



Date : 18/01/2023

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

To  
**MAHARERA**  
**MUMBAI.**

**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to land bearing 1] Survey No.185, Hissa No.1, Area admeasuring **1110.00 Sq. Mtrs.**, Assessment of **Rs.111.00 Ps.**, 2] Survey No.185, Hissa No.2, Area admeasuring **2180.00 Sq. Mtrs.**, Assessment of **Rs.218.00 Ps.**, **Out of this Area admeasuring 1154.27 Sq. Mtrs.**, 3] Survey No.185, Hissa No.10, Area admeasuring **1010.00 Sq. Mtrs.**, Assessment of **Rs.101.00 Ps.**, 4] Survey No.185, Hissa No.11, Area admeasuring **810.00 Sq. Mtrs.**, Assessment of **Rs.81.00 Ps.**, **Out of this Area admeasuring 159.74 Sq. Mtrs.**, and 5] Survey No.187, Hissa No.B, Area admeasuring **13590.00 Sq. Mtrs.**, Assessment of **Rs.1359.00 Ps.**, **Out of this Area admeasuring 4530.00 Sq. Mtrs.**, lying being and situated at Village : **NILEMORE**, Taluka - Vasai, District - Palghar, within the area of Sub-Registrar at Vasai. (hereinafter referred as the said plot of Lands).

I have investigated the title of the said land on the request of (Developers [Promoter] i.e. **M/S. DELIGHT DEVELOPERS**) and following documents i.e.:-

- 1] Description of the : Proposed **Building No.3, Wing "C, D, E, & F"**  
property **having Ground + 14<sup>th</sup> upper Floors in Sector No.I,**  
**Area admeasuring 20005.92 Square Meters**  
**equivalent to 215343.72 Square Feet** to be  
constructed on land bearing Survey No.185, Hissa



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No.1, Survey No.185, Hissa No.2, Survey No.185, Hissa No.10, Survey No.185, Hissa No.11, Survey No.187, Hissa No.B, lying, being and situated at Village : **NILEMORE**, Taluka - Vasai, District - Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai.

- 2) The documents of : By a registered Conveyance Deed dated 20/04/2010, allotment of plot **M/S. SARSWATI DEVELOPERS** through its Partner **MR. NARESH SUNDERLAL JAIN** has purchased the aforesaid land bearing Old Survey No.188/Part, out of area admeasuring 0-20-27 H. R., and Old Survey No.187/Part, out of area admeasuring 0-25-3 H. R., from the owners 1] Santan Simon Rebello, 2] Nelson Simon Rebello, 3] Bharti Rajesh Dais, 4] Vaishali Simon Rebello, 5] Archana Simon Rebello, 6] Joal Simon Rebello, 7] Jagruti Simon Rebello, which is registered in the office of Sub-Registrar Vasai - III, bearing Sr. **No.06108/2010, dated 20/04/2010**. The entry is passed in respect of land bearing S.No.187/B.

As per mutation Entry No.1663, dated 18/04/2011, by a registered Conveyance Deed dated 29/12/2010, **M/s. Sumatinath Realtors** through the Partner **Mr. Naresh Sunderlal Jain** has purchased the aforesaid land from **Mr. Vinay Laxmikant Agarwal**, registered in the office of Sub-Registrar Vasai, bearing Sr. No.14469/2010. The entry is passed in respect of land bearing S.No.185/1 & 185/2.



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As per mutation Entry No.1690, dated 15/09/2011, by a registered Conveyance Deed dated 18/08/2011, **M/S. SUMATINATH REALTORS** through the Partner **MR. NARESH SUNDERLAL JAIN** have purchased the aforesaid land from 1) Mrs. Nirupama Mahendra Sanghvi, 2) Mrs. Khushbu Mahendra Sanghvi, 3) Mr. Nishchit Mahendra Sanghvi & Confirming Party Mr. Ramchandra Narayan Nair & Mr. Pankaj Nathalal Oza, which is registered in the office of Sub - Registrar **Vasai - III**, bearing Sr. No. **10935/2011, Dated 18/08/2011**. The entry is passed in respect of land bearing S.No.185/10, 185/11.

By a registered Joint Development Agreement, dated 06/12/2022, entered into between **M/S. SUMATINATH REALTORS** through the Partners 1) **MR. NARESH SUNDERLAL JAIN**, 2) **MR. ANTHONY ELISE D'SILVA ALIAS ANTON ELISE D'SILVA**, as the "THE PARTY OF THE FIRST PART" (therein referred to as "the Owner") and **M/S. DELIGHT DEVELOPERS** through its Partners 1) **MR. MATHEW VINCENT CORREIA**, 2) **MR. GARRY PHILIP FARGOES**, 3) **MR. GEORGE FRANCIS CORREIA**, as the "THE PARTY OF THE SECOND PART" (therein referred to as "the Developer") and **MR. ANIL RAMCHANDRA GUPTA**, as the "THE PARTY OF THE THIRD PART" (therein referred to as "the CONFIRMING PARTY"). The Party of the First Part and the Party of the Second Part have jointly developing proposed **Building No.3, Wing "C, D, E,**





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**& F<sup>th</sup> having Ground + 14<sup>th</sup> upper Floors in Sector No.I, Area admeasuring 20005.92 Square Meters equivalent to 215343.72 Square Feet** to be constructed portion of lands bearing Survey No.**185**, Hissa No.**1**, Survey No.**185**, Hissa No.**2**, Survey No.**185**, Hissa No.**10**, Survey No.**185**, Hissa No.**11**, Survey No.**187**, Hissa No.**B**, lying, being and situated at Village : **NILEMORE**, Taluka - Vasai, District - Palghar, within the limits of Sub-Registrar Vasai, which is registered in the office of Sub -Registrar **Vasai - II**, at Serial **No.20527/2022**, registered on **06/12/2022**.

By a registered Irrevocable Power of Attorney dated 06/12/2022, **A] M/S. SUMATINATH REALTORS** through the Partners 1] **MR. NARESH SUNDERLAL JAIN**, 2] **MR. ANTHONY ELISE D'SILVA ALIAS ANTON ELISE D'SILVA** and **B] MR ANIL RAMCHANDRA GUPTA** have executed a Irrevocable Power of Attorney in accordance with the said Joint Development Agreement, dated 06/12/2022 in favour of **M/S. DELIGHT DEVELOPERS** through its Partners 1] **MR. MATHEW VINCENT CORREIA**, 2] **MR. GARRY PHILIP FARGOES**, 3] **MR GEORGE FRANCIS CORREIA**, which is registered in the Office of Sub-Registrar **Vasai - II**, at Serial **No.20528/2022**, registered on **06/12/2022**.

3) 7/12 extract issued by

Mutation Entry No.

Talathi office **Nilemore**, Tal. Vasai, Dist. Palghar.

**1663, dt.18/04/2011, 1690, dt.15/09/2011.**



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- 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 the title of (following owner **M/S. SUMATINATH REALTORS & OTHERS**) is clear, marketable and without any encumbrances.

Owners of the land :-

- 1) 1] Survey No.185, Hissa No.1, Area admeasuring 1110.00 Sq. Mtrs., Assessment of Rs.111.00 Ps., 2] Survey No.185, Hissa No.2, Area admeasuring 2180.00 Sq. Mtrs., Assessment of Rs.218.00 Ps., Out of this Area admeasuring 1154.27 Sq. Mtrs., 3] Survey No.185, Hissa No.10, Area admeasuring 1010.00 Sq. Mtrs., Assessment of Rs.101.00 Ps., 4] Survey No.185, Hissa No.11, Area admeasuring 810.00 Sq. Mtrs., Assessment of Rs.81.00 Ps., Out of this Area admeasuring 159.74 Sq. Mtrs., belonging to **M/S. SUMATINATH REALTORS** through the Partner **MR. NARESH SUNDERLAL JAIN** and 5] Survey No.187, Hissa No.B, Area admeasuring 13590.00 Sq. Mtrs., Assessment of Rs.1359.00 Ps., Out of this Area admeasuring 4530.00 Sq. Mtrs., belonging to **MR. NARESH SUNDERLAL JAIN**, lying being and situated at Village : **NILEMORE**, Taluka - Vasai, District - Palghar, within the area of Sub - Registrar at Vasai.
- 2) Qualifying comments/remarks if any - Nil.

The report reflecting the flow of the title of the (owner **M/S. KHUSHI ENTERPRISES** through its Partner **MR. NAKUL RAGHUNATH SUTAR**) on the said land is enclosed herewith as annexure.

Encl : Annexure.

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