

Flat No. B/204,  
Ram-Isha Apartment,  
Indralok, Phase - 1,  
Bhayander (E) - 401 105.  
Tel.: 022-35581100  
Cell : 98217 10565  
98706 87378

**S. P. SINGH  
VIKAS SINGH  
V. P. SINGH**  
ADVOCATES HIGH COURT

Markande Niwas, H. T. Road,  
Kajupada, Borivali (E),  
Mumbai - 400 066.  
vedprakashsingh7@yahoo.com

FORMAT A

(CIRCULAR NO 28/2021)

To,  
MahaRERA,  
Mumbai.

**LEGAL TITLE REPORT:**

**SUB:** Title clearance certificate in respect of the lands in respect of the lands property bearing (1) Old Survey No.229, New Survey No.22, Hissa No.13, admeasuring 3380 Sq. Meters, (2) Old Survey No.228, New Survey No.27, Hissa No.6, admeasuring 280 Sq. Meters, (3) Old Survey no.228, New Survey No.27, Hissa No.7, admeasuring 510 Sq. Meters and (4) Old Survey No.227, New Survey No.28, Hissa No.3, admeasuring No.371.08 Sq. Meters, all of Revenue Village NAVGHAR, Taluka & District THANE, lying, being and situate at Bhayander (E), within the limits of Mira Bhayander Municipal Corporation, Registration sub District at Thane, hereinafter referred to as "the said larger property".

We have investigated the title of the said plot on the request of Developers M/s. JAK INFRATECH on the basis of search report, 7/12 extract and various registered linking documents handed over to us for the investigation of the title of the said property like;

Sr. No.

- 1) Description of the property.
- 2) The Documents of allotment of the said Plot and Building No.B on the said property by a Development Agreement dated 30/10/2024 duly registered under Doc. No.TNN-2/28795/2024 dated 06/11/2024 along with an Irrevocable General Power of Attorney dated 30/10/2024 duly registered under Doc. No.TNN-2/28797/2024 dated 06/11/2024.
- 3) 7/12 extract issued by Talathi Saja Navghar in respect of Survey No.229/22/13 of property on 27/11/2024 showing the names of the owners M/s. Annapurna Properties and M/s. Zone Properties Pvt. Ltd., Survey No.228/27/6 of property on 27/11/2024 showing the names of the owners M/s. Gujarat Enterprises, Survey No.228/27/7 of property on 27/11/2024 & 227/28/3 i.e. of both properties on 27/11/2024, showing the names of the owners under Mutation Entry No.3597, 3090, 2591 & 3451, respectively on each 7/12 extract of the said property, who



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had sold, assigned, transferred and handed over the development rights of the said property to M/s. JAK INFRATECH.

- 4) Search Report for 30 YEARS & more from the year 1994 till 2024.
- 5) Our Title Certificate dated 27/11/2024 shows the flow of the properties from owner's M/s. Annapurna Properties, M/s. Zone Properties Pvt. Ltd., M/s. Gujarat Enterprise and M/s. Gujarat Realtors as owners, who have jointly sold, assigned and transferred the development rights of Building No.B to M/s. JAK INFRATECH for development of the said property.

ON PERUSAL of the above mentioned documents and all other relevant documents relating to title of the said property we are on the opinion that the title of the Promoter M/s. JAK INFRATECH is clear, marketable and without any encumbrances.

Owners of the Lands:

1. M/s. Annapurna Properties, M/s. Zone Properties Pvt. Ltd., M/s. Gujarat Enterprise and M/s. Gujarat Realtors are the respective owners of the said property standing in their own names as absolute owners.

The report reflecting the flow of the title of M/s. Annapurna Properties, M/s. Zone Properties Pvt. Ltd., M/s. Gujarat Enterprise and M/s. Gujarat Realtors on the said land is enclosed herewith as annexure.

Encl: Annexure.

Place: BHAYANDER

DATE: 27/11/2024



V. P. Singh  
Advocate, High Court



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FORMAT-A

(Circular No.:-28/ 2021

FLOW OF THE TITLE OF THE LANDS

bearing lands bearing (1) Old Survey No.229, New Survey No.22, Hissa No.13, admeasuring 3380 Sq. Meters, (2) Old Survey No.228, New Survey No.27, Hissa No.6, admeasuring 280 Sq. Meters, (3) Old Survey no.228, New Survey No.27, Hissa No.7, admeasuring 510 Sq. Meters and (4) Old Survey No.227, New Survey No.28, Hissa No.3, admeasuring 371.08 Sq. Meters, all of Revenue Village NAVGHAR, Taluka & District THANE, lying, being and situate at Bhayander (E), within the limits of Mira Bhayander Municipal Corporation, Registration sub District at Thane, hereinafter referred to as "the said property".

Sr. No.

1) 7/12 extract issued by Talathi Saja Navghar :

(i)in respect of Survey No.229/22/13 of property on 27/11/2024 showing the names of the owners M/s. Annapurna Properties and M/s. Zone Properties Pvt. Ltd.,

(ii) Survey No.228/27/6 of property on 27/11/2024 showing the names of the owners M/s. Gujarat Enterprises.

(iii) Survey No.228/27/7 of property on 27/11/2024 showing the names of the owners M/s. Gujarat Realtors.

(vi) Survey No.227/28/3 i.e. of both properties on 27/11/2024, showing the names of the owners M/s. Gujarat Realtors.

7/12 extract reflects the status of the respective property as mentioned above on the date of application for registration.

2) (i)Survey No.229/22/13 showing the names of the owners M/s. Annapurna Properties and M/s. Zone Properties Pvt. Ltd. under Mutation Entry No.3597 jointly.



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(ii) Survey No.228/27/6 showing the names of the owners M/s. Gujarat Enterprises under Mutation Entry No.3090.

(iii) Survey No.228/27/7 showing the names of the owners M/s. Gujarat Realtors under Mutation Entry No.2591.

(iv) Survey No. 227/28/3 showing the names of the owners M/s. Gujarat Realtors. under Mutation Entry No.3451

3) Search Report for 30 YEARS & more from the year 1994 till 2024 taken from Sub-Registrar Office of Thane-1-2-4-5-7 and 10 and on obtaining 7/12 & 6/12 Extract following details attached therein.

4) Our Title Certificate dated 27/11/2024 shows the flow of the properties from owners to the Promoters M/s. JAK INFRATECH.

5) Litigations if any : NIL.

Place: BHAYANDER

DATE: 27/11/2024

  
V. P. Singh

Advocate, High Court

