



**ANISH KALVERT**  
ADVOCATE - HIGH COURT

T: 9823220999 / 9225402999  
E: kalvert\_anish@yahoo.co.in

Shop No. 1, Sahayog CHSL, Near Kalimata Mandir,  
Diwanman, Vasai West, Dist. Palghar - 401202.

**FORMAT - A**

(Circular No. 28/2021)

To,

MahaRERA

Maharashtra

**LEGAL TITLE REPORT**

Sub: - Title Clearance Certificate with respect to ALL THAT piece and parcel of non-agriculture Land bearing Survey No. 69, Plot No. 3, admeasuring 4.23.00 R.Sq.Mtrs, assessed at Rs. 507.60 Ps. and Survey No. 69, Plot No. 4, admeasuring 4.38.00 R.Sq.Mtrs, assessed at Rs. 525.60 Ps., Situated at village Navghar, Taluka Vasai, District Palghar (Hereinafter referred to as the said property for Brevity's Sake).

I have investigated the title of the said property on the request of M/s. Sanjari Properties LLP and following documents i.e.

1) Description of the property: ALL THAT piece and parcel of non- agriculture Land bearing Survey No. 69, Plot No. 3, admeasuring 4.23.00 R.Sq.Mtrs, assessed at Rs. 507.60 Ps. and Survey No. 69, Plot No. 4, admeasuring 4.38.00 R.Sq.Mtrs, assessed at Rs. 525.60 Ps., Situated at village Navghar, Taluka Vasai, District Palghar within the Jurisdiction of Sub-Registrar at Vasai / Nallasopara/ Virar.



The Document of allotment of Plot: Re-Development Agreement dated 16/01/2025 registered at Vasai Sub Registrar, Vasai-6 office under serial no. Vasai-6-254-2025, dated 16/01/2025 between M/s. Shanta Bhavan Co-Operative Housing Society Limited AND M/s. Sanjari Properties LLP.

2) 7/12 extract or property card issued by Talathi Sajja dated 25/04/2025.

3) Search Report for 73 years from 1952 to 2025.

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/ promoter/ developer/ company) is clear, marketable and without any encumbrances. (If any encumbrances please mention separate sheet)

Sr. No.	Owners of land	Details of the property
1.	Shanta Bhavan Co-operative Housing Society Limited	ALL THAT piece and parcel of non- agriculture Land bearing Survey No. 69, Plot No. 3, admeasuring 4.23.00 R.Sq.Mtrs, assessed at Rs. 507.60 Ps. and Survey No. 69, Plot No. 4, admeasuring 4.38.00 R.Sq.Mtrs, assessed at Rs. 525.60 Ps., Situated at village Navghar, Taluka Vasai, District Palghar within the Jurisdiction of Sub-Registrar at Vasai / Nallasopara/ Virar.



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3/- The Report reflecting the flow of the title of the (owner/promoter/  
developer/company) on the said land is enclosed herewith as annexure.

Date 25/04/2025

Encl: Annexure

  
Advocate  
**ANISH KALVERT**  
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NEAR KALIMATA MANDIR, DIWANMAN,  
VASAI (W), DIST. PALGHAR-401 202.



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## **FORMAT - A**

(Circular No. 28/2021)

### **FLOW OF THE TITLE OF THE SAID LAND**

7/12 extract of ALL THAT piece and parcel of non- agriculture Land bearing Survey No. 69, Plot No. 3, admeasuring 4.23.00 R.Sq.Mtrs, assessed at Rs. 507.60 Ps. and Survey No. 69, Plot No. 4, admeasuring 4.38.00 R.Sq.Mtrs, assessed at Rs. 525.60 Ps., Situated at village Navghar, Taluka Vasai, District Palghar within the Jurisdiction of Sub-Registrar at Vasai / Nallasopara/ Virar.

#### **2) Mutation Entries**

- (a) Mutation Entry No. 266, dated 18/09/65 - After the death of Mr. Mingel Zujya Patil on date 05/12/1963, his legal heirs were brought on record and their names were endorsed on 7/12 extract.
- (b) Mutation Entry No. 265, dated 15/02/1970 - After the death of Mr. Duma Mingel Dasa on date 20/08/1962, his legal heirs names (1) Paskal Duma Dasa (2) Duming Duma Dasa (3) Bastiyav Duma Dasa (4) Francis Duma Dasa, Sr. No. 2 his death on date 10/07/1961, his legal heirs names (1) Luis Duming Dasa (2) Aales Duming Dasa (3) Mary Duming Dasa (4) Michael Duming Dasa were brought on record and their names were endorsed on 7/12 extract.





(c) Mutation Entry No. 717, dated 25/05/1979 - the Order of Consolidate Officer and order no. REV/Desk 3 – NAP – VI-2/79 date 20.01.1979 and NA order REV/Desk 3 – NAP/W/775/SR/415 dated 08.04.1979 lay out plot was approved and plot were created for Survey no. 10/1, 11/14 and 12/1/2, village Navghar.

(d) Mutation Entry No. 718, dated 25/05/1979 - A Deed of Conveyance dated 23/04/1979 was registered between (1) Paskal Duma Dasa (2) Bastyav (3) Francis Duma Dasa (4) Luis Duming Dasa (5) Alex Duming Dasa (6) Michael Duming Dasa (7) Mery Jojeph Almeida (8) Rojan Paul Frinejis (9) Kosubai Nicalas D'soza (10) Martin Mingel Lopis (11) Marshalbai Lopis (12) Francis Mingel Patil Sr. No. 1 to 3 for self and Sr. No. 4 & 11 through its POA holder Sai Nagar Development Corporation through its partner H. F. Shah (Vendors) and (Confirming Party) AND Mr. Kirit D. Pandya (Purchaser) in respect of Survey No. 10,11,12, Plot No. 3, village Navghar, Tal. Vasai, Dist. Palghar.

(e) Mutation Entry No. 746, dated 07/07/1979 - A Deed of Conveyance dated 22/05/1979 was registered between (1) Paskal (2) Bastyav (3) Francis Duma Dasa (4) Luis (5) Alex Duming Dasa (6) Mery Jojeph Almeida (7) Michael Duming Dasa (8) Rojan Paul Frinejis (9) Kasubai Nicalas D'soza (10) Martin Mingel Lopis (11) Marshalbai Jojeph Lopis (12) Francis Mingel Patil Sr. No. 1 to 3 for self and no. 4 & 11 through its POA holder Sai Nagar Development Corporation through its partner H. F.



Shah (Vendors) and (confirming party) AND Mr. Kirit D. Pandya (Purchaser) in respect of Survey No. 10,11,12, Plot No. 4, village Navghar, Tal. Vasai, Dist. Palghar.

- (f) Mutation Entry No. 2476, dated 14/07/2004 – the Order of Consolidate Officer and G.R. dated 11.08.2003 was incorporated in revenue records and new survey numbers were allotted instead of old Survey numbers.
- (g) Mutation Entry No. 2929, the Order of Tehsildar Vasai, dated 02/04/2017 in lieu of Government Notification 07/05/2016 was incorporated in revenue records for rectification Purpose.
- (h) Mutation Entry No. 2966, the Order of Tehsildar Vasai, dated 26/02/2018 in lieu of Government Notification 07/05/2016 was incorporated in revenue records for rectification Purpose.
- (i) Mutation Entry No. 3318, dated 29/10/2024 - A Deed of Conveyance was executed and registered on 17/10/2024 at the Sub-Registrar Office, Vasai-6 bearing registration no. 3929/2024 between Mr. Kirit D. Pandya through the Competent authority being Deputy District Registrar, Palghar (Vendor) and Shanta Bhavan Co-operative Housing Society Limited (Purchaser) in respect of Survey No. 69, Plot No. 3, admeasuring 4.23.00 R.Sq.Mtrs and Survey No. 69, Plot No. 4, admeasuring 4.38.00 R.Sq.Mtrs., village Navghar, Tal. Vasai, Dist. Palghar.




3) Search Report for 73 years from 1952 to 2025 taken from Sub-Registrar office at Vasai.

4) Any other relevant title - N/A

5) Litigation if any. - No.

Date 25/04/2025

  
Advocate  
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