



SPS & ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS

Shop No. 44, Sanskruti Apartment, Behind UCO Bank, Vasai-Nsp Link Road,
Nallasopara (East), Dist. Palghar - 401209. • Contact No.: 93200 71924

E-mail : spslegalassociates@gmail.com

Website : www.spsassociates.co.in

FORMAT-A

To,
The MahaRERA
Bandra (East) Mumbai.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Non-Agricultural land bearing FSI admeasuring 5867.60 Square metres (Built up area), pertaining to the Building No. 1, Wing B, to be constructed on Land bearing Survey No. 266, Hissa No. 5, admeasuring 3144.61 Square metres out of total land admeasuring 6289.22 square meters, lying, being and situate at Village Nilemore, Taluka Vasai and District Palghar, within the limits of the 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. ADITI REALTORS Through its Authorized Signatory partners 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 being FSI admeasuring 5867.60 Square metres (Built up area), pertaining to the Building No. 1, Wing B, to be constructed on Land bearing Survey No. 266, Hissa No. 5, admeasuring 3144.61 Square metres out of total land admeasuring 6289.22 square meters, lying, being and situate at Village Nilemore, Taluka Vasai and District Palghar, within the limits of the 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 for conversion of Agricultural land into Non-Agricultural land vide its order bearing No. REV/D-1/T-9/NAP/SR-33/2010 dated 10/06/2010, issued by District Collector of Thane.
- ii) Copy of Revised Development Permission for construction of Residential Building No. 1, wing "B", comprising Stilt+Gr+14th storey, Building, on F.S.I admeasuring 5867.60 Square metres (Built up area), to be constructed on N.A. Land of Village Nilemore, Taluka- Vasai and District Palghar, vide its order bearing No. VVCMC/TP/RDP/VP-0198 & 4033/803/2021-22 dated 05/01/2022, issued by Vasai Virar City Municipal Corporation.
- iii) Copy of VVCMC Approved plan for construction of Residential Building No. 1, wing "B", comprising Stilt+Gr+14th storey, Building, on F.S.I admeasuring 5867.60 Square metres (Built up area), to be constructed on N.A. Land of Village Nilemore, Taluka- Vasai and District Palghar, vide its order bearing No. VVCMC/TP/AMEND/VP-0198 & 4033/439/2021-22 dated 08.09.2021, issued by Vasai Virar City Municipal Corporation.
- iv) Copy of Registered Development Agreement dated 20.09.2024, duly registered in the Office of Sub-Registrar of Assurances at Vasai No. 4, under Document No. 16207/2024, dated 20.09.2024, executed by and between Shri. Gajanan Anant Patil (Owner) and M/s. Aditi Realtors through its authorized partner Mr. Amit Vinodanand Mishra (Developers), with respect to land bearing FSI admeasuring 5867.60 Square metres (Built up area), pertaining to the Building No. 1, Wing B to be constructed on Land bearing Survey No. 266, Hissa No. 5, admeasuring 6289.22 Square metres, lying, being and situate at Village Nilemore, Taluka Vasai and District Palghar, within the limits of the Vasai Virar City Municipal Corporation.
- v) Copy of 7/12 Extract (Property Card).

3. 7/12 extract card Details:-

- i) 7/12 extract card, issued by Talathi Office Nilemore, Taluka Vasai & District Palghar, with respect to N.A. land bearing Survey No. 266, Hissa No. 5, admeasuring 6289.22 Square metres, lying, being and situate at Village Nilemore, Taluka Vasai, District Palghar, within the limits of Vasai Virar City Municipal Corporation, belonging to i) Mr. Manik Anant Patil, ii) Mr. Gajanan Anant Patil, wherein it is stated that total area admeasuring 6289.22 Square metres have been provided.

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 being Non-Agricultural land being FSI admeasuring 5867.60 Square metres (Built up area), pertaining to the Building No. 1, Wing B, to be constructed on Land bearing Survey No. 266, Hissa No. 5, admeasuring 6289.22 Square metres, lying, being and situate at Village Nilemore, Taluka Vasai and District Palghar, within the limits of the 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 "B", on FSI admeasuring 5867.60 square meters (Built up area), to be constructed on N.A. Land bearing Survey No. 266, Hissa No. 5, admeasuring 3144.61 Square metres out of total land admeasuring 6289.22 square meters, lying, being and situate at Village Nilemore, Taluka Vasai and District Palghar, within the limits of the Vasai Virar City Municipal Corporation. I am of the opinion that the title of M/s. Aditi Realtors through its authorized partner Mr. Amit Vinodanand Mishra, is clear, marketable and without any encumbrances.

Owners of the land:-

Shri. Gajanan Anant Patil, is the owner of the Non-Agricultural Land bearing Survey No. 266, Hissa No.5, admeasuring 3144.61 Square metres out of total land admeasuring 6289.22 square meters, or thereabout situate, lying and being at Village Nilemore, Taluka Vasai, District Palghar.

The report reflecting the flow of the title of the Promoters M/s. Aditi Realtors through its authorized partner Mr. Amit Vinodanand Mishra, for FSI admeasuring 5867.60 Square metres (Built up area), pertaining to the Building No. 1, Wing B, to be constructed on Land bearing Survey No. 266, Hissa No. 5, admeasuring 3144.61 Square metres out of total land admeasuring 6289.22 square meters, lying, being and situate at Village Nilemore, Taluka Vasai and District Palghar, within the limits of the Vasai Virar City Municipal Corporation is enclosed herewith as annexure- I.

Encl : Annexure- I.

Date: 12.12.2024

Digitally signed
by Shambhu M.
Jha
Date: 2024.12.12
12:09:54 +05'30'

Shambhu M. Jha

For SPS & Associates

Advocates

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. One Shri. Gajanan Anant Patil is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of Land bearing Survey No. 266, Hissa No.5, admeasuring 3144.61 Square metres out of total land admeasuring 6289.22 square meters, or thereabout situate, lying and being at Village Nilemore, Taluka Vasai, District Palghar, more particularly described in the Schedule hereunder written (hereinafter referred to as the "Said Land").
- B. One Shri. Manik Anant Patil, is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of Land bearing Survey No. 266, Hissa No.5, admeasuring 3144.61 Square metres out of total land admeasuring 6289.22 square meters, or thereabout situate, lying and being at Village Nilemore, Taluka Vasai, District Palghar, more particularly described in the Schedule hereunder written (hereinafter referred to as the "Said Land").
- C. The owners hereinabove had made an application to the Office of District Collector at Thane for conversion of Agricultural land into Non-Agricultural land and accordingly competent authority was pleased to issue permission for Non-Agricultural usage of the said land, vide its order bearing No. REV/D-1/T-9/NAP/SR-33/2010 dated 10.06.10.
- D. That thereafter the Owner made an application to the planning authority of Vasai-Virar City Municipal Corporation for sanction of plan in respect of the said property and Vasai-Virar City Municipal Corporation vide its order No. VVCMC/TP/CC/VP-0198 & 4033/419/2012-13 dated 18/05/2012, issued commencement certificate in respect of the said land.

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- E. That thereafter the owners made another application with planning authority of Vasai-Virar City Municipal Corporation for revision of the sanctioned of plan in respect of the said property and VVCMC vide its order No .VVCMC/TP/RDP/VP-198,4033/35/2019-20 dated 15/06/19 and VVCMC/TP/RDP/VP-0198,4033/275/2021-2022 Dated 08/07/2021, was pleased to sanction revised building plan in respect of the said property.
- F. In the premises aforesaid, the Owner is entitled to construct the said buildings either on its own or through any other person or persons.
- G. The Owners made another application with the planning authority of Vasai-Virar City Municipal Corporation for revised development permission in respect of the said property and VVCMC by its order No. VVCMC/TP/RDP/VP-0198 & 4033/803/2021-22 dated 05/01/2022, had sanctioned building plan in respect of the said property having Building No.1 Wing B, having (Stilt+14th story). Copy of the Approved proposed Residential with Shop line Building No.1 Wing B, having (Stilt+14 story) of Village Nilemore Tal: Vasai, Dist: Palghar.

AREA SUMMARY

Sr no	Predominant Use	Bldg No/ Wing	No. of Floors	No of shops	No of Flats	Built up area (in Sq. Mtr)
1	Residential with shopleveline	1 Wing B	Stilt+GR+14 th storey	11	98	5867.60
			Total	11	98	5867.60

H. The Vasai Virar City Municipal Corporation have issued VVCMC Approved plan for construction of Residential Building No. 1, wing "B", comprising Stilt+Gr+14th storey, Building, on F.S.I admeasuring 5867.60 Square metres (Built up area), to be constructed on N.A. Land of Village Nilemore, Taluka- Vasai and District Palghar, vide its order bearing No. VVCMC/TP/AMEND/VP-0198 & 4033/439/2021-22 dated 08.09.2021.

I. Thereafter, By and under an Registered Development Agreement dated 20.09.2024, duly registered in the Office of Sub-Registrar of Assurances at Vasai No. 4, under Document No. 16207/2024, dated 20.09.2024, executed by and between Shri. Gajanan Anant Patil (Owner) had agreed to grant the development rights in respect of Land bearing Survey No. 266, Hissa No. 5, admeasuring 3144.61 Square metres out of total land admeasuring 6289.22 Square metres, lying, being and situate at Village Nilemore, Taluka Vasai and District Palghar, within the limits of the Vasai Virar City Municipal Corporation to and in favour of the M/s. Aditi Realtors through its authorized partner Mr. Amit Vinodanand Mishra (Developers).

i) 7/12 extract as on date of application for Registration -

ii) Mutation Entry No. Upto date

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 Promoters/Developers M/s. Aditi Realtors through its authorized partner Mr. Amit Vinodanand Mishra, in respect of the property viz FSI admeasuring 5867.60 Square metres (Built up area), pertaining to the Building No. 1, Wing B, to be constructed on Land bearing Survey No. 266, Hissa No. 5, admeasuring 3144.61 Square metres out of total land admeasuring 6289.22 square meters, lying, being and situate at Village Nilemore, Taluka Vasai and District Palghar, within the limits of the Vasai Virar City Municipal Corporation, is clear, marketable, free from encumbrances and reasonable doubts.

Shambhu M. Jha Digitally signed by
Shambhu M. Jha
Date: 2024.12.12
12:10:15 +05'30'

Date:12.12.2024

For SPS & Associates
Advocates

Housiey.com

RAHUL D. JHA
Search Clerk

Shop No. 44, Ostwal Nagari Chs Ltd, Next to Central Park, Near Sai Baba mandir, Nallasopara (East),
District Palghar 401209, Mob : 7021611363, Email : rahuldjha@gmail.com

Date: 12/12/2024

SEARCH REPORT:

Ref: Search Report in respect of Non-Agricultural land bearing FSI admeasuring 5867.60 Square metres (Built up area), pertaining to the Building No. 1, Wing B, to be constructed on Land bearing Survey No. 266, Hissa No. 5, admeasuring 3144.61 Square metres out of total land admeasuring 6289.22 square meters, lying, being and situate at Village Nilemore, Taluka Vasai and District Palghar, within the limits of the Vasai Virar City Municipal Corporation.

THIS IS TO CERTIFY THAT I have taken search in the Office of Sub-Registrar Vasai for the period of 30 years from 1993 to 2024 upto date. The details year wise is given below:-

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	NIL
2011	NIL	2012	NIL	2013	NIL
2014	NIL	2015	NIL	2016	NIL
2017	NIL	2018	NIL	2019	NIL
2020	NIL	2021	NIL	2022	NIL

2023 NIL

2024 Registered Development Agreement dated 20.09.2024, duly registered in the Office of Sub-Registrar of Assurances at Vasai No. 4, under Document No. 16207/2024, dated 20.09.2024, executed by and between Shri. Gajanan Anant Patil (Owner) and M/s. Aditi Realtors through its authorized partner Mr. Amit Vinodanand Mishra (Developers), with respect to land bearing FSI admeasuring 5867.60 Square metres (Built up area), pertaining to the Building No. 1, Wing B to be constructed on Land bearing Survey No. 266, Hissa No. 5, admeasuring 6289.22 Square metres, lying, being and situate at Village Nilemore, Taluka Vasai and District Palghar, within the limits of the Vasai Virar City Municipal Corporation.

Subject to what is stated hereinabove, we are of the opinion that the Search of M/s. Aditi Realtors through its authorized partner Mr. Amit Vinodanand Mishra, in respect of the property viz FSI admeasuring 5867.60 Square metres (Built up area), pertaining to the Building No. 1, Wing B, to be constructed on Land bearing Survey No. 266, Hissa No. 5, admeasuring 3144.61 Square metres out of total land admeasuring 6289.22 square meters, lying, being and situate at Village Nilemore, Taluka Vasai and District Palghar, within the limits of the Vasai Virar City Municipal Corporation, is clear, marketable, free from encumbrances and reasonable doubts.

Remarks:

Above Search Report is subject to Records at Sub-Registrar's Office, in torn/mutilated/not filed/available, for several periods/years.

*NIL subject to mutilated record and torned pages.



RAHUL D. JHA
SEARCH CLERK