

# **ARUN SINGH**

**Advocate, High Court**

**C 1708, Indraprasth, New Golden Nest Phase 16, Bhayandar (East) Thane 401105**

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## **FORMAT- A**

**(Circular No.:28)of 2021)**

**To**  
**MahaRERA**

## **LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect FSI admeasuring RERA Carpet area 2001.66 sq. meters i.e. MBMC area 3038.12 sq. meters of Building No. 6, building consisting of stilt + podium + 12 upper floor, constructed on the part of the entire land admeasuring about 6800 sq. meters out of 8986 sq. meters and 804 sq. meters bearing Old Survey No. 475, New Survey No. 118, Old Hissa No. 5 A, New Hissa No. 5 B, of Revenue Village Bhayandar, Registration District and Sub-District of Thane and within the local limits of Mira Bhayandar Municipal Corporation. (hereinafter referred as the said land").

I have investigated the title of the said land on the request of Shri Vinod Lalchand Mehta, proprietor of M/S. HIYA DEVELOPERS and Constructions and following documents i.e.

1) Description of the property: FSI admeasuring RERA Carpet area 2001.66 sq. meters i.e. MBMC area 3038.12 sq. meters of Building No. 6, building consisting of stilt + podium + 12 upper floor, constructed on the part of the entire land admeasuring about 6800 sq. meters out of 8986 sq. meters and 804 sq. meters bearing Old Survey No. 475, New Survey No. 118, Old Hissa No. 5 A, New Hissa No. 5 B, of Revenue Village Bhayandar, Registration District and Sub-District of Thane and within the local limits of Mira Bhayandar Municipal Corporation



2) The documents of allotment of Said Land

- (i) Agreement for Sale, dated 10<sup>th</sup> October 2023, duly registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-2/28459/2023, dated 22<sup>nd</sup> November 2023. M/s. Shubh Realty had agreed to sell FSI admeasuring RERA Carpet area 2001.66 sq. meters i.e. MBMC area 3038.12 sq. meters of Building No. 6, building consisting of stilt + podium + 12 upper floor, constructed on the part of the entire land admeasuring about 6800 sq. meters out of 8986 sq. meters and 804 sq. meters bearing Old Survey No. 475, New Survey No. 118, Old Hissa No. 5 A, New Hissa No. 5 B, of Revenue Village Bhayandar, Registration District and Sub-District of Thane and within the local limits of Mira Bhayandar Municipal Corporation (hereinafter referred as '**the said property**') to Shri Vinod Lalchand Mehta, proprietor of M/s. Hiya Developers and Constructions at the price and on the terms and conditions stipulated therein.
- (ii) In pursuance of Agreement for Sale, dated 10<sup>th</sup> October 2023, M/S. Shubh Realty had executed an Irrevocable General Power of Attorney, dated 10<sup>th</sup> October 2023, duly registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-2/28460/2023, dated 22<sup>nd</sup> November 2023, in favour of M/S. Hiya Developers and Constructions conferring upon them several powers inter-alia power to sell the said property to the person or persons of his choice.
- (iii) The search Clerk Shri. P. Nikam has taken the searches on 3<sup>rd</sup> June 2024 in the office of Sub-Registry of Thane from 2019 to 2024 bearing its Receipt No. 12280 and 12281.



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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. HIYA DEVELOPERS AND CONSTRUCTIONS is clear, marketable and without any encumbrance

3) 7/12 Extract is issued by Talathi Bhayandar in respect of details of land mentioned below:

Old Survey Nos.	New Survey Nos.	Hissa Nos.	Area in Sq. Meters	F.S.I granted by M/s. Subh Realty to M/s. Hiya Developers and Constructors (in Sq.meters)
475	118	5B	8986	6800

4) The search Clerk Shri. P. Nikam has taken the searches in the office of Sub-Registry of Thane from 1994 to 2024 (i.e. 30 years).

The report reflecting the flow of the title of the M/S. HIYA DEVELOPERS AND CONSTRUCTIONS on the said land is enclosed herewith as annexure.

Arun Singh

Date: 8<sup>th</sup> August 2024  
Encl : Annexure.

Advocate

ANNEXURE

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title of FSI admeasuring RERA Carpet area 2001.66 sq. meters i.e. MBMC area 3038.12 sq. meters of Building No. 6, building consisting of stilt + podium + 12 upper floor, constructed on the part of the entire land admeasuring about 6800 sq. meters out of 8986 sq. meters and 804 sq. meters bearing Old Survey No. 475, New Survey No. 118, Old Hissa No. 5 A, New Hissa No. 5 B, of Revenue Village Bhayandar, Registration District and Sub-District of Thane and within the local limits of Mira Bhayandar Municipal Corporation, owned by Shri Vinod Lalchand Mehta, proprietor of M/s. Hiya Developers and Constructions, having his office at B/204, Poonam Enclave, Mira Bhayandar Road, Mira Road (East), Thane – 401107, have to state as under:

1. Originally Mr. Edwin Nates D'silva and others was owner of Old Survey No. 475, New Survey No. 118, Hissa No. 5/A, admeasuring 9790 Sq. meters, situated at Village Bhayandar, Tal. & Dist. Thane, (hereinafter referred to as "**THE LARGER PROPERTY**").
2. By Deed of Conveyance dated 2<sup>nd</sup> August 2008, Mr. Walter Pauli D'silva and others had sold, transferred and convey the larger property to M/S. M.I.S. Builder & Developers for the consideration mentioned therein, which is duly registered in the office of Sub Registrar of Assurance bearing its Document No. TNN 7/6577/2008.



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3. By Deed of Conveyance dated 22<sup>nd</sup> August 2016, executed by M/s. M.I.S. Builders and Developers, in favour of M/s. RNA Corp Pvt. Ltd., (Formerly known as M/s. RNA Builders (A.A.)), duly registered in the office of Sub-Registrar of assurance Thane bearing its Document No. TNN4/3964/2016, dt: 22<sup>nd</sup> August 2016, Receipt No. 5370, M/s. RNA Corp Pvt. Ltd., (Formerly known as M/s. RNA Builders (A.A.)), was became the absolute owner, well and sufficiently entitled to and in actual and physical possession of an area admeasuring 8986 sq. meters forming the portion of the land bearing Old Survey No. 475, New Survey No. 118, Hissa No.5 A, admeasuring 9790 sq. meters, situated, lying and being at Revenue Village of Bhayandar, Registration District and Sub-District Thane, within the limits of Mira Bhayandar Municipal Corporation, (hereinafter referred to as, "**THE ENTIRE PROPERTY**").
4. By letter of Tahasildar, Thane bearing its Sr./Mah/C-1/ Hakkond-1/T-3/Kavi-18936/2018, dated 21<sup>st</sup> August 2018 and by letter of Deputy Superintendent, Land Record, Thane, bearing Sr./P.H.R.No. 4142/2016/1850, dated 1<sup>st</sup> September 2016, Mutation Entry No. 7432 has been certified and the name of M/s. M.I.S. Builders and Developers have been shifted from Old Survey No. 475, New Survey No. 118, Hissa No. 5/A to Old Survey No. 475, New Survey No. 118, Hissa No. 5/B.
5. By Deed of Conveyance dated 25<sup>th</sup> March 2015, M/S. M.I.S. Builder & Developers had sold, transferred and convey an area admeasuring 502 Sq. Meters in the larger property to Mr. Mukesh Shantilal Mehta for the consideration mentioned therein, which is duly registered in the office of Sub Registrar of Assurance bearing its Document No. TNN 7/ 2255/ 2015.



6. By way of registered Deed of Rectification dated 15<sup>th</sup> July 2015 executed by and between M/S. M.I.S. Builder & Developers and Mr. Mukesh Shantilal Mehta rectified the agreement area which was wrongly mentioned in the earlier agreement and according to the Ratification Deed the exact area i. e. 804 sq. meters instead of 502 Sq. Meters of said property and said Ratification Deed is registered on serial no. TNN 7/4834/2015.
7. Said Mr. Mukesh Shantilal Mehta died intestate on 4<sup>th</sup> May 2018, leaving behind Smt. Hina Mukesh Mehta, Mr. Rushabh Mukesh Mehta and Mr. Dhaval Mukesh Mehta as his only heirs and legal representatives to the estate of Late Mr. Mukesh Shantilal Mehta but the name of the heirs are not recorded in the 7/12 extract of the said property.
8. By an Agreement for Development, dated 15 January 2019, Smt. Hina Mukesh Mehta, Mr. Rushabh Mukesh Mehta and Mr. Dhaval Mukesh Mehta had agreed to grant the development rights to M/S. Shubh Realty in respect of an area of 804 Sq. meters of old Survey No.475, New Survey No. 118, Old Hissa No. 5/A i.e. New Hissa No. 5/B, situated, lying and being at Revenue Village Bhayandar, Taluka and District Thane, Registration District and Sub-District at Thane and within the limits of Mira Bhayandar Municipal Corporation at the price and on the terms and conditions stipulated therein.
9. By an Agreement for Sale, dated 18<sup>th</sup> February 2019, which is duly registered in the office of Sub-Registrar bearing its No. TNN1/8802/2019, dated 16<sup>th</sup> July 2019. M/s. RNA Corp Pvt. Ltd. had agreed to sell an area admeasuring about 6800 sq. meters out of 8986 sq. meters, of the land bearing Old Survey No. 475, New Survey No. 118, Old Hissa No. 5 A. New Hissa No. 5 B, Revenue Village Bhayandar.

AB

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Registration District and Sub-District of Thane and within the local limits of Mira Bhayandar Municipal Corporation to M/S. Shubh Realty at the price and on the terms and conditions stipulated therein.

10. M/s. RNA Corp Pvt. Ltd. has executed Irrevocable General Power of Attorney dated 18<sup>th</sup> February 2019, which is duly registered in the office of Sub-Registrar bearing its No. TNN1/8803/2019, dated 5<sup>th</sup> July 2019, in favour of M/S. Shubh Realty conferring upon it several powers as mentioned therein.
11. By Deed of Conveyance, dated 10<sup>th</sup> March 2022, which is duly registered in the office of Sub-Registrar bearing its No. TNN4/4224/2022, dated 11<sup>th</sup> March 2022, M/s. RNA Corp Pvt. Ltd. had sold, transferred and convey an area admeasuring about 6800 sq. meters out of 8986 sq. meters, of the land bearing Old Survey No. 475, New Survey No. 118, Old Hissa No. 5 A, New Hissa No. 5 B, of Revenue Village Bhayandar, Registration District and Sub-District of Thane and within the local limits of Mira Bhayandar Municipal Corporation, to M/S. Shubh Realty at the price stipulated therein
12. The name of the Estate Investment Co. Pvt. Ltd., was appearing in the 7/12 extract of the property as a superior holder and as such, by a Letter Ref. No. EI/NOC/1582/2018, dated 19<sup>th</sup> October, 2018, the Estate Investment Co., Pvt. Ltd. had given its No Objection to convert the said property for N.A. use.
13. The Tahasildar, Thane had granted N.A. Permission in respect of the said property vide an Order No. Revenue/K-1/T-2/Land/ Kavi -16492/SR-232/2018, dated 10<sup>th</sup> December, 2018.



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17. The search Clerk Shri. P. Nikam has taken the searches on 3<sup>rd</sup> June 2024 in the office of Sub-Registry of Thane from 2019 to 2024 bearing its Receipt No. 12280 and 12281.
18. On the whole from the searches taken search clerk in the office of Sub-Registry of Thane and also on the basis of documents produced before me as well as on the basis of information provided to me, I hereby state and certify that the title to FSI admeasuring RERA Carpet area 2001.66 sq. meters i.e. MBMC area 3038 sq. meters of Building No. 6, building consisting of stilt + podium + 12 upper floor, constructed on the part of the entire land admeasuring about 6800 sq. meters out of 8986 sq. meters and 804 sq. meters bearing Old Survey No. 475, New Survey No. 118, Old Hissa No. 5 A, New Hissa No. 5 B, of Revenue Village Bhayandar, Registration District and Sub-District of Thane and within the local limits of Mira Bhayandar Municipal Corporation owned by owned by Shri Vinod Lalchand Mehta, proprietor of M/s. Hiya Developers and Constructions, is clear, marketable and free from all encumbrances. I further state and certify that owned by Shri Vinod Lalchand Mehta, proprietor of M/s. Hiya Developers and Constructions, is entitled to develop the said property on obtaining necessary permissions and sanctions from the authorities concerned.

Dated : 8<sup>th</sup> August 2024

Yours truly

Arun Singh

  
Arun Singh  
Advocate

Regn No. MAH(3)2014