

B. D. DUBEY

B.A., LL.B., L.W.M. (HONS)

ADVOCATE HIGH COURT, MUMBAI

Correspondence : Bar Room, 3rd Floor, M. M. Court, Andheri (E), Mumbai - 400 069.

Ref. No. _____

Date : 17 OCT 2024**FORMAT - A**

To,
The MahaRERA
Bandra (East) Mumbai.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Non-Agricultural land bearing Survey No. 158A, Hissa No. 1 to 5, admeasuring 1755.76 Square metres, lying, being and situate at Village Nilemore, Taluka Vasai and District Palghar, within the limits of Vasai Virar City Municipal Corporation. (Hereinafter referred as the said land).

I have investigated the title of the said N.A. Plot of land on the request of our client M/s. TANIA BUILDERS Through its partners i) Mr. Peter Fernandes, ii) Mrs. Monica Fernandes, iii) Miss. Tania Fernandes, iv) Miss. Freny Fernandes, v) Mr. Manish Shivprakash Dube, and following documents have been carried out:-

1. DESCRIPTION OF THE PROPERTY:-

Immoveable property being a piece and parcel of Non-Agricultural land bearing Survey No. 158A, Hissa No. 1 to 5, admeasuring 1755.76 Square metres, lying, being and situate at Village Nilemore, Taluka Vasai and 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 Partnership Deed dated 15.03.2024, made between i) Mr. Peter Fernandes, ii) Mrs. Monica Fernandes, iii) Miss. Tania Fernandes, iv) Miss. Freny Fernandes, v) Mr. Manish Shivprakash Dube, to carry out the business under the firm and style of M/s. TANIA BUILDERS.
- ii) Copy of Registered Agreement for sale dated 16.05.2024, duly registered in the Office of Sub-Registrar of Assurances at Vasai No. 2, under Serial No. 10398/2024, dated 16.05.2024, executed by and between Mr. Jayesh Vinaychand Doshi (Owner) and M/s. TANIA BUILDERS through its partner Mrs. Tania Peter Fernandes (Purchaser), with respect to land bearing Survey No. 158A, Hissa No. 1 to 5, admeasuring 1755.76 Square metres, lying, being and



situate at Village Nilemore, Taluka Vasai and District Palghar, within the limits of Vasai Virar City Municipal Corporation.

- iii) Copy of Revised Development Permission for construction of Residential with Shopline Buildings (Gr+Stilt+35th storey), on N.A. land bearing Survey No. 158A, Hissa No. 1 to 5, lying, being and situate at Village Nilemore, Taluka Vasai and District Palghar, vide its order bearing No. VVCMC/TP/RDP/VP-4770/48/2024-25, dated 12.07.2024, issued by VVCMC.
- iv) Copy of VVCMC approved plan for construction of Residential with Shopline Buildings (Gr+Stilt+35th storey), on N.A. land bearing Survey No. 158A, Hissa No. 1 to 5, lying, being and situate at Village Nilemore, Taluka Vasai and District Palghar, vide its order bearing No. VVCMC/TP/RDP/VP-4770/48/2024-25, dated 12.07.2024, issued by VVCMC.
- v) The land referenced in the Agreement for Sale pertains to Hissa No. 4 on Survey No. 158A. Notwithstanding, Mr. Jayesh Doshi has conveyed the lands designated as Hissa Nos. 1, 2, 3, and 5 to the Municipal Corporation and has employed the potential Floor Space Index (FSI) for the development of the Tania Skyline project on Hissa No. 4.

3. 7/12 extract card Details:-

- i) 7/12 extract card is not updated in the name of M/s. Tania Builders, till now, it is in process of Talathi level.
- ii) Old 7/12 Extract issued by Talathi Office Nilemore, Taluka Vasai & District Palghar, and the same stands to the name of **Mr. Jayesh Vinaychand Doshi**, with respect to land bearing Survey No. 158A, Hissa No. 1 to 5, admeasuring 1755.76 Square metres, lying, being and situate at Village Nilemore, Taluka Vasai and 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 Nikhil Jadhav, for Non-Agricultural land bearing Survey No. 158A, Hissa No. 1 to 5, admeasuring 1755.76 Square metres, lying, being and situate at Village Nilemore, Taluka Vasai and 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. Non-Agricultural land bearing Survey No. 158A, Hissa No. 1 to 5, admeasuring 1755.76 Square metres, Iving, being and situate at Village Nilemore, Taluka Vasai and District Palghar, within the limits of Vasai Virar City Municipal Corporation. I am of the opinion that the title of M/s. TANIA BUILDERS Through its partners i) Mr. Peter Fernandes, ii) Mrs. Monica Fernandes, iii) Miss. Tania Fernandes, iv) Miss. Freny Fernandes, v) Mr. Manish Shivprakash Dube, are clear, marketable and without any encumbrances.

Owners of the land:-

M/s. TANIA BUILDERS Through its partners i) Mr. Peter Fernandes, ii) Mrs. Monica Fernandes, iii) Miss. Tania Fernandes, iv) Miss. Freny Fernandes, v) Mr. Manish Shivprakash Dube, are the owners of the Non-Agricultural land bearing Survey No. 158A, Hissa No. 1 to 5, admeasuring 1755.76 Square metres, lying, being and situate at Village Nilemore, Taluka Vasai and District Palghar, within the limits of Vasai Virar City Municipal Corporation.

The report reflecting the flow of the title of the Promoters/ Developers M/s. TANIA BUILDERS Through its partners i) Mr. Peter Fernandes, ii) Mrs. Monica Fernandes, iii) Miss. Tania Fernandes, iv) Miss. Freny Fernandes, v) Mr. Manish Shivprakash Dube, for Non-Agricultural land bearing Survey No. 158A, Hissa No. 1 to 5, admeasuring 1755.76 Square metres, Iving, being and situate at Village Nilemore, Taluka Vasai and District Palghar, within the limits of Vasai Virar City Municipal Corporation, is enclosed herewith as Annexure-I.

Encl : Annexure- I

Date : 17.10.2024


Bhramdev Dubey

Advocate High Court

Mumbai

BRAHMDEV DUBEY

Advocate & Notary

Govt of India

Reg No 10.57

Greater Mumbai-400 011

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. i) Mr. Prashant Chandrakant Waghmare, ii) Bharati Chandrakant Waghmare, iii) Aarti Chandrakant Waghmare, were the owners of land bearing Survey No. 158, admeasuring 8420 Square metres, lying, being and situate at Village Nilemore, Taluka Vasai and District Palghar, within the limits of Vasai Virar City Municipal Corporation.
- B. The Vasai Virar City Municipal Corporation has issued Letter dated 12.11.2021, and clarified and stated that the said property is not obstructed/interrupted by CRZ Zone.
- C. The said Property vide its order dated 15.03.2022, bearing Order No. 1/T-1/tenancy/Bhogvata Rupantaran/SR-05/2022, has been converted from Bhogvatadar Class-2 to Bhogvatadar Class-1, and same was paid requisite Nazrana amount to the Government.
- D. By a Registered Conveyance Deed dated 26.07.2022, duly registered in the Office of Sub-Registrar of Assurances at Vasai No. 2, under Document No. 12922/2022, dated 28.07.2022, executed by and between i) Mr. Prashant Chandrakant Waghmare, ii) Bharati Chandrakant Waghmare, iii) Aarti Chandrakant Waghmare (Owners) and Mr. Jayesh Vinaychand Doshi (Purchaser), with respect to land bearing Survey No. 158, admeasuring 8420 Square metres, lying, being and situate at Village Nilemore, Taluka Vasai and District Palghar, within the limits of Vasai Virar City Municipal Corporation.
- E. The Tahsildar Vasai has issued for (N.A Order), by paying conversion tax to the Government vide its order bearing No. REV/K-1/T-1/JAMINBAB/KV-11318/SR- 1051/2022, dated 21.11.2022.
- F. It Also appears that land bearing Survey No. 158, sub-divided in New Survey and Hissa No., now the property Survey Number became, Survey No. 158A, Hissa No. 1 to 5.
- G. By a Partnership Deed dated 15.03.2024, made between i) Mr. Peter Fernandes, ii) Mrs. Monica Fernandes, iii) Miss. Tania Fernandes, iv) Miss.



Freny Fernandes, v) Mr. Manish Shivprakash Dube, to carry out the business under the firm and style of M/s. TANIA BUILDERS.

- H. By a Registered Agreement for sale dated 16.05.2024, duly registered in the Office of Sub-Registrar of Assurances at Vasai No. 2, under Serial No. 10398/2024, dated 16.05.2024, executed by and between Mr. Jayesh Vinaychand Doshi (Owner) and M/s. TANIA BUILDERS through its partner Mrs. Tania Peter Fernandes (Purchaser), with respect to land bearing Survey No. 158A, Hissa No. 1 to 5, admeasuring 1755.76 Square metres, lying, being and situate at Village Nilemore, Taluka Vasai and District Palghar, within the limits of Vasai Virar City Municipal Corporation.
- I. The Vasai Virar City Municipal Corporation have issued Revised Development Permission for construction of Residential with Shopline Buildings (Gr+Stilt+35th storey), on N.A. land bearing Survey No. 158A, Hissa No. 1 to 5, lying, being and situate at Village Nilemore, Taluka Vasai and District Palghar, vide its order bearing No. VVCMC/TP/RDP/VP-4770/48/2024-2025, dated 12.07.2024.
- J. The Vasai Virar City Municipal Corporation have issued VVCMC approved plan for construction of Residential with Shopline Buildings (Gr+Stilt+35th storey), on N.A. land bearing Survey No. 158A, Hissa No. 1 to 5, lying, being and situate at Village Nilemore, Taluka Vasai and District Palghar, vide its order bearing No. VVCMC/TP/RDP/VP-4770/48/2024-2025, dated 12.07.2024, issued by VVCMC
- K. In the premises aforesaid M/s. TANIA BUILDERS became the owners of land bearing Survey No. 158A, Hissa No. 1 to 5, admeasuring 1755.76 Square metres, lying, being and situate at Village Nilemore, Taluka Vasai and 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. -
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. TANIA BUILDERS Through its partners i) Mr. Peter Fernandes, ii) Mrs. Monica Fernandes, iii) Miss. Tania



Fernandes, iv) Miss. Freny Fernandes, v) Mr. Manish Shivprakash Dube, in respect of the property viz Non-Agricultural land bearing Survey No. 158A, Hissa No. 1 to 5, admeasuring 1755.76 Square metres, lying, being and situate at Village Nilemore, Taluka Vasai and District Palghar, within the limits of Vasai Virar City Municipal Corporation, is clear, marketable, free from encumbrances and reasonable doubts.

Date: 17.10.2024


BRAHMDEV DUBEY
Advocate & Notary
Govt of India
Reg No 10.57
Greater Mumbai-1



Brahmdev Dubey
Advocate High Court
Mumbai

Date: 17/10/2024

SEARCH REPORT :

Ref: Search Report in respect of Non-Agricultural land bearing Survey No. 158A, Hissa No. 1 to 5, admeasuring 1755.76 Square metres, lying, being and situate at Village Nilemore, Taluka Vasai and District Palghar, within the limits of 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

2022: Registered Conveyance Deed date 26.07.2022, duly registered in the Office of Sub-Registrar of Assurances at Vasai No. 2. under Document No. 12922/2022, dated 28.07.2022, executed by and between i) Mr. Prashant Chandrakant Waghmare, ii) Bharati Chandrakant Waghmare, iii) Aarti Chandrakant Waghmare (Owners) and Mr. Jayesh Vinaychand Doshi (Purchaser), with respect to land bearing Survey No. 158, admeasuring 8420 Square metres, lying, being and situate at Village Nilemore. Taluka Vasai and District Palghar, within the limits of Vasai Virar City Municipal Corporation, on the terms and conditions mentioned therein.

2023 NIL

2024: Registered Agreement for sale dated 16.05.2024, duly registered in the Office of Sub-Registrar of Assurances at Vasai No. 2. under Serial No. 10398/2024. dated 16.05.2024, executed by and between Mr. Jayesh Vinaychand Doshi (Owner) and M/s. TANIA BUILDERS through its partner Mrs. Tania Peter Fernandes (Purchaser), with respect to land bearing Survey No. 158A, Hissa No. 1 to 5, admeasuring 1755 76 Square metres, lying, being and situate at Village Nilemore, Taluka Vasai and District Patchar, within the limits of Vasai Virar City Municipal Corporation, on the terms and conditions mentioned therein

Subject to what is stated hereinabove, we are of the opinion that the Search of M/s. **TANIA BUILDERS**, in respect of the property viz **Non-Agricultural land bearing Survey No. 158A, Hissa No. 1 to 5, admeasuring 1755.76 Square metres, lying, being and situate at Village Nilemore, Taluka Vasai and District Palghar, within the limits of 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 tot mutilated record and torned pages.



SEARCH CLERK