



SPS & ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS

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FORMAT-A

To,

The MahaRERA

Bandra (East) Mumbai.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Non-Agricultural land bearing FSI admeasuring 19315.96 Square metres (Built up area), pertaining to the **Building No. 1, Wing A, comprising Gr(Part) +Stilt+19th storey Building, and Wing B, comprising (Gr+19th storey)**, in the Building known as "AV PRIDE" to be constructed on land bearing Survey No. 184, Area admeasuring 8370.00 Square Meters, Assessment of Rs.837.00 Ps., lying, being and situated at Village Nilemore, Taluka - Vasai, District - Palghar, within the limits of Vasai Virar City Municipal Corporation. (Hereinafter referred as the said FSI of the said building).

I have investigated the title of the said N.A. Plot of land on the request of our client **M/s. ABHINAV REALTORS** through its authorized partner **Mr. Amit Vinodanand Mishra**, and following documents have been carried out:-

1. DESCRIPTION OF THE PROPERTY:-

Immoveable property being a piece and parcel of Non-Agricultural Land bearing FSI admeasuring 19315.96 Square metres (Built up area), pertaining to the Building No. 1, Wing A, comprising Gr(Part) +Stilt+19th storey Building, and Wing B, comprising (Gr+19th storey), in the Building known as "AV PRIDE" to be constructed on land bearing Survey No. 184, Area admeasuring 8370.00 Square Meters, Assessment of Rs.837.00 Ps., lying, being and situated at Village Nilemore, Taluka - Vasai, District - Palghar, within the limits of Vasai Virar City Municipal Corporation.



2. The documents of allotment of plot :-

We have perused the following documents relating to said land:

- i) Copy of N.A. Order vide its Order bearing No. REV/K-1/T-9/NAP/SR-148/2010, dated 31/08/2010, issued by District Collector of Thane.
- ii) Copy of Development Permission vide its order bearing No. VVCMC/TP/CC/VP-0221/103/2023-2024, dated 31.08.2023, issued by VVCMC.
- iii) Copy of Registered Agreement for Development, dated 31.12.2023 and registered in the office of the Sub-Registrar of Assurance at Vasai No. 4, under Sr. No. VSI-4- 896/2024, dated 15.01.2024, executed by and between 1) Shri. Rajeev Yashwant Patil, 2) Shri. Prafulla Jagannath Sane, 3) Shri. Umesh Dattatrey Naik, 4) Shri. Ramji Premji Vira, herein referred to as the Owners and M/s. ABHINAV REALTORS through its authorized partner Mr. Amit Vinodanand Mishra, herein referred to as the Purchaser, and Smt. Kanti Lallan Tiwari Education Society through its Chairman Shri. Lallan Ramadhar Tiwari, herein referred to as the Confirming Party, with respect to FSI admeasuring 19315.96 Square metres (Built up area), pertaining to the Building No. 1, Wing A, comprising Gr(Part)+Stilt+19th storey Building, and Wing B, comprising (Gr+19th storey), in the Building known as "AV PRIDE" to be constructed on land bearing Survey No. 184, Area admeasuring 8370.00 Square Meters, Assessment of Rs.837.00 Ps., lying, being and situated at Village Nilemore, Taluka - Vasai, District - Palghar, within the limits of Vasai Virar City Municipal Corporation.
- iv) Copy of Registered Power of Attorney, dated 15.01.2024 and registered in the office of the Sub-Registrar of Assurance at Vasai No. 4, under Sr. No. VSI-4-899/2024, dated 15.01.2024, executed by and between 1) Shri. Rajeev Yashwant



Patil, 2) Shri. Prafulla Jagannath Sane, 3) Shri. Umesh Dattatrey Naik, 4) Shri. Ramji Premji Vira, herein referred to as the Owners and M/s. ABHINAV REALTORS through its authorized partner Mr. Amit Vinodanand Mishra, herein referred to as the Purchaser, and Smt. Kanti Lallan Tiwari Education Society through its Chairman Shri. Lallan Ramadhar Tiwari, herein referred to as the Confirming Party, with respect to FSI admeasuring 19315.96 Square metres (Built up area), pertaining to the Building No. 1, Wing A, comprising Gr(Part)+Stilt+19th storey Building, and Wing B, comprising (Gr+19th storey), in the Building known as "AV PRIDE" to be constructed on land bearing Survey No. 184, Area admeasuring 8370.00 Square Meters, Assessment of Rs.837.00 Ps., lying, being and situated at Village Nilemore, Taluka - Vasai, District – Palghar, within the limits of Vasai Virar City Municipal Corporation.

3. 7/12 extract card Details:-

- i) 7/12 extract card issued by Talathi Office Nilemore, and the same stands to the name of Land owners i) Shri. Rajeev Yashwant Patil, ii) Mr. Praful Jagannath Sane, iii) Umesh Dattatrey Naik and iv) Mr. Ramji Premji Vira, with respect to land bearing Survey No. 184, admeasuring 4437.49 Sq. Mtrs. And Smt. Kanti Lallan Tiwari Education Society Through its Chairman Mr. Lallan Ramadhar Tiwari, with respect to land bearing Survey No. 184, admeasuring 3932.51 Square Meter, total land area admeasuring 0-83-7 H.R. equivalent to admeasuring 8370 Square metres, lying, being and situated at Village Nilemore, Taluka - Vasai, District – Palghar.

4. Search report for 30 years:-



THIS is to certify that I have initiated a Search of the Offices of the relevant Sub-Registrar of Assurances at Vasai for a period of 30 years from 1993 to 2024 through my searcher Mr. Rahul Jha for Non-Agricultural Land bearing FSI admeasuring 19315.96 Square metres (Built up area), pertaining to the Building No. 1, Wing A, comprising Gr(Part) +Stilt+19th storey Building, and Wing B, comprising (Gr+19th storey), in the Building known as "AV PRIDE" to be constructed on land bearing Survey No. 184, Area admeasuring 8370.00 Square Meters, Assessment of Rs.837.00 Ps., lying, being and situated at Village Nilemore, Taluka - Vasai, District – Palghar, within the limits of Vasai Virar City Municipal Corporation.

Based on the search conducted, I am of the view the said land is free from all encumbrances & title of the said land is clear and marketable and have found some entries which pertain to the land as stated in the Search Report enclosed herewith:-

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property viz. Building No. 1, Wing A, comprising Gr(Part) +Stilt+19th storey Building, and Wing B, comprising (Gr+19th storey), in the Building known as "AV PRIDE", on FSI admeasuring 19315.96 Square metres (Built up area), to be constructed on land bearing Survey No. 184, Area admeasuring 8370.00 Square Meters, Assessment of Rs.837.00 Ps., lying, being and situated at Village Nilemore, Taluka - Vasai, District – Palghar, within the limits of Vasai Virar City Municipal Corporation. I am of the opinion that the title of M/s. ABHINAV REALTORS through its authorized partner Mr. Amit Vinodanand Mishra, is clear, marketable and without any encumbrances.

Owners of the land:-

i) Shri. Rajeev Yashwant Patil, ii) Mr. Praful Jagannath Sane, iii) Umesh Dattatrey Naik and iv) Mr. Ramji Premji Vira, is the owners of the said Non-Agricultural plot of land bearing Survey No. 184, admeasuring 4437.49 Sq. Mtrs., And Smt. Kanti Lallan Tiwari Education Society Through its Chairman Mr. Lallan Ramadhar Tiwari, is the owner of N.A land bearing Survey No. 184, admeasuring 3932.51 Square Meter, total land area admeasuring 0-83-7 H.R. equivalent to admeasuring 8370 Square metres, lying, being and situated at Village Nilemore, Taluka - Vasai, District – Palghar.



The report reflecting the flow of the title of the Promoters M/s. ABHINAV REALTORS through its authorized partner Mr. Amit Vinodanand Mishra, for Building No. 1, Wing A, comprising Gr(Part) +Stilt+19th storey Building, and Wing B, comprising (Gr+19th storey), in the Building known as "AV PRIDE", on FSI admeasuring 19315.96 Square metres (Built up area), to be constructed on land bearing Survey No. 184, Area admeasuring 8370.00 Square Meters, Assessment of Rs.837.00 Ps., lying, being and situated at Village Nilemore, Taluka - Vasai, District – Palghar, within the limits of Vasai Virar City Municipal Corporation, is enclosed herewith as annexure- I.

Encl : Annexure- I.

Date: 25.01.2024



MAH/6020/2011

For SPS & Associates

Advocates



Housiey.com

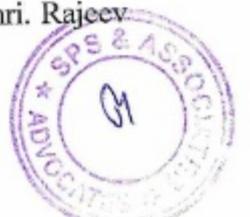
ANNEXURE-I

FORMAT- A

FLOW OF THE TITLE OF THE SAID LAND

On perusal of the aforesaid documents and revenue records it reveals that:-

- A. Based on the Documents and information provided to us since 1993, One, Shri. Gajanan Anant Patil, was the owner of land bearing Survey No. 184, Area admeasuring 8370.00 Square Meters, Assessment of Rs.837.00 Ps, situate at lying and being at Village Nilemore, Taluka - Vasai, District – Palghar, within the limits of Vasai Virar City Municipal Corporation, (hereinafter referred to as the “**Larger Land**”).
- B. By a Mutation Entry No. 1552, dated 01/01/2010, as per the order, the aforesaid land which is reserved provision of section 43 was in the name of Gajanan Anant Patil in the records of rights. The owner had made an application to the Sub-Divisional Officer Bhiwandi, Division Bhiwandi for obtained Non-Agricultural Permission. And as per her application Sub-Divisional Officer Bhiwandi, Division Bhiwandi has granted N. A. Permission vide their Order No.BD/K.V/V.P./Sharth Shithil/Vasai/S.R/156, dated 23/12/2009. The permission had granted subject to conditions No. 1 to 11 of the said N. A. Permission. And the stamp of reserved provision of “Restricted Tenure” section 43 of Bombay Tenancy Act, has been deleted from the 7/12 extract.
- C. The owner had made an application to the Office of District Collector of Thane for conversion of Agricultural land into Non-Agricultural land and accordingly authorities have issued Non-Agricultural permission for land bearing Survey No. 184, vide its order bearing No. REV/K-1/T-9/NAP/SR-148/2010, dated 31/08/2010
- D. By a Mutation Entry No. 1966, dated 22/10/2014, the land bearing Survey No. 184, area admeasuring 0-83-7 H.R., equivalent to admeasuring 8370 Square metres, is in the name of Gajanan Anant Patil and Survey No.248, Hissa No.-, Area admeasuring 0-49-6 H. R., Assessment of Rs.1-94 Ps., is in the names of i) Shri. Rajeev Yashwant Patil, ii) Mr. Praful Jagannath Sane, iii) Umesh Dattatrey Naik and iv) Mr. Ramji Premji Vira. As per the said registered Exchange Deed entered into between Gajanan Anant Patil and i) Shri. Rajeev



Yashwant Patil, ii) Mr. Praful Jagannath Sane, iii) Umesh Dattatrey Naik and iv) Mr. Ramji Premji Vira have exchanged their respective portion of land area admeasuring 4437.49 Sq. Mtrs. out of total area admeasuring 0-49-6 H. R., of Survey No. 248 with the land area admeasuring 4437.49 Sq. Mtrs. out of total area admeasuring 0-83-7 H.R. equivalent to admeasuring 8370 Square metres of Survey No. 184, lying, being and situate at Village Nilemore, Taluka - Vasai, District – Palghar owned by Gajanan Anant Patil, by way of executing Registered Exchange Deed dated 30.12.2013, duly registered in the Office of Sub-Registrar of Assurances at Vasai No. 5, under Serial No. VSI-5-5138/2013, dated 30.12.2013.

- E. In the premises aforesaid, i) Shri. Rajeev Yashwant Patil, ii) Mr. Praful Jagannath Sane, iii) Umesh Dattatrey Naik and iv) Mr. Ramji Premji Vira, became the owners of the said land by a Mutation Entry No. 1966, dated 22/10/2014, and their name came to be recorded in the 7/12 extract of the said property bearing Survey No. 184, admeasuring 4437.49 Sq. Mtrs. out of total area admeasuring 0-83-7 H.R. equivalent to admeasuring 8370 Square metres, as the owners thereof.
- F. The Vendor Shri. Gajanan Anant Patil had gifted the said N.A. land bearing Survey No. 184, Area admeasuring 8370.00 Square Meters, Assessment of Rs.837.00 Ps. Out of this area admeasuring 3932.51 Square Meter, lying, being and situated at Village Nilemore, Taluka - Vasai, District – Palghar to and in favour of the Donee i.e. Shri. Manik Annant Patil, by way of executing Registered Gift Deed dated 27/03/2014, duly registered in the Office of Sub-Registrar of Assurances at Vasai No. 4, under Serial No. VSI-4-1906/2014, dated 27.03.2014.
- G. By a Mutation Entry No. 1950, dated 01/08/2014, the names of the Shri. Manik Annant Patil came to be recorded in the 7/12 extract of the said property bearing Survey No. 184, admeasuring 3932.51 Square metres out of total land admeasuring 8370 Square metres as the owners thereof.
- H. By a Registered Deed of Conveyance dated 30.08.2022, duly registered in the Office of Sub-Registrar of Assurances at Vasai No. 2, under Serial No. VSI-2-14828/2022, dated 09.09.2022, executed by and between Shri. Manik Annant Patil (Owner) and Shri. Gajanan Anant Patil (Confirming party) have sold, conveyed and transferred the said N.A. land bearing Survey No. 184, Area admeasuring 8370.00 Square Meters,



Assessment of Rs.837.00 Ps. Out of this area admeasuring 3932.51 Square Meter, lying, being and situated at Village Nilemore, Taluka - Vasai, District – Palghar to and in favour of the Purchaser i.e. Smt. Kanti Lallan Tiwari Education Society Through its Chairman Mr. Lallan Ramadhar Tiwari.

- I. By a Mutation Entry No. 2528, dated 13/09/2022, the name of the Shri. Manik Annant Patil has been deleted on the records of rights and name of the Smt. Kanti Lallan Tiwari Education Society Through its Chairman Mr. Lallan Ramadhar Tiwari came to be recorded in the 7/12 extract of the said property being Survey No. 184, admeasuring 3932.51 Square Meter, as the land owners thereof.
- J. In the premises aforesaid, the Owners i) Shri. Rajeev Yashwant Patil, ii) Mr. Praful Jagannath Sane, iii) Umesh Dattatrey Naik and iv) Mr. Ramji Premji Vira are entitled to construct the said buildings either on its own or through any other person or persons.
- K. The Vasai Virar City Municipal Corporation have issued Development Permission for construction of Residential with Shopline Buildings i.e. **Building No. 1, Wing A, comprising Gr(Part) +Stilt+19th storey Building, and Wing B, comprising (Gr+19th storey),** vide its order bearing No. VVCMC/TP/CC/VP-0221/103/2023-2024, dated 31.08.2023.
- L. Then, the Developers i.e. M/s. ABHINAV REALTORS had approached to the Land owner i.e. i) Shri. Rajeev Yashwant Patil, ii) Mr. Praful Jagannath Sane, iii) Umesh Dattatrey Naik and iv) Mr. Ramji Premji Vira, for development of said Buildings on the said land, the land owners i) Shri. Rajeev Yashwant Patil, ii) Mr. Praful Jagannath Sane, iii) Umesh Dattatrey Naik and iv) Mr. Ramji Premji Vira, along with Confirmation of Confirming Party i.e. Smt. Kanti Lallan Tiwari Education Society Through its Chairman Mr. Lallan Ramadhar Tiwari, have agreed to grant the development rights in respect of the Buildings on FSI admeasuring 19315.96 Square metres (Built up area), pertaining to the Building No. 1, Wing A, comprising Gr(Part) +Stilt+19th storey Building, and Wing B, comprising (Gr+19th storey), in the Building known as “AV PRIDE” to be constructed on land bearing Survey No. 184, Area admeasuring 8370.00 Square Meters, Assessment of Rs.837.00 Ps., lying, being and situated at Village Nilemore, Taluka -



Vasai, District – Palghar, within the limits of Vasai Virar City Municipal Corporation to and in favour of the Purchasers/ Developers/ Promoters i.e. M/s. ABHINAV REALTORS through its authorized partner Mr. Amit Vinodanand Mishra, a partnership firm, by and under a Registered Agreement for Development dated 31.12.2023 and registered in the office of the Sub-Registrar of Assurance at Vasai No. 4, under Sr. No. 896/2024, dated 15.01.2024, on the Ratio of 30:70 basis, (30% of the constructed area agreed to be allotted by the Developers i.e M/s. ABHINAV REALTORS to the Owner and rest 70% of the constructed area will be remain with Developers) in the said buildings), at the price and on the terms and conditions stipulated therein.

M. By a Registered Power of Attorney, dated 15.01.2024 and registered in the office of the Sub-Registrar of Assurance at Vasai No. 4, under Sr. No. VSI-4- 899/2024, dated 15.01.2024, executed by and between 1) Shri. Rajeev Yashwant Patil, 2) Shri. Prafulla Jagannath Sane, 3) Shri. Umesh Dattatrey Naik, 4) Shri. Ramji Premji Vira, herein referred to as the Owners and M/s. ABHINAV REALTORS through its authorized partner Mr. Amit Vinodanand Mishra, herein referred to as the Purchaser, and Smt. Kanti Lallan Tiwari Education Society through its Chairman Shri. Lallan Ramadhar Tiwari, herein referred to as the Confirming Party, with respect to FSI admeasuring 19315.96 Square metres (Built up area), pertaining to the Building No. 1, Wing A, comprising Gr(Part) +Stilt+19th storey Building, and Wing B, comprising (Gr+19th storey), in the Building known as “AV PRIDE” to be constructed on land bearing Survey No. 184, Area admeasuring 8370.00 Square Meters, Assessment of Rs.837.00 Ps., lying, being and situated at Village Nilemore, Taluka - Vasai, District – Palghar, within the limits of Vasai Virar City Municipal Corporation



- i) 7/12 extract as on date of application for Registration
- ii) Mutation Entry No. **1552, 1966, 2182.**
- iii) Search Report for 30 years from 1993 to 2024 taken from sub-Registrar office at Vasai is enclosed.
- iv) Any other relevant title. **No.**
- v) Litigation if any.

There is No Litigations on the said plot



Subject to what is stated hereinabove, we are of the opinion that the title of Promoter/Developer M/s. ABHINAV REALTORS, in respect of the captioned property is clear, marketable, free from encumbrances and reasonable doubts.



Sambhu Ma
MAH/6020/2011

Date:25.01.2024

For SPS & Associates

Advocates

Housiey.com

RAHUL D. JHA

Search Clerk

Shop No. 8, Ostwal Nagari Chs Ltd, Next to Central Park, Near Sai Baba mandir, Nallasopara (East),
District Palghar 401209, Mob : 8796861093, Email : rahuldjha@gmail.com

Date: 24.01.2024

SEARCH REPORT:

To
Advocates & Associates
Nallasopara

Ref: **Search Report in respect of Non-Agricultural land bearing FSI admeasuring 19315.96 Square metres (Built up area), pertaining to the Building No. 1, Wing A, comprising Gr(Part) +Stilt+19th storey Building, and Wing B, comprising (Gr+19th storey), in the Building known as "AV PRIDE" to be constructed on land bearing Survey No. 184, Area admeasuring 8370.00 Square Meters, Assessment of Rs.837.00 Ps., lying, being and situated at Village Nilemore, Taluka - Vasai, District – Palghar, within the limits of Vasai Virar City Municipal Corporation.**

Dear Sir,

As per your instructions, I have carried out searches in respect of the above mention property for the last 30 years (i.e. from 1993 to 2024) at the Sub-Registrar of assurances at Vasai, I have gone through the available record at concerned office and I have examined the Index- II in respect of the above mentioned property and I have found the following entries to have been made thereof during the Course of Search.

YEAR

YEAR

YEAR



1993	NIL	1994	NIL	1995	NIL
1996	NIL	1997	NIL	1998	NIL
1999	NIL	2000	NIL	2001	NIL
2002	NIL	2003	NIL	2004	NIL
2005	NIL	2006	NIL	2007	NIL
2008	NIL	2009	NIL		

2010 By a Mutation Entry No. 1552, dated 01/01/2010, as per the order, the aforesaid land which is reserved provision of section 43 was in the name of Gajanan Anant Patil in the records of rights. The owner had made an application to the Sub-Divisional Officer Bhiwandi, Division Bhiwandi for obtained Non-Agricultural Permission. And as per her application Sub-Divisional Officer Bhiwandi, Division Bhiwandi has granted N. A. Permission vide their Order No.BD/K.V/V.P./Sharth Shithil/Vasai/S.R/156, dated 23/12/2009- The permission had granted subject to conditions No. 1 to 11 of the said N. A. Permission. And the stamp of reserved provision of "Restricted Tenure" section 43 of Bombay Tenancy Act, has been deleted from the 7/12 extract.

2011 NIL 2012 NIL

2013 Registered Exchange Deed dated 30/12/2013, the land bearing Survey No. 184, Hissa No.-, area admeasuring 0-83-7H.R., Assessment Rs.5.12Ps. is in the name of Gajanan Anant Patil and Survey No.248, Hissa No.-, Area admeasuring 0-49-6 H. R., Assessment of Rs.1-94 Ps., is in the names of i) Shri. Rajeev Yashwant Patil, ii) Mr. Praful Jagannath Sane, iii) Umesh Dattatrey Naik and iv) Mr. Ramji Premji Vira. As per the said registered Exchange Deed entered into between Gajanan Anant Patil and i) Shri. Rajeev Yashwant Patil, ii) Mr. Praful Jagannath Sane, iii) Umesh Dattatrey Naik and iv) Mr. Ramji Premji Vira, have exchanged their respective portion of land area admeasuring 4437.49 Sq. Mtrs. out of total area admeasuring 0-49-6 H. R., of Survey No. 248 with the land area admeasuring 4437.49 Sq. Mtrs. out of total area admeasuring 0-83-7H.R. of Survey No. 184, Hissa No. 1, lying, being and situate at Village : Nilemore, Tal. Vasai, Dist. Palghar owned by Gajanan Anant Patil, which is duly registered in the Office of Sub-Registrar Vasai – II, bearing Sr. No.5138/2013, dated 30.12.2013.



2014 By a Mutation Entry No. 1966, dated 22/10/2014, and names of i) Shri. Rajeev Yashwant Patil, ii) Mr. Praful Jagannath Sane, iii) Umesh Dattatrey Naik and iv) Mr. Ramji Premji Vira, came to be recorded in the 7/12 extract of the said property bearing Survey No. 184, Hissa No. 1, admeasuring 4437.49 Sq. Mtrs. out of total area admeasuring 0-83-7 H.R. equivalent to admeasuring 8370 Square metres lying, being and situated at Village Nilemore, Taluka - Vasai, District – Palghar.

2014 Registered Gift Deed dated 27/03/2014, duly registered in the Office of Sub-Registrar of Assurances at Vasai No. 4, under Serial No. VSI-4-1906/2014, dated 27.03.2014, Shri. Gajanan Anant Patil had gifted the said N.A. land bearing Survey No. 184, Area admeasuring 8370.00 Square Meters, Assessment of Rs.837.00 Ps. Out of this area admeasuring 3932.51 Square Meter, lying, being and situated at Village Nilemore, Taluka - Vasai, District – Palghar to and in favour of the Donee i.e. Shri. Manik Anant Patil, on the terms and conditions mentioned therein.

2014 By a Mutation Entry No. 1950, dated 01/08/2014, the names of the Shri. Manik Annant Patil came to be recorded in the 7/12 extract of the said property bearing Survey No. 184, Hissa No. 1, admeasuring 3932.51 Square metres out of total land admeasuring 8370 Square metres as the owners thereof

2015 NIL 2016 NIL 2017 NIL

2018 By a Mutation Entry No.2182, by the Hon'ble Tahasildar Vasai, District Palghar, vide their Order dated 19/09/2018 and by reference to order stated in the circular with Government No.Ra.Bhu.A/ Pra.Kra.180/L-1, dated 07/05/2016 correction in Computerized 7/12 extract are done & noted.

2019 NIL 2020 NIL 2021 NIL

2022 Registered Deed of Conveyance dated 30.08.2022, duly registered in the Office of Sub-Registrar of Assurances at Vasai No. 2, under Serial No. VSI-2-14828/2022, dated 09.09.2022, executed by and between Shri. Manik Annant Patil (Owner) and Shri. Gajanan Anant Patil (Confirming party) have sold, conveyed and transferred the said N.A. land bearing



Survey No. 184, Hissa No.1, Area admeasuring 8370.00 Square Meters, Assessment of Rs.837.00 Ps. Out of this area admeasuring 3932.51 Square Meter, lying, being and situated at Village Nilemore, Taluka - Vasai, District – Palghar to and in favour of the Purchaser i.e. Smt. Kanti Lallan Tiwari Education Society Through its Chairman Mr. Lallan Ramadhar Tiwari.

2023 NIL

2024 Registered Agreement for Development, dated 31.12.2023 and registered in the office of the Sub-Registrar of Assurance at Vasai No. 4, under Sr. No. VSI-4- 896/2024, dated 15.01.2024, executed by and between 1) Shri. Rajeev Yashwant Patil, 2) Shri. Prafulla Jagannath Sane, 3) Shri. Umesh Dattatrey Naik, 4) Shri. Ramji Premji Vira, herein referred to as the Owners and M/s. ABHINAV REALTORS through its authorized partner Mr. Amit Vinodanand Mishra, herein referred to as the Purchaser, and Smt. Kanti Lallan Tiwari Education Society through its Chairman Shri. Lallan Ramadhar Tiwari, herein referred to as the Confirming Party, with respect to FSI admeasuring 19315.96 Square metres (Built up area), pertaining to the Building No. 1, Wing A, comprising Gr(Part) +Stilt+19th storey Building, and Wing B, comprising (Gr+19th storey), in the Building known as “AV PRIDE” to be constructed on land bearing Survey No. 184, Area admeasuring 8370.00 Square Meters, Assessment of Rs.837.00 Ps., lying, being and situated at Village Nilemore, Taluka - Vasai, District – Palghar, within the limits of Vasai Virar City Municipal Corporation.

2024 Registered Power of Attorney, dated 15.01.2024 and registered in the office of the Sub-Registrar of Assurance at Vasai No. 4, under Sr. No. VSI-4- 899/2024, dated 15.01.2024, executed by and between 1) Shri. Rajeev Yashwant Patil, 2) Shri. Prafulla Jagannath Sane, 3) Shri. Umesh Dattatrey Naik, 4) Shri. Ramji Premji Vira, herein referred to as the Owners and M/s. ABHINAV REALTORS through its authorized partner Mr. Amit Vinodanand Mishra, herein referred to as the Purchaser, and Smt. Kanti Lallan Tiwari Education Society through its Chairman Shri. Lallan Ramadhar Tiwari, herein referred to as the Confirming Party, with respect to FSI admeasuring 19315.96 Square metres (Built up area), pertaining to the Building No. 1, Wing A, comprising Gr(Part) +Stilt+19th storey Building, and Wing B, comprising (Gr+19th storey), in the Building known as “AV PRIDE” to be constructed on land bearing Survey No. 184, Area admeasuring 8370.00 Square Meters, Assessment of Rs.837.00 Ps., lying, being and situated at Village Nilemore, Taluka - Vasai, District – Palghar, within the limits of Vasai Virar City Municipal Corporation



Subject to what is stated hereinabove, we are of the opinion that the Search of **M/s. ABHINAV REALTORS**, in respect of the captioned property is clear, marketable, free from encumbrances and reasonable doubts.

Remarks:

Please note that this title search report is subject to torn, mutilated and incomplete records, unready and unavailable records, withdrawal of register of certain years for binding and re-writing by the office of the Sub-Registrar pertaining to the property, as available with the office of the Sub-Registrar and this report is qualified to that extent and I shall not be responsible for any discrepancy in the report owing to unavailable records or entries as on date of this title search report.



RAHUL D. JHA
SEARCH CLERK



