

Ref No RERA-LTR-04/2021

FORMAT-A
(Circular no.28/2021)

Date: 15th February 2022

To,
MahaRERA
Housing Bhavan, Plot No.C-21,
E Block, Bandra Kurla Complex,
Bandra East,
Mumbai 400051.

LEGAL TITLE REPORT

Ref: Title Clearance Certificate with respect of FSI admeasuring to 8477.560 Sq. Mtrs. consisting of Gr+Stilt+22 upper Floor Building and Land Being Survey No.68/1 admeasuring to 2924.50 Sq. Mtrs. and Survey No.68/2 admeasuring to 160 Sq. Mtrs. (Old Plot No.63,64, 65 & 66 of Survey No. 4A+5+6+7P) and Survey No.66/67 admeasuring to 805 Sq. Mtrs. (Old Plot No.67 of Survey No. 4A+5+6+7P) of Revenue Village Navghar, Tal- Vasai, Dist- Palghar, within the limit of Sub-Registrar of Assurance Vasai and local limit of Vasai-Virar City Municipal Corporation.

- 1) I have investigation the title of the said plot on the request of M/S. GHANSHYAM INFRA and following I have undertaken following property and documents i.e.:-

A) DESCRIPTION OF THE PROPERTY :

FSI admeasuring to 8477.560 Sq. Mtrs. consisting of Gr+Stilt+22 upper Floor Building situated on bearing Land Being Survey No.68/1 admeasuring to 2924.50 Sq. Mtrs. and Survey No.68/2 admeasuring to 160 Sq. Mtrs. (Old Plot No.63,64, 65 & 66 of Survey No. 4A+5+6+7P) and Survey No.66/67 admeasuring to 805 Sq. Mtrs. (Old Plot No.67 of Survey No. 4A+5+6+7P) and FSI of residential with shopline Building consisting St+Gr+22 upper floor, having 8477.560 Sq. Mtrs. of Revenue Village Navghar, Tal- Vasai, Dist- Palghar, within the Limit of Sub-Registrar Vasai, in the local limit of Vasai Virar City Municipal Corporation, Taluka Vasai, Dist Palghar.



B) THE DOCUMENTS OF PLOT OF LAND :

- i) 7/12 extract
- ii) Mutation Entry .
- iii) Conveyance Deed dated 31/03/2017.
- iv) Conveyance Deed dated 20/06/2019.
- v) Commencement Certificate dated 16/04/2021
- vi) Revised Development Permission 25/08/2021
- vii) Search report for 30 years from 1992 till 2021.

- 2) On perusal of the above mentioned document and all other that the title documents relating to title of the said property. I am of the opinion that the title of M/S. GHANSHYAM INFRA and M/s. Shree Dindayal Constructions Co. are clear, marketable and without any encumbrances.

Owners of the Land :

M/s. Shree Dindayal Constructions Co. and Vasai Virar City Municipal Corporation are joint owner of Land Being Survey No.68/1 admeasuring to 2924.50 Sq. Mtrs. and Survey No.66/67 admeasuring to 805 Sq. Mtrs. (Old Plot No.67 of Survey No. 4A+5+6+7P) and Vasai Virar City Municipal Corporation are owner of Survey No.68/2 admeasuring to 160 Sq. Mtrs. (Old Plot No.63,64, 65 & 66 of Survey No. 4A+5+6+7P) of Revenue Village Navghar, Tal- Vasai, Dist- Palghar

Owners of the FSI :

M/S. GHANSHYAM INFRA are owner and right of FSI admeasuring to 4107.26 sq.mtr. B.U. area and M/s. Shree Dindayal Constructions Co. are owner and right of FSI admeasuring to 4123.46 Sq. Mtr. B.U. area and commercial FSI. Admeasuring to 246.840 Sq. Mtrs out of Building consisting of Gr+Stilt+22 upper Floor Building in respect of said Land Being Survey No.68/1 admeasuring to 2924.50 Sq. Mtrs. and Survey No.68/2 admeasuring to 160 Sq. Mtrs. (Old Plot No.63,64, 65 & 66 of Survey No. 4A+5+6+7P) and Survey No.66/67 admeasuring to 805 Sq. Mtrs. (Old Plot No.67 of Survey No. 4A+5+6+7P) and FSI of residential with shophline Building consisting St+Gr+22 upper floor, having 8477.560 Sq. Mtrs. of Revenue Village Navghar, Tal- Vasai, Dist- Palghar



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- 3) The report reflecting the flow of the title of land owners M/s. Shree Dindayal Constructions Co. and title of FSI of M/S. GHANSHYAM INFRA is enclosed herewith as annexure are enclosed herewith as annexure.

Encl: Annexure.

Kailash H. Patil
Advocate

Dated : 15th February, 2022

ADV. KAILASH H. PATIL
B.A., LL.B.
ENRL. No. MH/1173/2008
109, Shubhlaxmi Shopping Centre,
Vasant Nagari, Vasai (E), Dist. Palghar.



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FLOW OF THE TITLE OF THE SAID LAND :

- i) By Conveyance Deed Dated 15/12/1979 Mr. Mahendra Hathibhai Mehta had purchased and acquired land being Survey No.4A+5+6 & 7 (P) Layout Plot No.63, admeasuring to 631.92 SQ. Yard i.e. 520 Sq. Mtrs. of Village Navghar, Taluka Vasai, Dist Thane (now Palghar) from Ravikumar Kedarnath Malhotra and Beena Kedarnath Malhotra. And name of Mr. Mahendra Hathibhai Mehta had reflected on 7/12 extract by mutation Entry No.841.
- ii) By Conveyance Deed dated 09/06/1986 duly registered at Sub registrar Vasai vide its Document No.381/86 M/s. Vinayak Builder through its Partner Mrs. Bhadra Chandrakant Shah had purchased and acquired said land being Survey No.4A+5+6 & 7 (P) Layout Plot No.63, admeasuring to 622 SQ. Yard i.e. 520 Sq. Mtrs. of Village Navghar, Taluka Vasai, Dist Thane (now Palghar) from Mr. Mahendra Hathibhai Mehta. By Mutation Entry No.1916 name of M/s. Vinayak Builder has reflected on 7/12 extract of said property.
- iii) By Conveyance Deed Dated 15/12/1979 Mr. Mahendra Hathibhai Mehta had purchased and acquired land being Survey No.4A+5+6 & 7 (P) Layout Plot No.64, admeasuring to 937.06 SQ. Yard i.e. 783.50 Sq. Mtrs. of Village Navghar, Taluka Vasai, Dist Thane (now Palghar) from Ravikumar Kedarnath Malhotra and Beena Kedarnath Malhotra. And name of Mr. Mahendra Hathibhai Mehta had reflected on 7/12 extract by mutation Entry No.842.
- iv) By Conveyance Deed dated 09/06/1986 duly registered at Sub registrar Vasai vide its Document No.382/88 M/s. Vinayak Builder through its Partner Mrs. Bhadra Chandrakant Shah had purchased and acquired said land being Survey No.4A+5+6 & 7 (P) Layout Plot No.63, admeasuring to 937 SQ. Yard i.e. 783.50 Sq. Mtrs. of Village Navghar, Taluka Vasai, Dist Thane (now Palghar) from Mr. Mahendra Hathibhai Mehta. By Mutation Entry No.1917 name of M/s. Vinayak Builder has reflected on 7/12 extract of said property.
- v) By Conveyance Deed Dated 15/12/1979 Mr. Mahendra Hathibhai Mehta had purchased and acquired land being Survey No.4A+5+6 & 7 (P) Layout Plot No.65, admeasuring to 1131.01 SQ. Yard i.e. 746 Sq. Mtrs. of Village Navghar, Taluka Vasai, Dist Thane (now Palghar) from Ravikumar Kedarnath Malhotra and Beena Kedarnath Malhotra. And name of Mr. Mahendra Hathibhai Mehta had reflected on 7/12 extract by mutation Entry No.843.



- vi) By Conveyance Deed dated 09/06/1986 duly registered at Sub registrar Vasai vide its Document No.382/88 M/s. Vinayak Builder through its Partner Mrs. Bhadra Chandrakant Shah had purchased and acquired said land being Survey No.4A+5+6 & 7 (P) Layout Plot No.63, admeasuring to 622 SQ. Yard i.e. 520 Sq. Mtrs. of Village Navghar, Taluka Vasai, Dist Thane (now Palghar) from Mr. Mahendra Hathibhai Mehta. By Mutation Entry No.1918 name of M/s. Vinayak Builder has reflected on 7/12 extract of said property.
- vii) By Conveyance Deed Dated 15/12/1979 Mr. Mahendra Hathibhai Mehta had purchased and acquired land being Survey No.4A+5+6 & 7 (P) Layout Plot No.66, admeasuring to 995 SQ. Yard i.e. 835 Sq. Mtrs. of Village Navghar, Taluka Vasai, Dist Thane (now Palghar) from Ravikumar Kedarnath Malhotra and Beena Kedarnath Malhotra. And name of Mr. Mahendra Hathibhai Mehta had reflected on 7/12 extract by mutation Entry No.844.
- viii) By Conveyance Deed dated 09/06/1986 duly registered at Sub registrar Vasai vide its Document No.380/88 M/s. Vinayak Builder through its Partner Mrs. Bhadra Chandrakant Shah had purchased and acquired said land being Survey No.4A+5+6 & 7 (P) New Survey No.66 and Layout Plot No.67, admeasuring to 995 SQ. Yard i.e. 835 Sq. Mtrs. of Village Navghar, Taluka Vasai, Dist Thane (now Palghar) from Mr. Mahendra Hathibhai Mehta.
- ix) By Deed of Conveyance Dated 04/04/1986 duly registered at Sub-Registrar Vasai vide registration serial No.1893 M/s. Vithoba Construction Co. has purchased and acquired and convey said land being Survey No.4A+5+6 & 7 (P) New Survey No.66 and Layout Plot No.67, admeasuring to 805 Sq. Mtrs of Village Navghar, Taluka Vasai, Dist Thane (Now District Palghar) from Mr. Bipin K. Dewan of M/s. Auto Service and name of M/s. Vithoba Construction Co. has reflected on 7/12 extract by Mutation Entry No.1893
- x) As per order of the Sub-Divisional Officer, Bhiwandi Division vide its Order No.BD/NAP/SR-64/50 dated 22/09/1975 the said Plot in reserved for parking.
- xi) By Application of Mr. Ravikuar Kedarnath Malhotra to The Sub-Divisional Officer Bhivandi Division Thane for conversion of land being Survey No.4A, 5, 6 & 7 of Village Navghar, Taluka Vasai, Dist Thane (now District Palghar) into Non-Agricultural permission daed 17/04/1975, and The Sub-Divisional Officer Bhivandi Division Thane has issued Non-Agricultural order No.BD/NAP/SR/64/50 dated



16/06/75 in respect of land being Survey No.4A, 5, 6 & 7 of Village Navghar, Taluka Vasai, Dist Thane (now District Palghar)

- xii) By Mutation Entry No.935 land being Survey No.4A+5+6 & 7 (P) Layout Plot No.63 admeasuring 520 Sq. Mtrs. Assessment of Rs.10.40, Plot No.64 admeasuring 783.50 Sq. Mtrs. Assessment of Rs.15.67, Plot No.65 admeasuring 946 Sq. Mtrs. Assessment of Rs.18.92 and Plot No.66 admeasuring 835 Sq. Mtrs. Assessment of Rs.19.92 of Village Navghar, Taluka Vasai, Dist Palghar has reserve for Market as per order issued by Sub-Divisional officer vide its No.BD/NAP/SR/64/50 dated 22/09/1975.
- xiii) By Deed of Conveyance Dated 31/03/2017 duly registered at Sub Registrar Vasai-1 vide its Registration No.Vasai-1-7602/2017 dated 28/07/2017 M/s. Vinayak Builder through its Partner 1) Mrs. Bhadra Chandrakant Shah, 2) Mr. Ashok Narainrao Jaikar, 3) Mrs. Charuben Shailendra kumar Patel, 4) Mr. Ashwin Pralhadbhai Patel have sold, convey and transferred said land being land being Survey No.4A+5+6 & 7 (P) Layout Plot No.63 admeasuring 520 Sq. Mtrs. Assessment of Rs.10.40, Plot No.64 admeasuring 783.50 Sq. Mtrs. Assessment of Rs.15.67, Plot No.65 admeasuring 946 Sq. Mtrs. Assessment of Rs.18.92 and Plot No.66 admeasuring 835 Sq. Mtrs. Assessment of Rs.19.92 of Village Navghar, Taluka Vasai, Dist Palghar to M/s. Shree Dindayal Construction Co. and name of M/s. Shree Dindayal Construction Co. has inserted on 7/12 extract of said land by Mutation Entry No.3025.
- xiv) By Deed of Conveyance Dated 20/06/2019 duly registered at Sub Registrar Vasai-1 vide its Registration No.Vasai-1-6949/2019 dated 20/06/2019 M/s. Vithoba Construction through its Partner Mr. Vinod Maganbhai Patel have sold, convey and transferred said land being land being Survey No.4A+5+6 & 7 (P) New Survey No.66, Layout Plot No.67 admeasuring 805 Sq. Mtrs. Assessment of Rs.966, of Village Navghar, Taluka Vasai, Dist Palghar to M/s. Shree Dindayal Construction Co. and name of M/s. Shree Dindayal Construction Co. has inserted on 7/12 extract of said land by Mutation Entry No.3025.
- xv) By Mutation Entry No.3025, Non-Agricultural land being 1) Survey No.68/63 area admeasuring to 520 Sq. Mtrs. 2) Survey No.68/64 area admeasuring to 783.50 Sq. Mtrs. 3) Survey No.68/65 area admeasuring to 746 Sq. Mtrs. And 4) Survey No.68/66 area admeasuring to 835 Sq. Mtrs. of Village Navghar, Taluka Vasai, Dist Palghar has cancelled and converted into new 7/12 extract of Survey No.68/1 admeasuring to 2924.50 Sq. Mtrs. and Survey No.68/2 admeasuring to 160 Sq. Mtrs. of Village Navghar, Taluka Vasai, Dist



Palghar, vide order issued by Competent Officer / Tahsildar its order No.Revenue/Desk-1/T-2/Hakknond/Kavi/7849/2019 dated 18/09/2019.

- xvi) By Deed of Transfer Dated 08/04/2021 duly registered at Sub Registrar Vasai-2, vide its Registration No.Vasai-2-5537-2021 dated 08/04/2021 Shree Dindayal Construction through Harish C. Pawar through Gilson Thomas Gonsalves has convey and transferred 1) area Reservation Garden admeasuring 1786.51 Sq. Mtrs. out of Survey No.68/1 admeasuring to 2924.50 Sq. Mtrs. 2) Survey No.68/2 admeasuring to 160 Sq. Mtrs. (Old Plot No.63,64, 65 & 66 of Survey No. 4A+5+6+7P) area reservation 12 Mtrs D.P. Road and area of Garden Reservation admeasuring to 370.52 Sq. Mtrs out of Survey No.66/67 admeasuring to 805 Sq. Mtrs. (Old Plot No.67 of Survey No. 4A+5+6+7P) of Revenue Village Navghar, Taluka Vasai, Dist- Palghar in favour of Vasai Virar City Municipal Corporation.
- xvii) M/s. Shree Dindayal Construction Co. through its partner M/s. Mahavir Mahalaxmi Land Developers LLP through its Partner Mr. Mahesh Kantilal Shah through Architect M/s. Prithvi Arc Consultants has applied to Vasai Virar City Municipal Corporation for grant Commencement Certificate for proposed residential with shopline Building on land bearing Plot No. 63, 64, 65, 66 of S. No.4A+5+6Pt (old) / S. No.68, H. No.1 & 2 (New) and Plot No.67 of S. No. 4A+5+6Pt (old) / S. No. 66/67 (New) of Village Navghar, Taluka Vasai, Dist Palghar and Planning Authority i.e. Vasai Virar City Municipal Corporation (VVCMC) has granted Commencement Certificate vide its Order No.VVCMC/TP/CC/VP-5970/18/2021-22 dated 16/04/2021 for residential with shopline Building consisting St+Gr+22 upper floor, having 5043.11 Sq. Mtrs.
- xviii) M/s. Shree Dindayal Construction Co. through its partner M/s. Mahavir Mahalaxmi Land Developers LLP through its Partner Mr. Mahesh Kantilal Shah through Architect M/s. Prithvi Arc Consultants has applied to Vasai Virar City Municipal Corporation for grant Revised Development Permission for proposed residential with shopline Building on land bearing Plot No. 63, 64, 65, 66 of S. No.4A+5+6Pt (old) / S. No.68, H. No.1 & 2 (New) and Plot No.67 of S. No. 4A+5+6Pt (old) / S. No. 66/67 (New) of Village Navghar, Taluka Vasai, Dist Palghar and Planning Authority i.e. Vasai Virar City Municipal Corporation (VVCMC) has granted Revised Development Permission vide its Order No.VVCMC/TP/RDP/VP-383/2021-22 dated 25/08/2021 for residential with shopline Building consisting St+Gr+22 upper floor, having 8477.560 Sq. Mtrs.



- xix) By Development Agreement dated 03/02/2022 duly registered at Sub-Registrar Vasai-5, vide its Registration No.Vasai-5-1766-2022 dated 03/02/2022 M/s. Shree Dindayal Construction Co. has granted development right in respect of FSI admeasuring to 8477.560 Sq. Mtrs. consisting of Gr+Stilt+22 upper Floor Building and Land Being Survey No.68/1 admeasuring to 2924.50 Sq. Mtrs. and Survey No.68/2 admeasuring to 160 Sq. Mtrs. (Old Plot No.63,64, 65 & 66 of Survey No. 4A+5+6+7P) and Survey No.66/67 admeasuring to 805 Sq. Mtrs. (Old Plot No.67 of Survey No. 4A+5+6+7P) of Revenue Village Navghar, Tal- Vasai, Dist- Palghar to M/S. GHANSHYAM INFRA.

Dated 15th February, 2022



Kailash H. Patil
Advocate

ADV. KAILASH H. PATIL
B.A., LL.B.
ENRL. No. MH/1173/2008
109, Shubhlaxmi Shopping Centre,
Vasant Nagari, Vasai (E), Dist. Palghar.



Ref No.RERA-LTR-04/2022

SEARCH REPORT

Ref: Land Being Survey No.68/1 admeasuring to 2924.50 Sq. Mtrs. and Survey No.68/2 admeasuring to 160 Sq. Mtrs. (Old Plot No.63,64, 65 & 66 of Survey No. 4A+5+6+7P) and Survey No.66/67 admeasuring to 805 Sq. Mtrs. (Old Plot No.67 of Survey No. 4A+5+6+7P) and FSI of residential with shopline Building consisting St+Gr+22 upper floor, having 8477.560 Sq. Mtrs. of Revenue Village Navghar, Tal- Vasai, Dist- Palghar, within the limit of Sub-Registrar of Assurance Vasai and local limit of Vasai-Virar City Municipal Corporation

THIS IS TO CERTIFY THAT I have caused Search to be taken in respect of above referred property within the limits of Sub-Registrar office at Vasai-1, 2, 3, 4, 5 & 6 with the help of Books of records available for search, e-search and Documents submitted to me in respect of above referred property for the period of Thirty years i. e. From 1993 to 2022 (up to 15/02/2022):

Year	Index Book II
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	ENTRY No. 1 Type of Agreement : Conveyance Deed Agreement Date : 31/03/2017 Registration Date : 28/07/2017 Registration No. : 7602/2017 at Vasai-1 Made Between : Vendor : 1) M/s. Vinayak Builders through its Partner Mrs. Bhadra Chandrakant Shah. 2) Mr. Ashok Narayanrao Jaykar. 3) Mrs. Charuben Shaileshkumar Patel through its Power of Attorney Mr. Atul Amrutlal Pandya. 4) Mr. Ashwinbhai Pralhadbhai Patel Through Power of Attorney Mr. Atul Amrutlal Pandya. Purchaser : 1) M/s. Shree Dindayal Constructions Co. through its Partners Mr. Chandrashekhkar Shantaram Dhur. 2) Mr. Sudhir Kashinath Dhur. 3) Mr. Harish Chindhu Pawar



	4) Mr. Shreyas Chandrashekhar Dhuri. 5) Mr. Yogesh Sudhir Dhuri. 6) Mr. Mangesh Dhuri. Agreement Value : Rs. 1,70,00,000/- Govt. value : Rs. 3,72,61,000/- Property Details : 1) Plot No. 66 area admeasuring 8.3500R Sq. Mtrs; 2) Plot No. 63 Area admeasuring 5.2000R Sq. Mtrs, 3) Plot No. 64 Area Admeasuring 7.8350R Sq. Mtrs, 4) Plot no. 65 Area admeasuring 5.2000R Sq. Mtrs, situated on land being Survey No. 4A+5+6+7P, of Revenue Village Navghar, Tal- Vasai, Dist- Palghar.
2018	Nil
2019	ENTRY No. 2 Type of Agreement : Conveyance Deed Agreement Date : 20/06/2019 Registration Date : 20/06/2019 Registration No. : 6949/2019 at Vasai-1 Made Between : Vendor : Vithoba Construction Co. through its Partner Mr. Vinod Maganbhai Patel Purchaser : 1) M/s. Shree Dindayal Constructions Co. through its Partners Mr. Chandrashekhar Shantaram Dhuri. 2) Mr. Sudhir Kashinath Dhuri 3) Mr. Harish Chindhu Pawar. 4) Mr. Shreyas Chandrashekhar Dhuri 5) Mr. Yogesh Sudhir Dhuri. 6) Mr. Mangesh Dhuri. Agreement Value : Rs. 7,00,000/- Govt. value : Rs. 57,79,900/- Property Details : Plot No. 67, Area admeasuring 8.0500 R Sq. Mtrs, situated on land being (Old Survey No. 4A+5+6+7P) New Survey No. 66, of Revenue Villiage Navghar, Vasai Gaon, Taluka- Vasai, and Dist- Palghar.



2020	Nil
2021	ENTRY No. 3 Type of Agreement : Conveyance Deed Agreement Date : 08/04/2021 Registration Date : 08/04/2021 Registration No. : 5537/2021 at Vasai-2 Made Between : Vendor : 1) M/s. Shree Dindayal Constructions Co. through its Partners Mr. Harish Chindhu Pawar through its Power Of Attorney Hon'ble Commissioner through Assistant Commissioner Mr. Gilson Thomas Ghonsalves. Purchaser : Vasai Virar City Municipal Corporation Agreement Value : Rs. 0/- Govt. value : Rs. 1/- Property Details : 1) Reservation Garden Area admeasuring 17.8651R Sq. Mtrs, Survey No. 68 Hissa No. 1, Revenue Village Navghar, Tal- Vasai, Dist- Palghar. 2) Reservation Garden Area admeasuring 1.6000R Sq. Mtrs, Survey No. 68 Hissa No. 2, Revenue Village Navghar, Tal- Vasai, Dist- Palghar. 3) Reservation Garden Area admeasuring 3.7052R Sq. Mtrs, Survey No. 68 Hissa No. 1, Revenue Village Navghar, Tal- Vasai, Dist- Palghar.
2022	ENTRY No. 4 Type of Agreement : Development Agreement Agreement Date : 03/02/2022 Registration Date : 03/02/2022 Registration No. : Vasai-5-1766-2022 Made Between : Vendor : 1) M/s. Shree Dindayal Constructions Co. through its Partners Developers : 1) M/s. Ghanshyam Infra Through its POA Ghanshyam Virjibhai Dhaduk 2) M/s. Ghanshyam Infra



	Through its POA Yusuf Akbarali Dhaduk
.Agreement Value	: Rs.11,87,75,500/-
Govt. value	: Rs.7,11,62,000/-
Property Details	: FSI admeasuring to 8477.560 Sq. Mtrs. consisting of Gr+Stilt+22 upper Floor Building and Land Being Survey No.68/1 admeasuring to 2924.50 Sq. Mtrs. and Survey No.68/2 admeasuring to 160 Sq. Mtrs. (Old Plot No.63,64, 65 & 66 of Survey No. 4A+5+6+7P) and Survey No.66/67 admeasuring to 805 Sq. Mtrs. (Old Plot No.67 of Survey No. 4A+5+6+7P) of Revenue Village Navghar, Tal- Vasai, Dist- Palghar,

- 1) The Government Fees is paid vide GRN MH012593763202122E date 03/02/2022.
- 2) Most of the Manual records of index II are in torn conditions And Computer record is also not properly maintained some pages are missing

Dated 15th February 2022



Kailash H. Patil
Advocate

ADV. KAILASH H. PATIL
B.A., LL.B.
ENRL. No. MH/1173/2008
109, Shubhlaxmi Shopping Centre,
Vasant Nagari, Vasai (E), Dist. Palghar.



Ref No.RERA-LTR-04/2022

OPINION :

I certify that after going through all the records of documents submitted to me and record of concern Sub-Registrar's office. I found that M/s. Shree Dindayal Constructions Co. and Vasai Virar City Municipal Corporation are joint owner of Land Being Survey No.68/1 admeasuring to 2924.50 Sq. Mtrs. and Survey No.66/67 admeasuring to 805 Sq. Mtrs. (Old Plot No.67 of Survey No. 4A+5+6+7P) and Vasai Virar City Municipal Corporation are owner of Survey No.68/2 admeasuring to 160 Sq. Mtrs. (Old Plot No.63,64, 65 & 66 of Survey No. 4A+5+6+7P) of Revenue Village Navghar, Tal- Vasai, Dist- Palghar and M/S. GHANSHYAM INFRA are right to develop FSI of residential with shopline Building consisting St+Gr+22 upper floor, having 8477.560 Sq. Mtrs. of Revenue Village Navghar, Tal- Vasai, Dist- Palghar within the Limit of Sub-Registrar Vasai, in the local limit of Vasai Virar City Municipal Corporation, Taluka Vasai, Dist Palghar.

I certify that M/S. GHANSHYAM INFRA are owner and right of FSI admeasuring to 4107.26 Sq. Mtrs. B.U. area M/s. Shree Dindayal Constructions Co. are owner and right of FSI admeasuring to 4123.46 Sq.Mtrs. B.U. area and commercial FSI. Admeasuring 246.840 Sq. Mtrs out of Building consisting of Gr+Stilt+22 upper Floor Building in respect of said Land Being Survey No.68/1 admeasuring to 2924.50 Sq. Mtrs. and Survey No.68/2 admeasuring to 160 Sq. Mtrs. (Old Plot No.63,64, 65 & 66 of Survey No. 4A+5+6+7P) and Survey No.66/67 admeasuring to 805 Sq. Mtrs. (Old Plot No.67 of Survey No. 4A+5+6+7P)

I further certify that the Title of the said land and FSI are clear, marketable and free from all encumbrances and doubts.

Dated: 15th February, 2022

Kailash H. Patil
(ADVOCATE)

ADV. KAILASH H. PATIL
B.A., LL.B.
ENRL. No. ENH/1173/2008
109, Shubhlaxmi Shopping Centre,
Vasant Nagari, Vasai (E), Dist. Palghar.

