       |
| 10060 | Correction entry of error done during computerization.                                                                                                                                                                                                           |
| 10087 | Vide registered Agreement, 1) Sachin Agarwal handed over 164 m2 of land from 743/6, 2) Kusum Agarwal handed over 1331 m2 of land from 744/1B and 3) Sagar Agarwal handed over 100.6m2 of land from 796/C to Panvel Municipal Corporation as D.P.Road reservation |
| 10089 | Correction entry of error done during computerization.                                                                                                                                                                                                           |
| 10093 | Correction entry of error done during computerization.                                                                                                                                                                                                           |



|       |                                                                                                                                                                                                                                                                                             |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10114 | Correction entry of error done during computerization.                                                                                                                                                                                                                                      |
| 10115 | Correction entry of error done during computerization.                                                                                                                                                                                                                                      |
| 10157 | Vide registered Sale Deed :1) Kusum Agarwal sold 276 m2 from 743/8(P), 767m2 from 744/1B (P) and 1290 m2 from 743/7. 2) Akash Agarwal sold 3160m2 from 743/8(P). 3) Union Construction Co. sold 510m2 from 744/1C. 4) Sachin Agarwal sold 436m2 from 743/6 to Jindal Builders & Developers. |
| 10160 | Vide registered Sale Deed :1) Sachin Agarwal sold 3440 m2 from 744//1D. 2) Kusum Agarwal sold 2862 m2 from 744/1B. 3) Union Construction Co sold 1697m2 from 744/1A to Jindal Builders & Developers.                                                                                        |
| 10182 | Mutation Entry Not sanctioned.                                                                                                                                                                                                                                                              |
| 10206 | Order dt. 14.11.2022 passed by Sub Divisional Officer, Panvel, regarding cancellation of entry no. 10164.                                                                                                                                                                                   |
| 10211 | As per order dt. 30.11.2022 from Survey Dept., S.no. 743/8 was divided into 743/8/P.No.1 admeasuring 504 m2, 743/8/P.No.2 admeasuring 560 m2, 743/8/P.No.3 admeasuring 193 m2, 743/8/P.No.4 admeasuring 276 m2, 743/8/P.No.5 admeasuring 1564 m2 & 743/8/P.No.6 admeasuring 2463 m2.        |
| 10212 | As per order dt. 30.11.2022 from Survey Dept., S.no. 744/1B was divided into 744/1B/P.No.1 admeasuring 767 m2, 744/1B/P.No.2 admeasuring 1331 m2 and 744/1B/P.No.3 admeasuring 2862 m2.                                                                                                     |

- 3) Search report for 30 years taken from Index -II as maintained by the office at Sub-Registrar of Assurances at Panvel, vide Bank CIN No. 69103332023051016748 & 69103332023051016902 dated 10.05.2023.

1993  
1994  
1995

:- Pages are torn / Party torn  
:- Pages are torn / Party torn  
:- Pages are torn / Party torn





Schedule of Property :- Survey No.743/8, adm.0-24-00 (H-R-P) CONVEYANCE DEED executed on 28.02.1995 between Shri Manikchand Chunnilal Munot (Marvadi) to Mrs. Kusum Sachin Agarwal duly registered in SRO, Panvel.

Schedule of Property :- Survey No.743/8, adm.0-31-60 (H-R-P) CONVEYANCE DEED executed on 28.02.1995 between Shri Manikchand Chunnilal Munot (Marvadi) to Mr. Omprakash Agarwal duly registered in SRO, Panvel.

Schedule of Property :- Survey No.743/6, CONVEYANCE DEED executed on 28.02.1995 between Shri Manikchand Chunnilal Munot (Marvadi) to Mr. Sachin Omprakash Agarwal duly registered in SRO, Panvel.

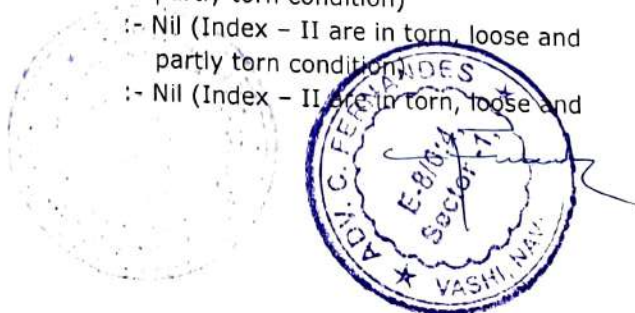
1996 :- Pages are torn / Party torn  
1997 :-

Schedule of Property :- Survey No.743/6, CONVEYANCE DEED executed on 24.09.1997 between Mr. Sachin Omprakash Agarwal to Jinsons Land Developers P. Ltd. duly registered in SRO, Panvel.

1998 :-  
Schedule of Property :- Survey No.744/1B, SALE DEED executed on 20.6.1998 between Jindal Construction Pvt. Ltd. TO Mrs. Kusum Sachin Agarwal duly registered at SRO in Panvel.

Schedule of Property :- Survey No.743/7, CONVEYANCE DEED executed on 12.11.1998 between Shri Manikchand Chunnilal Munot (Marvadi) to Mrs. Kusum Sachin Agarwal duly registered in SRO, Panvel.

1999 :- Pages are torn / Party torn  
2000 :- Pages are torn / Party torn  
2001 :- Pages are torn / Party torn  
2002 :- Nil (Index - II are in torn, loose and partly torn condition)  
2003 :- Nil (Index - II are in torn, loose and partly torn condition)  
2004 :- Nil (Index - II are in torn, loose and partly torn condition)  
2005 :- Nil (Index - II are in torn, loose and partly torn condition)  
2006 :- Nil (Index - II are in torn, loose and partly torn condition)  
2007 :- Nil (Index - II are in torn, loose and partly torn condition)



partly torn condition)

2008

:-

Schedule of Property :- Survey No.743/6, CONVEYANCE DEED executed on 28.03.2008 between Jinsons Land Developers P. Ltd. TO Mr. Sachin Omprakash Agarwal to duly registered in SRO, Panvel.

2009

:- Nil (Index - II are not maintain properly)

2010

:- Nil (Index - II are not maintain properly)

2011

:

Schedule of Property :- Survey No.743/8, adm.0-31-60 (H-R-P) GIFT DEED executed on 28.12.2011 between Shri Omprakash Mangeram Agarwal to Mr. Akash Sachin Agarwal duly registered in SRO, Panvel.

2012

:- Nil (Index - II are not maintain properly)

2013

:- Nil

2014

:-

Schedule of Property :- Survey No.743/8, adm.0-21-24 (H-R-P) CONVEYANCE DEED executed on 29.12.2014 between Mrs. Kusum Sachin Agarwal to M/s. Simran Enterprises duly registered in SRO, Panvel

2015

:- Nil

2016

:- Nil

2017

:- (Index -II Gone for binding available record checked)

2018

:-

Schedule of Property :- Survey No.744/1B along with other properties, TDR Document executed on 07.12.2018 between Kusum S. Agarwal & Others & Panvel Municipal Corporation duly registered in SRO, Panvel-3 under Document No.PVL-3-14078/2018 dt.07.12.2018

2019

:- Nil

2020

:-

1) Schedule of Property :- 1) Kusum Agarwal sold 276 m2 from 743/8(P), 767m2 from 744/1B (P) and 1290 m2 from 743/7. 2) Akash Agarwal sold 3160m2 from 743/8(P). 3) Union Construction Co. sold 510m2 from 744/1C and 4) Sachin Agarwal sold 436m2 from 743/6 to Jindal Builders & Developers, Vide registered Sale Deed dated 25.02.2020 duly registered at SRO, Panvel

2) Schedule of Property :- TDR of Survey No.796/C adm. 221.32 m2, Survey No.744/1B adm. 2928.20 m2, Survey No.744/1A adm. 930.60 m2, Survey No.743/6 adm. 360.80 m2 aggregating to total 4440.92m2 at Village: Panvel CONVEYANCE DEED executed on 25.02.2020 between Smt.





Kusum Agarwal, Shri Sachin Omprakash Agarwal, Union Construction Co. and Shri Sagar S. Agarwal TO M/s. Jindal Builders and Developers duly registered in SRO, Panvel-3.

|      |         |
|------|---------|
| 2021 | : - Nil |
| 2022 | : - Nil |
| 2023 | : - Nil |

4) Any other relevant title: No

5) Litigations if any: Nil

Date: 12.05.2023



Advocate