



PEN VAKIL & SONS
BENSON W. PEN

B. L.S., LL. B.

ADVOCATE HIGH COURT

Mob.: 9975591799
7875516999

OFF. : 117 / 122, Satyam Shivam Shopping Center, 1st Floor, Opp. Railway Station,
Nallasopara (W). Dist. Palghar - 401 203. • Off. No. 9665230681 / E-mail : penvakil@gmail.com

Ref. No. : _____

Date : _____

FORMAT- A

(Circular No:- 28/2021)

Date:-03/06/2023

To

MahaRERA

LEGAL TITLE REPORT

Sub:- Title Clearance Certificate In respect of Non Agriculture Land Property as under :- Land bearing **Survey No.157, Hissa No.A, Area = 251.56 Sq.Mtrs., Out of Area = 2387.01 Sq.Mtrs., Out of Total Area = 5813.01 Sq.Mtrs.,** Situated at Village - Nilemore, Nallasopara - (w), Tal.-Vasai, Dist.-Palghar (Old Dist.-Palghar), Within the limits of Vasai Virar City Municipal Corporation & Talathi Saja Nilemore. (hereinafter referred as the said plot")

I have investigated the title of the said plot on the request of **M/S. INNOVISION ESTATES** and following Document i.e.:-

1) Description of the Property:- In respect of Non Agriculture Land Property as under :- Land bearing **Survey No.157, Hissa No.A, Area = 251.56 Sq.Mtrs., Out of Area = 2387.01 Sq.Mtrs., Out of Total Area = 5813.01 Sq.Mtrs.,** Situated at Village - Nilemore, Nallasopara - (w), Tal.-Vasai, Dist.-Palghar (Old Dist.-Palghar), Within the limits of Vasai Virar City Municipal Corporation & Talathi Saja Nilemore.

2) The documents of allotment of plot- By Registered Deed of Conveyance Dated- 09th February, 2023, as Under Reg. No. Vasai-1-2126-2023, **MR. VIJAY CHOTUBHAI KAMDAR Alias CHHOTALAL KAMDAR** have Conveyed/Sold to **M/S. INNOVISION ESTATES** Through its Partners 1) **MR. OMPRAKASH KESARDEO PARASRAMPURIA & 2) MRS. NEHA RUSHABH SHAH**, All that Piece & Parcel of Non Agriculture Land Property On Land bearing **Survey No.157, Hissa No.A, Area = 251.56 Sq.Mtrs., Out of Area = 2387.01 Sq.Mtrs., Out of Total Area = 5813.01 Sq.Mtrs.,** Situated at Village - Nilemore, Nallasopara - (w), Tal.-Vasai, Dist.-Palghar (Old Dist.-Palghar),

Within the limits of Vasai Virar City Municipal Corporation & Talathi Saja Nilemore. and **Mr. Vijay Chotubhai Kamdar Alias Chhotalal Kamdar**, have given Power of Attorney wide Doc. No.Vasai-1-2129-2023, Dt.09/02/2023 to M/s. Innovision Estates Through Its Partners 1) **Mr. Omprakash Kesardeo Parasrampur** & 2) **Mrs. Neha Rushabh Shah**.

3) 7/'12 extract or property card issued by:- Talathi Saja Nilemore, Tal.-Vasai, Dist.-Palghar

Mutation Entry No -131

4) Search report for 30 years from:-1993 till 2023

1993 To 2022-Nil/Torn Pages/Some Books Are Not Available

2023- Entry

Registration	Vasai-1
Nature of Document	Deed of Conveyance
Registration No.	Vasai-1-2126-2023
Registration Date	09/02/2023
Village	Nilemore
Consideration	Rs.45,00,000/-
Stamp duty	Rs.3,15,000/-
Party No.1	Mr. Vijay Chotubhai Kamdar Alias Chhotalal Kamdar
Party No.2	M/s. Innovision Estates Through Its Partners 1) Mr. Omprakash Kesardeo Parasrampur & 2) Mrs. Neha Rushabh Shah
Property Details	In respect of Non Agriculture Land Property as under :- Land bearing Survey No.157, Hissa No.A, Area = 251.56 Sq.Mtrs., Out of Area = 2387.01 Sq.Mtrs., Out of Total Area = 5813.01 Sq.Mtrs., Situated at Village - Nilemore, Nallasopara - (w), Tal.-Vasai, Dist.-Palghar (Old Dist.-Palghar), Within the limits of Vasai Virar City Municipal Corporation & Talathi Saja Nilemore.



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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 (following owner **M/s. Innovision Estates**) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land:-

- 1) **Survey No.157, Hissa No.A)**, belonging to **M/s. Innovision Estates**
- 2) Qualifying comments/remarks if any- Nil
- 3) The report reflecting the flow of the title of the (owner- **M/s. Innovision Estates**) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Dated 3rd June, 2023.

Yours Faithfully



PEN VAKIL & SONS
ADVOCATES

FORMAT- A

(Circular No:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) **7 / 12 extract / P.R. Card as on date of application for registration.**
- 2) **Mutation Entry No -131**
- 3) Search report for 30 years from **1993** till **2023** Taken from Sub-Registrar' office at-**Vasai-1, 2, 3, 4, 5 & 6**

1993 To 2022- Nil/Torn Pages/Some Books Are Not Available

2023- ENTRY

Registration	Vasai-1
Nature of Document	Deed of Conveyance
Registration No.	Vasai-1-2126-2023
Registration Date	09/02/2023
Village	Nilemore
Consideration	Rs.45,00,000/-
Stamp duty	Rs.3,15,000/-
Party No.1	Mr. Vijay Chotubhai Kamdar Alias Chhotalal Kamdar
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Ref. No. : _____


Date : _____

4) Any other relevant title-**Nil**

5) Litigations if any.-**Nil**

Dated 3rd June, 2023.

Yours Faithfully


PEN VAKIL & SONS
ADVOCATES
