



**PEN VAKIL & SONS**  
**BENSON W. PEN**

B. L.S., LL. B.

**ADVOCATE HIGH COURT**

Mob. : 9975591799  
7875516999

OFF. : 117 / 122, Satyam Shilvam Shopping Center, 1<sup>st</sup> Floor, Opp. Railway Station,  
Nallasopara (W). Dist. Palghar - 401 203. • Off. No. 9665230681 / E-mail : penvakil@gmail.com

Ref. No. : \_\_\_\_\_

Date : \_\_\_\_\_

FORMAT- A

(Circular No:- 28/2021)

Date:-03/06/2023

To

MahaRERA

**LEGAL TITLE REPORT**

Sub:- Title Clearance Certificate In respect of Non Agriculture Land Property  
On Land bearing

Sr. No.	Survey No.	Plot No.	Area = Sq.Mtrs.,
1.	149	4	774.00
2.	149	5	769.50
3.	149	6	760.50
4.	149	7	755.00
5.	149/Part + 157/Part	8	765.00
Total Area = 3824.00 Sq.Mtrs.,			

Situated at Village - Nilemore, Nallasopara – (w), Tal.-Vasai, Dist.-Palghar (Old Dist.-Palghar), Within the limits of Vasai Virar City Municipal Corporation & Talathi Saja Nilemore. (hereinafter referred as the said plot")

I have investigated the title of the said plot on the request of **M/S. INNOVISION ESTATES** and following Document i.e.:-

1) Description of the Property:- In respect of Non Agriculture Land Property On Land bearing

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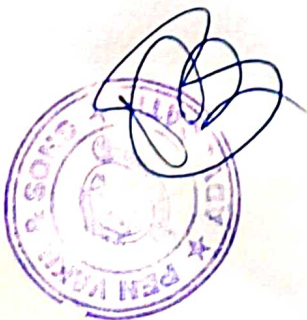
2) The documents of allotment of plot- By Registered Deed of Conveyance Dated- 09<sup>th</sup> February, 2023, as Under Reg. No. Vasai-1-2124-2023, **M/S. SILVER LAND DEVELOPMENT CORPORATION** Through its Partner **MR. VIJAY CHHOTALAL KAMDAR** have Conveyed/Sold to **M/S. INNOVISION ESTATES** Through its Partners 1) **MR. OMPRAKASH KESARDEO PARASRAMPURIA** & 2) **MRS. NEHA RUSHABH SHAH**, All that Piece & Parcel of Non Agriculture Land Property On Land bearing

Sr. No.	Survey No.	Plot No.	Area = Sq.Mtrs.,
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Situated at Village - Nilemore, Nallasopara – (w), Tal.-Vasai, Dist.-Palghar (Old Dist.-Palghar), Within the limits of Vasai Virar City Municipal Corporation & Talathi Saja Nilemore. and **M/s. Silver Land Development Corporation** Through Its Partner **Mr. Vijay Chhotalal Kamdar**, have given Power of Attorney wide Doc. No.Vasai-1-2128-2023, Dt.09/02/2023 to **M/s. Innovision Estates** Through Its Partners 1) **Mr. Omprakash Kesardeo Parasrampuriah** & 2) **Mrs. Neha Rushabh Shah**.

3) 7/12 extract or property card issued by:- Talathi Saja Nilemore, Tal.-Vasai, Dist.-Palghar

Mutation Entry No -2462, 2446, 102, 79 & 294







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4) Search report for 30 years from:-1993 till 2023

1993 To 2022-Nil/Torn Pages/Some Books Are Not Available

## 2023- Entry

Registration	Vasai-1																												
Nature of Document	Deed of Conveyance																												
Registration No.	Vasai-1-2124-2023																												
Registration Date	09/02/2023																												
Village	Nilemore																												
Consideration	Rs.6,75,00,000/-																												
Stamp duty	Rs.47,25,000/-																												
Party No.1	<b>M/s. Silver Land Development Corporation</b> Through Its Partner <b>Mr. Vijay Chhotalal Kamdar</b>																												
Party No.2	<b>M/s. Innovision Estates</b> Through Its Partners 1) <b>Mr. Omprakash Kesardeo Parasrampur</b> & 2) <b>Mrs. Neha Rushabh Shah</b>																												
Property Details	<p>In respect of Non Agriculture Land Property as under :- Land bearing</p> <table><tr><th>Sr. No.</th><th>Survey No.</th><th>Plot No.</th><th>Area = Sq.Mtrs.,</th></tr><tr><td>1.</td><td>149</td><td>4</td><td>774.00</td></tr><tr><td>2.</td><td>149</td><td>5</td><td>769.50</td></tr><tr><td>3.</td><td>149</td><td>6</td><td>760.50</td></tr><tr><td>4.</td><td>149</td><td>7</td><td>755.00</td></tr><tr><td>5.</td><td>149/Part + 157/Part</td><td>8</td><td>765.00</td></tr><tr><td colspan="4">Total Area = 3824.00 Sq.Mtrs.,</td></tr></table> <p>Situated at Village - Nilemore, Nallasopara - (w), Tal.- Vasai, Dist.-Palghar (Old Dist.-Palghar), Within the limits of Vasai Virar City Municipal Corporation &amp; Talathi Saja Nilemore.</p>	Sr. No.	Survey No.	Plot No.	Area = Sq.Mtrs.,	1.	149	4	774.00	2.	149	5	769.50	3.	149	6	760.50	4.	149	7	755.00	5.	149/Part + 157/Part	8	765.00	Total Area = 3824.00 Sq.Mtrs.,			
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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 **M/s. Innovision Estates**) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land:-

1) **Survey No.149, Plot No.4, 5, 6, 7, Survey No.149/Part + 157/Part, Plot No.8**), belonging to **M/s. Innovision Estates**

2) Qualifying comments/remarks if any- Nil

3) The report reflecting the flow of the title of the (owner- **M/s. Innovision Estates**) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Dated 3<sup>rd</sup> June, 2023.

Yours Faithfully



PEN VAKIL & SONS  
ADVOCATES





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(Circular No:- 28/2021)

**FLOW OF THE TITLE OF THE SAID LAND.**

Sr. No.

- 1) 7 / 12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No -2462, 2446, 102, 79 & 294
- 3) Search report for 30 years from **1993** till **2023** Taken from Sub-Registrar' office at-Vasai-1, 2, 3, 4, 5 & 6

1993 To 2022- Nil/Torn Pages/Some Books Are Not Available

**2023- ENTRY**

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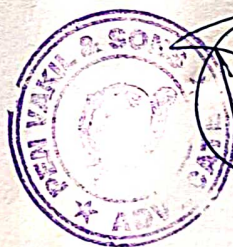
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4) Any other relevant title-**Nil**

5) Litigations if any.-**Nil**

Dated 3<sup>rd</sup> June, 2023.

Yours Faithfully



PEN VAKIL & SONS  
ADVOCATES