

YOGESH P. VIRARKAR

(B.A., LL.M.)

A D V O C A T E

A/303, Vedangi Tower, Opp. National English School, Kargil Nagar, Virar (E), Tal. Vasai, Dist. Palghar

File: Manickpur-2/24.

FORMAT-A
(Circular No.28/2021)

Date: 23/3/2024.

To,
MahaRERA,
Bandra, Mumbai.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to the Proposed Building No.7, Wing 'B' to be known as "Flora" consisting of the Built up Area 2034.91 square meters (constructed Built up Area 3510.838 square meters) to be constructed on the Land (1) area admeasuring 210.76 square meters and Marginal Open Space land 303.41 square meters, out of Survey No.71, Hissa No.5, (2) area admeasuring 84.45 square meters and Marginal Open Space land 11.60 square meters, out of Survey No.71, Hissa No.8, (3) area admeasuring 2.41 square meters and Marginal Open Space land 10.48 square meters, out of Survey No.71, Hissa No.9 (Plot No.7), of village Manickpur, Tal.Vasai, Dist.Palghar (the aggregate Land area 623.11 square meters along-with sanctioned FSI of the said Building No.7 Wing 'B' hereinafter jointly and collectively referred to as 'the said Property')

- (1) I have taken search and investigated title of the said Land on request of Shri. Parag Mathew Rodrigues on behalf of M/s.Pearl Developers and perused following documents i.e.:
- Description of the Land: Non Agricultural Land bearing (1) Survey No.71, Hissa No.5, Area 5520 square meters, Assessment Rs.3588-00 Paise, (2) Survey No.71, Hissa No.8, Area 940 square meters, Assessment Rs.611-00 Paise, (3) Survey No.71, Hissa No.9 (Plot No.7), Area 809.10 square meters, Assessment Rs.526-00 Paise, of village Manickpur, Tal. Vasai, Dist. Palghar (herein after referred to as "the said Land").
 - The 7/12 Extracts dated 15.2.2024 issued by the Talathi Manickpur, Tal. Vasai, Dist. Palghar in respect of the said Land bearing (1) Survey No.71, Hissa No.5, Area 5520 square meters, Assessment Rs.3588-00 Paise, (2)



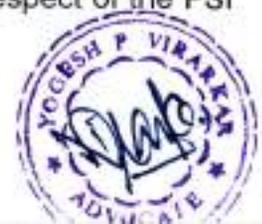
- Survey No.71, Hissa No.8, Area 940 square meters, Assessment Rs.611-00 Paise, (3) Survey No.71, Hissa No.9 (Plot No.7), Area 809.10 square meters, Assessment Rs.526-00 Paise, of village Manickpur, Tal. Vasai, Dist. Palghar.
- c) Pik-Pahani Extracts (Old 7/12 Extract) of the said Land bearing (1) Survey No.71, Hissa No.5, (2) Survey No.71, Hissa No.8, (3) Survey No.71, Hissa No.9 of village Manickpur, Tal. Vasai, Dist. Palghar.
- d) The Entries of registered Documents found on Search are obtained (for 30 years) from year 1995 to 23/3/2024 from the office of the Sub-Registrar at Vasai on the payment of prescribed fees vide Receipt No.5041 dated 23.3.2024 (Payment Challan bearing GRN: MH017880226202324U dated 23.3.2024) in favour of the Sub Registrar Vasai.
- e) Mutation Entry No.1101, Mutation Entry No.1134, Mutation Entry No.1228, Mutation Entry No.1854, Mutation Entry No.3900, Mutation Entry No.3901, Mutation Entry No.4871, Mutation Entry No.5201, Mutation Entry No.5302, Mutation Entry No.5460, Mutation Entry No.1101, Mutation Entry No.3390, Mutation Entry No.3485, Mutation Entry No.5302, Mutation Entry No.5436, Mutation Entry No.5608, Mutation Entry No.919, Mutation Entry No.1139, Mutation Entry No.1343, Mutation Entry No.1854, Mutation Entry No.3108, Mutation Entry No.3113, Mutation Entry No.3262, Mutation Entry No.3436, Mutation Entry No.3440, Mutation Entry No.4194, Mutation Entry No.4240, Mutation Entry No.4248, Mutation Entry No. 4530, Mutation Entry No.4584, Mutation Entry No.5320, Mutation Entry No.5435.
- f) Paper notices were published in Marathi Newspaper "Mumbai Lakshyadeep" dated 20.2.2024 and in English Newspaper "Free Press Journal" dated 20.2.2024. However, till date I did not receive any objection to the said Notices.
- g) The Collector Thane has granted Non Agricultural Permission bearing No.REV /D-1/T-9/NAP/SR-80/1989 dated 30.9.1990 under Section 44 of the Maharashtra Land Revenue Code, 1966 in respect of the Land bearing (1) Survey No.71, Hissa No.7, area 630 square meter, (2) Survey No.71, Hissa No.8, area 940 square meter, (3) Survey No.73, Hissa No.8, area 960 square meter of village Manickpur, Tal. Vasai.



- h) The Collector Thane has granted Non Agricultural Permission bearing No.REV/ D-1/T-9/NAP/SR-32/2007 dated 30.3.2007 under Section 44 of the Maharashtra Land Revenue Code, 1966 in respect of the Land bearing (1) Survey No.71/9, Plot No.1 to 7 and Road, (2) Survey No.69/2, 3, 4, 6, (3) Survey No.71/10, (4) Survey No.73/5, 6, 12, 13, 14, (5) Survey No.74/9, 12, 13, aggregate area 18052-20 square meter of village Manickpur, Tal. Vasai.
- i) The Tahasildar & Executive Magistrate Vasai has issued letter bearing No.REV /DESK-1/T-1/LAND/SR-375/2018 dated 20.10.2018 in respect of the payment of Non Agricultural and conversion tax, under the provisions of Section 42 B of the Maharashtra Land Revenue Code, 1966 in respect of several lands bearing (i) Survey No.62, Hissa No.7, 9, 11, 15, (ii) Survey No.71, Hissa No.1, 2, 3, 5, (iii) Survey No.72, Hissa No.11, (iv) Survey No.74, Hissa No.1, 2, 3, 4, 5, 7, 10, 15, 16, 17/A, 18, 20, A/17/A, (v) Survey No.75, Hissa No.1, 2, 3, 4, 5/A, 5/B, 7, 8, (vi) Survey No.76, Hissa No.16/A, 16/B, (vii) Survey No.77, Hissa No.1/A, 1/B, 2, 3, 4, 5, 12, (viii) Survey No.78, Hissa No.1, 9C, 10/1, 10/2, 10/3, 12, 13, 14, 15 of village Manickpur, Tal.Vasai for the purpose of residential use on other terms and conditions mentioned therein.
- j) The Vasai Virar City Municipal Corporation has granted Commencement Certificate and sanctioned Building Plan of Building No.7, 'B' Wing bearing No.VVCMC/TP/CC/VP-0104/275/2018-19 dated 25.1.2019 for the Development of the Residential Building No.7, Wing 'B' Stilt + 12 upper Floors, consisting of the 2034.91 square meters (Built up Area).
- k) The Architect Shri.Vipul Adhia, Prithvi Arch Consultants vide his Letter dated 20.12.2022 has certified that the Building No.7, 'B' Wing is proposed on the land (1) area admeasuring 210.76 square meters and having Marginal Open Space land 303.41 square meters, out of Survey No.71, Hissa No.5, (2) area admeasuring 84.45 square meters and having Marginal Open Space land 11.60 square meters, out of Survey No.71, Hissa No.8, (3) area admeasuring 2.41 square meters and having Marginal Open Space land 10.48 square meters, out of Survey No.71, Hissa No.9 (Plot No.7), of village Manickpur, Tal. Vasai, Dist. Palghar.



- l) Notarized Declaration cum Undertaking dated 8/3/2024 issued by the Partner Shri. Parag Mathew Rodrigues on behalf of M/s.Pearl Developers.
- m) Perused the copy of registered Deed of Conveyance dated 27/11/2007 registered vide Document No.VSI-1-933/2007, executed by and between M/s. Hemraj Builders and Land Developers through its Partner and authorized signatory Mr.Jai Prakash Singh ('the Vendor' therein), Mr. Rohan Mathew Rodrigues ('the Confirming Party' therein) and M/s.Ajmera Developers through its Partner Shri.Jayesh Babulal Ajmera ("the Purchaser" therein) in respect of the land bearing Survey No.71, Hissa No.9 (Old 9 Part), Plot No.3, 4, 5, 6, 7 of village Manickpur.
- n) Perused the copy of registered Deed of Conveyance dated 5/6/2015 registered vide Document No.VSI-1-5541/2015, executed by and between (i) Prabhavati Madhusudan Raut, (ii) Prashant Madhusudan Raut, (iii) Sharvari Vijaykumar Raut, (iv) Kshitija Vijaykumar Raut, (v) Akshay Vijaykumar Raut, (vi) Sulochana Gajanan Patil, (vii) Kusum Balkrishna Raut, (viii) Rajani nee Rachna Kamlakar Patil through their power of Attorney Holder Valerian Lawrence Dias ('the Vendor' therein), (i) Valerian Lawrence Dias, (ii) Shaila J. Lobo ('the Confirming Party' therein) and M/s.Ajmera Developers through its Partner Shri.Jayesh Babulal Ajmera ("the Purchaser" therein) in respect of the land bearing (i) Survey No.71, Hissa No.2, HRP 0-02-8, (ii) Survey No.71, Hissa No.5, HRP 0-55-2, (iii) Survey No.72, Hissa No.12, HRP 0-05-3 of village Manickpur.
- o) Perused the copy of registered Deed of Conveyance dated 16/1/2020 registered vide Document No.VSI-1-585/2020, executed by and between Tapan Mahendra Zaveri ('the Vendor' therein) and M/s.Ajmera Developers through its Partner Shri.Jayesh Babulal Ajmera ("the Purchaser" therein) in respect of the land bearing (i) Survey No.71, Hissa No.7, area 630 square meter, (ii) Survey No.71, Hissa No.8, area 940 square meter, (iii) Survey No.73, Hissa No.8, area 960 square meters.
- p) Perused the copy of Development Agreement dated 28/12/2012, executed by and between M/s.Ajmera Developers through its Partner Shri.Jayesh Babulal Ajmera ("the Owner" therein) and M/s. Pearl Developers through its Partner Shri. Parag Mathew Rodrigues ("the Developer" therein) in respect of the FSI



area 2100 square meters Built up out of Survey No.69 to 75 of village Manickpur and Survey No.123 to 128 of village Diwanman. The said Development Agreement dated 28/12/2012 has been adjudicated by the Collector of Stamps Thane vide EVN No.200/13 dated 26.3.2013 and accordingly Stamp Duty of Rs.12,60,000/- and Penalty of Rs.1,00,800/- has been paid by M/s. Pearl Developers.

- q) Perused the registered Deed of Supplementary Development Agreement dated 29/6/2021, registered on 20.7.2021 vide Document No.VSI-1/7137/2021, executed by and between M/s.Ajmera Developers through its Partner Shri.Jayesh Babulal Ajmera through Power of Attorney Holder Dilip U. Goda ("the Owner" therein) and M/s. Pearl Developers through its Partner Shri. Parag Mathew Rodrigues ("the Developer" therein) in respect of the Proposed Building No.7, Wing 'B' to be known as "Flora" consisting of the Built up Area 2034.91 square meters (constructed Built up Area 3510.838 square meters) to be constructed on the Land (1) area admeasuring 210.76 square meters and Marginal Open Space land 303.41 square meters, out of Survey No.71, Hissa No.5, (2) area admeasuring 84.45 square meters and Marginal Open Space land 11.60 square meters, out of Survey No.71, Hissa No.8, (3) area admeasuring 2.41 square meters and Marginal Open Space land 10.48 square meters, out of Survey No.71, Hissa No.9 (Plot No.7), of village Manickpur, Tal. Vasai, Dist. Palghar.
- (2) On perusal of the above mentioned documents, all other relevant documents and Mutation Entries relating to title of the said Land, search entries, I am of opinion that subject to all above said facts, the title of the Owners namely M/s.Ajmera Developers through its Partner Shri.Jayesh Babulal Ajmera ('the said Owner') to the said Property, appears to be clear, clean, marketable, free from any encumbrances beyond reasonable doubts and the said Owners have granted development rights under Development Agreement dated 28/12/2012 and further registered Deed of Supplementary Development Agreement dated 29/6/2021, registered on 20.7.2021 vide Document No.VSI-1/7137/2021 in favour of M/s. Pearl Developers through its Partner Shri. Parag Mathew Rodrigues in respect of the Proposed Building No.7, Wing 'B' to be known as "Flora" consisting of the Built up Area 2034.91 square meters (constructed



- Built up Area 3510.838 square meters) to be constructed on the Land bearing (1) Survey No.71, Hissa No.5, (2) Survey No.71, Hissa No.8, (3) Survey No.71, Hissa No.9 (Plot No.7), of village Manickpur, Tal.Vasai, Dist.Palghar.
- (3) Qualifying comments/Remarks: The record kept with the sub Registrar for inspection of search found torn and in ruinous condition. The Books for the years 2001 to 2024 are not perfectly ready and they are found mixed and not properly maintained and arranged and some of them found not yet ready for inspection. Due to such ruinous and torn record kept and maintained with the Office of the Sub Registrar Vasai, an entry in record of Index in respect of the registered document may be omitted or overlooked. The Extracts of the Mutation Entry No.164 and 167 are not readable and legible.
- (4) The Report reflecting the Flow of the Title of the Owner M/s.Ajmera Developers through its Partner Shri.Jayesh Babulal Ajmera, in respect of the Proposed Building No.7, Wing 'B' to be known as "Flora" consisting of the Built up Area 2034.91 square meters (constructed Built up Area 3510.838 square meters) to be constructed on the Land (1) area admeasuring 210.76 square meters and Marginal Open Space land 303.41 square meters, out of Survey No.71, Hissa No.5, (2) area admeasuring 84.45 square meters and Marginal Open Space land 11.60 square meters, out of Survey No.71, Hissa No.8, (3) area admeasuring 2.41 square meters and Marginal Open Space land 10.48 square meters, out of Survey No.71, Hissa No.9 (Plot No.7), of village Manickpur, Tal.Vasai, Dist.Palghar, subject to the Development rights granted by M/s.Ajmera Developers through its Partner Shri.Jayesh Babulal Ajmera in favour of M/s.Pearl Developers through its Partner Shri. Parag Mathew Rodrigues under the Development Agreement dated 28/12/2012 and registered Deed of Supplementary Development Agreement dated 29/6/2021, registered on 20.7.2021 vide Document No.VSI-1/7137/2021, in respect of the said Building No.7, Wing 'B' to be known as "Flora" consisting of the Built up Area 2034.91 square meters, is enclosed herewith as "Annexure-A".


(YOGESH P. VIRARKAR)
Advocate.



YOGESH VIRARKAR
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ADVOCATE

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YOGESH P. VIRARKAR

(B.A., LL.M.)

A D V O C A T E

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File: Manickpur-1/2024

FORMAT-A
(Circular No.28/2021)**FLOW OF THE TITLE OF THE SAID LAND**

(1) 7/12 Extracts as on date of Application for Registration: 7/12 Extracts dated 15.2.2024 in respect of the Land bearing (1) Survey No.71, Hissa No.5, Area 5520 square meters, Assessment Rs.3588-00 Paise, (2) Survey No.71, Hissa No.8, Area 940 square meters, Assessment Rs.611-00 Paise, (3) Survey No.71, Hissa No.9 (Plot No.7), Area 809.10 square meters, Assessment Rs.526-00 Paise, of village Manickpur, Tal. Vasai, Dist. Palghar. As per revenue record of the Village Form 7/12 Extract dated 15.2.2024, the name of M/s. Ajmera Developers through Shri.Jayesh Babulal Ajmera is appearing in the owner/occupant column thereof. However, this Flow of Title Certificate has been issued in respect of the Proposed Building No.7, Wing 'B' to be known as "Flora" consisting of the Built up Area 2034.91 square meters (constructed Built up Area 3510.838 square meters) to be constructed on the Land (1) area admeasuring 210.76 square meters and Marginal Open Space land 303.41 square meters, out of Survey No.71, Hissa No.5, (2) area admeasuring 84.45 square meters and Marginal Open Space land 11.60 square meters, out of Survey No.71, Hissa No.8, (3) area admeasuring 2.41 square meters and Marginal Open Space land 10.48 square meters, out of Survey No.71, Hissa No.9 (Plot No.7), of village Manickpur, Tal.Vasai, Dist.Palghar (the aggregate Land area 623.11 square meters with sanctioned FSI of the said Building No.7 Wing 'B' hereinafter jointly and collectively referred to as 'the said Property').

(2) Mutation Entries Applicable to the land bearing Survey No.71, Hissa No.5:

(a) **Mutation Entry No.1101 dated 25.11.1951:** In view of the Prevention of Fragmentation and Consolidation Holding Act, the area of "Fragment" for Holding was decided for (1) Khar land 1 Acre, (2) Khalip land 20 Guntha,



- (3) Varkas land 2 Acre, (4) Bagayat land 10 Guntha. In view of the said Notification, the said Land was declared as "Fragment". In view thereof, an entry to that effect was recorded and a remark of "Fragment" in other right column of the 7/12 extract.
- (b) **Mutation Entry No.1134 dated 3.5.1957:** Name of Zuju Mingel Karwal was recorded as Ordinary Tenant to the land bearing Survey No.71/2, Survey No.71/5, Survey No.72/11 belonging to the Owner Shankar Narayan Raut and accordingly an entry to that effect is recorded on 7/12 extract.
- (c) **Mutation Entry No.1228 dated 9.6.1958:** As per order No.TNC/SR-459 dated 3.6.1958 of the Tahasildar Vasai, the names of Mingu Tomu and Zuju Mingu Karwal as 'Tenant' were deleted from the land bearing Survey No.71/2, Survey No.71/5, Survey No.72/11 belonging to the Owner Shankar Narayan Raut and accordingly an entry to that effect is recorded on 7/12 extract.
- (d) **Mutation Entry No.1854 dated 19.8.1972:** As per the orders of the Special District Inspector of Land Records (Dashman) Thane effect of the Dashman was given under the Indian Coins Act, 1955 and Maharashtra Weight and Measurement Act, 1958 to the land records of the revenue village and accordingly an entry to that effect is recorded on 7/12 extract.
- (e) **Mutation Entry No.3900 dated 5.8.1996:** Shankar Narayan Raut expired on 31.12.1973 leaving behind him his legal heirs and representatives i.e. (1) Gajaribai Shankar Raut (wife), (2) Gulabbai Shankar Raut (wife), (3) Sulochana Gajanan Patil (daughter), (4) Kusum Balkrushna Raut (daughter), (5) Rajani Kamalakar Patil (daughter), (6) Prabhavati Madhusudhan Raut (daughter in law), (7) Prashant Madhusudhan Raut (grandson), (8) Vijaykumar Shankar Raut (son), therefore names of the said successors were recorded in the record of rights of the land and accordingly an entry to that effect was recorded on 7/12 extract.
- (f) **Mutation Entry No.3901 dated 5.8.1996:** Vijaykumar Shankar Raut expired on 30.8.1993 leaving behind him his legal heirs and representatives i.e. (1) Sharvari Vijaykumar Raut (wife), (2) Kshitija Vijaykumar Raut (daughter), (3) Akshay Vijaykumar Raut (son), therefore



names of the said successors were recorded in the record of rights of the land and accordingly an entry to that effect was recorded on 7/12 extract.

- (g) **Mutation Entry No.4871 dated 12.3.2012** Gajaribai Shankar Raut expired on 16.5.1991 and Gulabbai Shankar Raut expired on 14.12.1998 leaving behind them their legal heirs and representatives i.e. (1) Sulochana Gajanan Patil (daughter), (2) Kusum Balkrushna Raut (daughter), (3) Rajani Kamalakar Patil (daughter), (4) Prabhavati Madhusudhan Raut (daughter in law), (5) Prashant Madhusudhan Raut (grandson), (6) Vijaykumar Shankar Raut (son), (7) Sharvari Vijaykumar Raut (daughter in law), (8) Kshitija Vijaykumar Raut (grand-daughter), (9) Akshay Vijaykumar Raut (grandson), therefore names of the said successors were recorded in the record of rights of the land and accordingly an entry to that effect was recorded on 7/12 extract.
- (h) **Mutation Entry No.5201 dated 17.8.2015**: In pursuance to the registered Conveyance deed dated 5.6.2015 vide Document No.5541/2015 M/s.Ajmera Developers through its Partner Shri.Jayesh Babulal Ajmera through Power of Attorney Holder Dilip U. Goda purchased the land bearing (i) Survey No.71, Hissa No.2, area HRP 0.02.8, Assessment Rs.0.50 Paise, (ii) Survey No.71, Hissa No.5, area HRP 0.55.2, Assessment Rs.10.12 Paise, (iii) Survey No.72, Hissa No.11, area HRP 0.05.3, Assessment Rs.1.00 Paise for Rs.9,00,00,000/- from (1) Prabhavati Madhusudhan Raut, (2) Prashant Madhusudhan Raut, (3) Sharvari Vijaykumar Raut, (4) Kshitija Vijaykumar Raut, (5) Akshay Vijaykumar Raut, (6) Sulochana Gajanan Patil, (7) Kusum Balkrushna Raut, (8) Rajani Kamalakar Patil through their power of attorney holder Valerian Lawrence Dias and with the confirmation of (1) Valerian Lawrence Dias, (2) Shaila J. Lobo. In pursuance to the said Deed Conveyance, the name of the said Purchaser was recorded in the records of the said land and accordingly, an entry to that effect is recorded on 7/12 extract.
- (i) **Mutation Entry No.5302 dated 22.2.2017**: As per directions of the Government Circular vide No.क.ग.भू.अ./प.क.१८०/न-१



दि. ७.५.२०१६ in respect of the E-Ferfar Scheme, to use Re-Edit Module for precise handwritten and computerized Record of Rights and by an order of the Tahasildar Vasai dated 21.2.2017, the computerized 7/12 Extract are revised. Accordingly, an entry was recorded on 7/12 extract.

- (j) **Mutation Entry No.5460 dated 27.10.2018:** In pursuance of the letter bearing No.REV/DESK-1/T-1/LAND/SR-375/2018 dated 20.10.2018 issued by the Tahasildar Vasai, under the provisions of Section 42 of the Maharashtra Land Revenue Code, 1966 in respect of land bearing (i) Survey No.71, Hissa No.5, area HRP 0.55.2 and other 47 lands of village Manickpur, Tal. Vasai were converted for residential and commercial use. Accordingly, an entry to that effect is recorded on 7/12 extract.

(3) Mutation Entries Applicable to the land bearing Survey No.71, Hissa No.8:

- (a) **Mutation Entry No.164:** This Extract is not readable and legible.
- (b) **Mutation Entry No.167:** This Extract is not readable and legible.
- (c) **Mutation Entry No.1101 dated 25.11.1951:** In view of the Prevention of Fragmentation and Consolidation Holding Act, the area of "Fragment" for Holding was decided for (1) Khar land 1 Acre, (2) Khalip land 20 Guntha, (3) Varkas land 2 Acre, (4) Bagayat land 10 Guntha. In view of the said Notification, the said Land was declared as "Fragment". In view thereof, an entry to that effect was recorded and a remark of "Fragment" in other right column of the 7/12 extract.
- (k) **Mutation Entry No.3390 dated 2.8.1986:** Martin Manya Dias expired on or before 1971 leaving behind him his legal heirs and representatives i.e. (1) Ritubai Martin Dias (wife), (2) Santan Felix D'mello (daughter), therefore names of the said successors were recorded in the record of rights of the land and accordingly an entry to that effect was recorded on 7/12 extract.
- (l) **Mutation Entry No.3485 dated 22.10.1987:** In pursuance to the registered Conveyance deed dated 25.9.1987 vide Document No.2669/1987 Tapan Mahendra Zaveri (therein Purchaser) purchased the land bearing Survey No.71, Hissa No.8, area HRP 0.09.4,



Assessment Rs.1.81 Paise for Rs.98,700/- from Santan Felix D'mello through her Power of Attorney Felix Paul Dmello (therein Vendor). In pursuance to the said Deed Conveyance, the name of the said Purchaser was recorded in the records of the said land and accordingly, an entry to that effect is recorded on 7/12 extract.

- (m) **Mutation Entry No.5302 dated 22.2.2017:** As per directions of the Government Circular vide No.क.ग.भू.अ./प.क.१८०/न-१ दि.७.५.२०१६ in respect of the E-Ferfar Scheme, to use Re-Edit Module for precise handwritten and computerized Record of Rights and by an order of the Tahasildar Vasai dated 21.2.2017, the computerized 7/12 Extract are revised. Accordingly, an entry was recorded on 7/12 extract.
- (d) **Mutation Entry No.5436 dated 29.9.2018:** As per directions of the Government Circular vide No.क.ग.भू.अ./प.क.१८०/न-१ दि.७.५.२०१६ in respect of the E-Ferfar Scheme, to use Re-Edit Module for precise handwritten and computerized Record of Rights and by an order of the Tahasildar Vasai dated 20.9.2018, the computerized 7/12 Extract are revised. Accordingly, an entry was recorded on 7/12 extract.
- (n) **Mutation Entry No.5608 dated 14.12.2020:** In pursuance to the registered Conveyance deed dated 16.1.2020 vide Document No.585 M/s.Ajmera Developers through its Partner Shri.Jayesh Babulal Ajmera through Power of Attorney Holder Dilip U. Goda purchased the land bearing (1) Survey No.71, Hissa No.7, area 630 square meters, (2) Survey No.71, Hissa No.8, area 940 square meters, (3) Survey No.73, Hissa No.8, area 960 square meters for Rs.4,29,34,500/- from Tapan Mahendra Zaveri. In pursuance to the said Deed Conveyance, the name of the said Purchaser was recorded in the records of the said land and accordingly, an entry to that effect is recorded on 7/12 extract.

(4) Mutation Entries Applicable to the land bearing Survey No.71, Hissa No.9 (Plot No.7):

- (a) **Mutation Entry No.919 dated 15.9.1947:** Daji Mahadev Joshi expired on 29.11.1925 leaving behind him his elder son Sakharam Dajiba Joshi



(HUF), therefore name of the said successor as HUF was recorded in the record of rights of the land and accordingly an entry to that effect was recorded on 7/12 extract.

- (o) **Mutation Entry No.1139 dated 3.5.1957:** Name of Dumaji Pavalu Ludrik was recorded as Ordinary Tenant to the land bearing Survey No.71/9 and Survey No.72/4 belonging to the Owner Sakharam Dajiba Joshi and accordingly an entry to that effect is recorded on 7/12 extract.
- (b) **Mutation Entry No.1343 dated 20.2.1962:** By an order No.126/1961 dated 19.9.1961, the land bearing Survey No.71, Hissa No.9 and Survey No.72, Hissa No.4 were purchased by the tenant Dumaji Pavalu Ludrik for Rs.1025/- under Section 32 of the Bombay Tenancy & Agricultural Lands Act and the said price money was to be paid in Ten installments, therefore an encumbrances of unpaid Price was kept in other Column of the 7/12 extract. Accordingly, an entry to that effect was recorded on 7/12 extract.
- (c) **Mutation Entry No.1854 dated 19.8.1972:** As per the orders of the Special District Inspector of Land Records (Dashman) Thane effect of the Dashman was given under the Indian Coins Act, 1955 and Maharashtra Weight and Measurement Act, 1958 to the land records of the revenue village and accordingly an entry to that effect is recorded on 7/12 extract.
- (d) **Mutation Entry No.3108 dated 3.10.1981:** Dumaji Pavalu Ludrik expired on 23.10.1966 leaving behind him his legal heir i.e. Pavalu Dumaji Ludrik (son), therefore name of the said successor was recorded in the record of rights of the land and accordingly an entry to that effect was recorded on 7/12 extract.
- (e) **Mutation Entry No.3113 dated 22.10.1981:** The Tenant Dumaji Pavalu Ludrik paid the entire amount of Rs.1025/- of the price of the land Owner Sakharam Dajiba Joshi, therefore, the encumbrance from other column deleted from 7/12 extract. A Tenancy Certificate No.24 dated 30.4.1981 was issued under Section 32 M of the Bombay Tenancy & Agricultural Lands Act, in respect of the land bearing Survey No.71, Hissa No.9 and Survey No.72, Hissa No.4. Accordingly, an entry to that effect was recorded on 7/12 extract.



- (f) **Mutation Entry No.3262 dated 28.1.1985:** In pursuance to the registered Conveyance deed dated 13.12.1984 vide Document No.1998, Joseph Domic Fonseca purchased the land bearing Survey No.71, Hissa No.9, HRP 0.60.3, Assessment Rs.11.70 Paise for Rs.4,50,000/- from Pavalu Duming Ludrik. There is remark of Sale Permission No.BD/TNC/Vasai/ SR/31/83 dated 12.11.1984 issued by Sub Divisional Officer Bhiwandi. In pursuance to the said Deed Conveyance, the name of the said Purchaser was recorded in the records of the said land and accordingly, an entry to that effect is recorded on 7/12 extract.
- (g) **Mutation Entry No.3436 dated 10.4.1987:** In pursuance of the Non Agricultural Permission bearing No.REV/DESK-1/T-7/NAP/SR/WS-1152 dated 21.5.1985 lay-Out permission granted in respect of Survey No.71 hissa No.9 and thereby land is divided into Plots as (a) Survey No.71, Hissa No.9 Part, Plot No.1, area 391-73 square meters, (b) Survey No.71, Hissa No.9 Part, Plot No.2, area 468-69 square meters, (c) Survey No.71, Hissa No.9 Part, Plot No.3, area 546-54 square meters, (d) Survey No.71, Hissa No.9 Part, Plot No.4, area 678-60 square meters, (e) Survey No.71, Hissa No.9 Part, Plot No.5, area 416-66 square meters, (f) Survey No.71, Hissa No.9 Part, Plot No.6, area 724-40 square meters, (g) Survey No.71, Hissa No.9 Part, Plot No.7, area 756 square meters, (h) DP Road and Internal Road area 2113-10 square meters; aggregate area 6095.52 square meters. The said changes were recorded in record of rights and accordingly an entry to that effect is recorded on 7/12 extract.
- (h) **Mutation Entry No.3440 dated 10.4.1987:** In pursuance to the registered Conveyance deed dated 19.2.1986, Anand Builders Private Limited purchased the land bearing (i) Survey No.71, Hissa No.9 Part, Plot No.3, area 558 square meters, (ii) Survey No.71, Hissa No.9 Part, Plot No.4, area 699-80 square meters, (iii) Survey No.71, Hissa No.9 Part, Plot No.5, area 347-70 square meters, (iv) Survey No.71, Hissa No.9 Part, Plot No.6, area 743-50 square meters, (v) Survey No.71, Hissa No.9 Part, Plot No.7, area 809-10 square meters, for Rs.4,50,000/- from Joseph Domic Fonseca. In pursuance to the said



Deed Conveyance, the name of the said Purchaser was recorded in the records of the said land and accordingly, an entry to that effect is recorded on 7/12 extract.

- (i) **Mutation Entry No.4194 dated 2.9.2003:** In pursuance to the registered Conveyance deed dated 16.8.2003 vide Document No.1035/2003, M/s. Hemraj Builders and Land Developers a Partnership Firm purchased the land bearing (i) Survey No.71, Hissa No.9, Plot No.3, area 558 square meters, (ii) Survey No.71, Hissa No.9, Plot No.4, area 699-80 square meters, (iii) Survey No.71, Hissa No.9, Plot No.5, area 347-70 square meters, (iv) Survey No.71, Hissa No.9, Plot No.6, area 743-50 square meters, (v) Survey No.71, Hissa No.9, Plot No.7, area 809-10 square meters, for Rs.13,00,000/- from Anand Builders Private Limited. In pursuance to the said Deed Conveyance, the name of the said Purchaser was recorded in the records of the said land and accordingly, an entry to that effect is recorded on 7/12 extract.
- (j) **Mutation Entry No.4240 dated 12.7.2004:** In the Revenue record, the Survey Numbers and Hissa Numbers are not properly maintained for the purpose of maintaining computerized Record. In pursuance to the order dated 11.8.2003 of the Settlement Commissioner, the revenue record of Paiki Survey numbers of the entire village has been corrected, for the purpose of proper Computerized Revenue Record and accordingly, an entry to that effect is recorded on 7/12 extract.
- (k) **Mutation Entry No.4248 dated 2.8.2004:** The Non Agricultural permissions are granted to the lands mentioned in the Mutation Entry and the record has been maintained by taking effect to Form-2. However, before taking Entry to revenue record of Non-Agricultural Land to 7/12 Extract, it was necessary to record village Form-6. In pursuance to the order of the Tahasildar Vasai for the purpose of maintaining computerized Record Non-Agricultural Entry were taken to 7/12 Extracts of some lands and accordingly, an entry to that effect is recorded on 7/12 extract.
- (l) **Mutation Entry No.4530 dated 29.1.2007:** In pursuance to the registered Conveyance deed dated 27.1.2007 vide Document

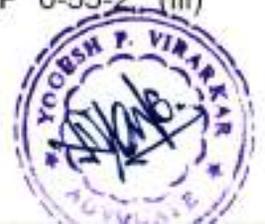


No.933/2007, M/s.Ajmera Developers through its Partner Shri.Jayesh Babulal Ajmera through Power of Attorney Holder Dilip U. Goda purchased the land bearing (i) Survey No.71, Hissa No.9 C, Plot No.3, area 558 square meters, (ii) Survey No.71, Hissa No.9 D, Plot No.4, area 699-80 square meters, (iii) Survey No.71, Hissa No.9 E, Plot No.5, area 347-70 square meters, (iv) Survey No.71, Hissa No.9 I, Plot No.6, area 743-50 square meters, (v) Survey No.71, Hissa No.9 U, Plot No.7, area 809-10 square meters, for Rs.45,00,000/- from M/s. Hemraj Builders and Land Developers through their power of Attorney Holder Rohan Mathew Rodrigues and with the confirmation of Rohan Mathew Rodrigues. In pursuance to the said Deed Conveyance, the name of the said Purchaser was recorded in the records of the said land and accordingly, an entry to that effect is recorded on 7/12 extract.

- (m) **Mutation Entry No.4584 dated 18.9.2007:** The Lands bearing (i) Survey No.71/9 Plot No.1 to 7 and Road, (ii) Survey No.69/1 to 4 and 6, (iii) Survey No.71/10, (iv) Survey No.73/5, 6, 12, 13, 14, (v) Survey No.74/9, 12, 13 are belonged to Nazreth Jasin Rebello and others. The Collector Thane has granted Non Agricultural Permission vide No.REV/D-1/T-9/NAP/SR-32/2007 dated 30.4.2007 for residential use. Accordingly, an entry to that effect is recorded on 7/12 extract.
- (n) **Mutation Entry No.5320 dated 24.7.2017:** As per directions of the Government Circular vide No.क.ग.भू.अ./प.क.१८०/ल-१ दि.७.५.२०१६ in respect of the E-Ferfar Scheme, to use Re-Edit Module for precise handwritten and computerized Record of Rights and by an order of the Tahasildar Vasai dated 26.7.2017, the computerized 7/12 Extract are revised. Accordingly, an entry was recorded on 7/12 extract.
- (o) **Mutation Entry No.5435 dated 29.9.2018:** As per directions of the Government Circular vide No.क.ग.भू.अ./प.क.१८०/ल-१ दि.७.५.२०१६ in respect of the E-Ferfar Scheme, to use Re-Edit Module for precise handwritten and computerized Record of Rights and by an order of the Tahasildar Vasai dated 18.9.2018, the computerized 7/12 Extract are revised. Accordingly, an entry was recorded on 7/12 extract.



- (5) A Search Report for 30 years from 1995 to 23.3.2024 was taken from Sub Registrar office at Vasai vide Receipt No.5041 dated 23.3.2024 (Payment Challan bearing No.MH017880226202324U dated 23.3.2024).
- (6) Paper notices were published in Marathi Newspaper "Mumbai Lakshyadeep" dated 20.2.2024 and in English Newspaper "Free Press Journal" dated 20.2.2024. However, till date I did not receive any objection in pursuance to the said Paper Notices.
- (7) Any other relevant title:
- (i) As per the documents of Village Form 7/12 Extracts of the said Lands are appearing Class-1 (Bhogavatdar Varg-1).
- (ii) By a registered Deed of Conveyance dated 27/1/2007 registered vide Document No.VSI-1-933/2007, executed by and between M/s. Hemraj Builders and Land Developers through its Partner and authorized signatory Mr. Jai Prakash Singh ('the Vendor' therein), with confirmation of Mr. Rohan Mathew Rodrigues ('the Confirming Party' therein) and M/s.Ajmera Developers through its Partner Shri.Jayesh Babulal Ajmera ('the Purchaser' therein) and thereby the said Vendor sold, conveyed and transferred the land bearing Survey No.71, Hissa No.9 (Old 9 Part), Plot No.3, 4, 5, 6, 7 of village Manickpur for total consideration amount of Rs.45,00,000/- to M/s.Ajmera Developers through its Partner Shri.Jayesh Babulal Ajmera.
- (iii) By a registered Deed of Conveyance dated 5/6/2015 registered vide Document No.VSI-1-5541/2015, executed by and between (i) Prabhavati Madhusudan Raut, (ii) Prashant Madhusudan Raut, (iii) Sharvari Vijaykumar Raut, (iv) Kshitija Vijaykumar Raut, (v) Akshay Vijaykumar Raut, (vi) Sulochana Gajanan Patil, (vii) Kusum Balkrishna Raut, (viii) Rajani nee Rachna Kamlakar Patil through their power of Attorney Holder Valerian Lawrence Dias ('the Vendor' therein), with confirmation of (i) Valerian Lawrence Dias, (ii) Shaila J. Lobo ('the Confirming Party' therein) and M/s.Ajmera Developers through its Partner Shri.Jayesh Babulal Ajmera ('the Purchaser' therein) and thereby the said Vendor sold, conveyed and transferred the land bearing (i) Survey No.71, Hissa No.2, HRP 0-02-8, (ii) Survey No.71, Hissa No.5, HRP 0-55-2, (iii)



Survey No.72, Hissa No.12, HRP 0-05-3 of village Manickpur for total consideration amount of Rs.9,00,00,000/- to M/s.Ajmera Developers through its Partner Shri.Jayesh Babulal Ajmera.

- (iv) By a registered Deed of Conveyance dated 16/1/2020 registered vide Document No.VSI-1-585/2020, executed by and between Tapan Mahendra Zaveri ("the Vendor" therein) and M/s.Ajmera Developers through its Partner Shri.Jayesh Babulal Ajmera ("the Purchaser" therein) and thereby the said Vendor sold, conveyed and transferred the land bearing (i) Survey No.71, Hissa No.7, area 630 square meter, (ii) Survey No.71, Hissa No.8, area 940 square meter, (iii) Survey No.73, Hissa No.8, area 960 square meters for total consideration amount of Rs.4,29,34,500/- to M/s.Ajmera Developers through its Partner Shri.Jayesh Babulal Ajmera.
- (v) By a Deed of Development Agreement dated 28/12/2012, executed by and between M/s.Ajmera Developers through its Partner Shri.Jayesh Babulal Ajmera ("the Owner" therein) and M/s. Pearl Developers through its Partner Shri. Parag Mathew Rodrigues ("the Developer" therein) and thereby the said Developer obtained development rights in respect of the FSI area 2100 square meters Built up out of Survey No.69 to 75 of village Manickpur and Survey No.123 to 128 of village Diwanman. The said Development Agreement dated 28/12/2012 has been adjudicated by the Collector of Stamps Thane vide EVN No.200/13 dated 26.3.2013 and accordingly Stamp Duty of Rs.12,60,000/- and Penalty of Rs.1,00,800/- has been paid by M/s. Pearl Developers. The said Supplementary Development Agreement dated 29/6/2021 has been adjudicated by the Collector of Stamps Palghar vide Adj.Case No.195/2021 dated 19.3.2021 and accordingly Stamp Duty of Rs.14,25,000/- has been paid by M/s.Ajmera Developers.
- (vi) By a Deed of Supplementary Development Agreement dated 29/6/2021, registered on 20.7.2021 vide Document No.VSI-1/7137/2021, executed by and between M/s.Ajmera Developers through its Partner Shri.Jayesh Babulal Ajmera through Power of Attorney Holder Dilip U. Goda ("the Owner" therein) and M/s. Pearl Developers through its Partner Shri.



Parag Mathew Rodrigues ("the Developer" therein) and thereby the said Developer obtained development rights in respect of the Proposed Building No.7, Wing 'B' to be known as "Flora" consisting of the Built up Area 2034.91 square meters (constructed Built up Area 3510.838 square meters) to be constructed on the Land (1) area admeasuring 210.76 square meters and Marginal Open Space land 303.41 square meters, out of Survey No.71, Hissa No.5, (2) area admeasuring 84.45 square meters and Marginal Open Space land 11.60 square meters, out of Survey No.71, Hissa No.8, (3) area admeasuring 2.41 square meters and Marginal Open Space land 10.48 square meters, out of Survey No.71, Hissa No.9 (Plot No.7), of village Manickpur, Tal. Vasai, Dist. Palghar.

- (vii) The Collector Thane has granted Non Agricultural Permission bearing No.REV/D-1/T-9/NAP/SR-80/1989 dated 30.9.1990 under Section 44 of the Maharashtra Land Revenue Code, 1966 in respect of the Land bearing (1) Survey No.71, Hissa No.7, area 630 square meter, (2) Survey No.71, Hissa No.8, area 940 square meter, (3) Survey No.73, Hissa No.8, area 960 square meter of village Manickpur, Tal. Vasai.
- (viii) The Collector Thane has granted Non Agricultural Permission bearing No.REV/D-1/T-9/NAP/SR-32/2007 dated 30.3.2007 under Section 44 of the Maharashtra Land Revenue Code, 1966 in respect of the Land bearing (1) Survey No.71/9, Plot No.1 to 7 and Road, (2) Survey No.69/2, 3, 4, 6, (3) Survey No.71/10, (4) Survey No.73/5, 6, 12, 13, 14, (5) Survey No.74/9, 12, 13, aggregate area 18052-20 square meter of village Manickpur, Tal. Vasai.
- (ix) The Tahasildar & Executive Magistrate Vasai has issued letter bearing No.REV/DESK-1/T-1/LAND/SR-375/2018 dated 20.10.2018 in respect of the payment of Non Agricultural and conversion tax, under the provisions of Section 42 B of the Maharashtra Land Revenue Code, 1966 in respect of several lands bearing (i) Survey No.62, Hissa No.7, 9, 11, 15, (ii) Survey No.71, Hissa No.1, 2, 3, 5, (iii) Survey No.72, Hissa No.11, (iv) Survey No.74, Hissa No.1, 2, 3, 4, 5, 7, 10, 15, 16, 17/A, 18, 20, A/17/A, (v) Survey No.75, Hissa No.1, 2, 3, 4, 5/A, 5/B, 7, 8, (vi) Survey No.76, Hissa No.16/A, 16/B, (vii) Survey No.77, Hissa No.1/A, 1/B, 2, 3, 4, 5, 12,



- (viii) Survey No.78, Hissa No.1, 9C, 10/1, 10/2, 10/3, 12, 13, 14, 15 of village Manickpur, Tal.Vasai for the purpose of residential use on other terms and conditions mentioned therein.
- (x) The Vasai Virar City Municipal Corporation has granted Commencement Certificate and sanctioned Building Plan bearing No VVCMC/TP/CCMP-0104/275/2018-19 dated 25.1.2019 for the Development of the Residential Building No.7, Wing 'B' Still + 12 upper Floors, consisting of the 2034.91 square meters (Built up Area).
- (xi) The Architect Shri.Vipul Adhia, Prithvi Arch Consultants vide his Letter dated 20.12.2022 has certified that the Building No.7, 'B' Wing is proposed on the land (1) area admeasuring 210.76 square meters and having Marginal Open Space land 303.41 square meters, out of Survey No.71, Hissa No.5, (2) area admeasuring 84.45 square meters and having Marginal Open Space land 11.60 square meters, out of Survey No.71, Hissa No.8, (3) area admeasuring 2.41 square meters and having Marginal Open Space land 10.48 square meters, out of Survey No.71, Hissa No.9 (Plot No.7), of village Manickpur, Tal. Vasai, Dist. Palghar.
- (xii) This Certificate is given subject to availability of the revenue records. As regards the documents and record forwarded received by me, I assume with bonafide and earnest belief, that: (i) All documents submitted to me for this report are authentic, genuine, complete and they confirm the accuracy and authenticity to the original record. (ii) All signatures and seals on all the documents submitted to me for this report are true, authentic and genuine. (iii) Nobody has made any unauthorized or illegal changes or corrections in the documents submitted for the report. The Mutation Entry No.164 and Mutation Entry No.167 are not readable and legible; hence the contents thereof are not reflecting in this Report.
- (xiii) Notarized Declaration cum Undertaking dated 8/3/2024 issued by Shri. Parag Mathew Rodrigues on behalf of M/s.Pearl Developers.
- (xiv) From the above facts subject to the above facts and findings mentioned in the Legal Title Report, I do hereby certify that the title of the above said Property along-with the proposed Building No.7, Wing 'B' to be known as "Flora" consisting of the Built up Area 2034.91 square meters



(constructed Built up Area 3510.838 square meters) to be constructed on the Land (1) area admeasuring 210.76 square meters and having Marginal Open Space land 303.41 square meters, out of Survey No.71, Hissa No.5, (2) area admeasuring 84.45 square meters and having Marginal Open Space land 11.60 square meters, out of Survey No.71, Hissa No.8, (3) area admeasuring 2.41 square meters and having Marginal Open Space land 10.48 square meters, out of Survey No.71, Hissa No.9 (Plot No.7), of village Manickpur, Tal.Vasai, Dist.Palghar owned by M/s.Ajmera Developers through its Partner Shri.Jayesh Babulal Ajmera is found clean, clear, marketable and free from encumbrances beyond reasonable doubts, subject to, the Development Rights granted (under the Development Agreement dated 28/12/2012 and registered Supplementary Development Agreement dated 29/6/2021, registered on 20.7.2021 vide Document No.VSI-1/7137/2021) by M/s.Ajmera Developers through its Partner Shri.Jayesh Babulal Ajmera in favour of M/s.Pearl Developers through its Partner Shri. Parag Mathew Rodrigues.

(xv) Litigation if any – No Litigation found.

Date: 23.3.2024.

Place: Virar.


(YOGESH P. VIRARKAR)
Advocate.



YOGESH VIRARKAR
LL.B., LL.M.
ADVOCATE

Off.: Shop No. A/5, Riddhi-Siddhi Tower,
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