

Ref No.RERA-LTR-12/2022

FORMAT-A
(Circular no.28/2021)

Date: 6th June, 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 to sanctioned consume FSI of Residential Building No.1, wing "C" area admeasuring 6058.52 Sq. Meters Built-up approved Construction area + Proposed area i.e. area admeasuring 1481.32 Square Meter Built up area for 17 to 20 floor, lying and situated at Village Sandor, Taluka Vasai, District Palghar constructed on land bearing Survey No. 230, Hissa No. 1, 2, 3, 5, 6, 7, 8, Survey No.231 Hissa No. 1, 2, 3, 4, 5, 6, 7, 8, 9; Survey No. 235, Hissa No. 1/2, 2, 3, 4, 5, 6, 7, 8, 9, 10,11/1, 11/2; Survey No. 236; Hissa No. 1, 2, 3, 7, 8, 11,12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23pt., 24, 25A, 25B, 27, 28, 29, of Village Virar, Taluka Vasai, Dist Palghar.

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

A) DESCRIPTION OF THE PROPERTY :

FSI of Residential Building No.1, wing "C" area admeasuring 6058.52 Sq. Meters Built-up approved Construction area + Proposed area i.e. area admeasuring 1481.32 Square Meter Built up area for 17 to 20 floor, lying and situated at Village Sandor, Taluka Vasai, District Palghar constructed on land bearing Survey No. 230, Hissa No. 1, 2, 3, 5, 6, 7, 8, Survey No.231 Hissa No. 1, 2, 3, 4, 5, 6, 7, 8, 9; Survey No. 235, Hissa No. 1/2, 2, 3, 4, 5, 6, 7, 8, 9, 10,11/1, 11/2; Survey No. 236; Hissa No. 1, 2, 3, 7, 8, 11,12, 13, 14, 15, 17, 18, 19, 20, 21, 22



23pt ., 24, 25A, 25B, 27, 28, 29, of Village Virar, Taluka Vasai, Dist Palghar.

B) THE DOCUMENTS OF PLOT OF LAND :

- i) Development Agreement dated 02/05/2022 duly registered t Sub-Registrar Vasai-3, vide its Registration No.Vasai-3-7534-2022.
- ii) Development Agreement dated 31/05/2022 duly registered t Sub-Registrar Vasai-3, vide its Registration No.Vasai-3-9207-2022
- iii) 7/12 extract or property card issued from online portal
- iv) Mutation Entry
- v) Commencement Certificate vide its Order dated 10/12/2019, bearing no. VVCMC/ TP/ CC/ VP-0337/ 327/ 2019-20 AND VVCMC/ TP/ CC/ VP0337/ 328/ 2019-20
- vi) Revised Development Permission vide its Order dated 15/06/2021, bearing no. VVCM/ TP/ RDP/ VP -003/ 186/ 2021- 22.

- 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 REALTORS is clear, marketable and without any encumbrances.

Owners of the Land

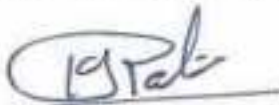
- a) M/s. Ameya Town Homes Pvt Limited (hereinafter referred as "The Owner") are the absolute owners, co-owners of and seized and possessed of and/or otherwise well and sufficiently entitled to hereinafter referred as "The Owners" herein are absolutely seized and possessed of or otherwise well and sufficiently entitled to the all that piece and parcel of contiguous lands bearing Survey No. 230, Hissa No. 1, 2, 3, 5, 6, 7, 8, Survey No.231 Hissa No. 1, 2, 3, 4, 5, 6, 7, 8, 9; Survey No. 235, Hissa No. 1/2, 2, 3, 4, 5, 6, 7, 8, 9, 10,11/1, 11/2; Survey No. 236; Hissa No. 1, 2, 3, 7, 8, 11,12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23pt ., 24, 25A, 25B, 27, 28, 29 of Village - SANDOR, Taluka Vasai, District Palghar.



- b) By Development Agreement dated 02/05/2022 duly registered t Sub-Registrar Vasai-3, vide its Registration No.Vasai-3- 7527-2022 the land owner M/s. Ameya Town Homes Pvt. Ltd., has granted and transferred FSI of Residential Building No.1, Wing C, area admeasuring 6058.52 Sq. Mtrs. Built up approved Construction area + Proposed area i.e. area admeasuring 1481.30 sq. Mtrs. Built up area for 17th Floor to 20th Floor lying being and situated at Village Sandor, Taluka Vasai, Dist Palghar, in favour of present FSI owner M/s. SPACE HOMES.
- c) . AND By Development Agreement dated 31/05/2022 duly registered t Sub-Registrar Vasai-3, vide its Registration No.Vasai-3-9207-2022 M/s. SPACE HOMES hereinafter referred as FSI owner has granted and transferred FSI of Residential Building No.1, Wing C, area admeasuring 6058.52 Sq. Mtrs. Built up approved Construction area + Proposed area i.e. area admeasuring 1481.30 sq. Mtrs. Built up area for 17th Floor to 20th Floor lying being and situated at Village Sandor, Taluka Vasai, Dist Palghar, in favour of M/S. GHANSHYAM REALTORS hereinafter referred as The Developers'.
- 3) The report reflecting the flow of the title of land owners M/s. Ameya Town Homes Pvt. Ltd. and M/S. GHANSHYAM REALTORS holding development right in respect FSI is enclosed herewith as annexure.

Encl: Annexure.

Dated : 06/06/2022



Kailash H. Patil

Advocate

ADV. KAILASH H. PATIL

B.A., LL.B.

ENRL No. LTR/1173/2008

109, Shubhdauni Shopping Centre,
Vasant Nagar, Vasai (E), Dist. Palghar.



Ref No.RERA-LTR-12/2022

FLOW OF THE TITLE OF THE SAID LAND :

1. By and under diverse registered Conveyance Deeds/Sale Deed, M/s. Ameya Town Homes Pvt Limited (hereinafter referred as "The Owner") are the absolute owners, co-owners of and seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of contiguous lands bearing Survey No. 230, Hissa No. 1, 2, 3, 5, 6, 7, 8, Survey No.231 Hissa No. 1, 2, 3, 4, 5, 6, 7, 8, 9; Survey No. 235, Hissa No. 1/2, 2, 3, 4, 5, 6, 7, 8, 9, 10,11/1, 11/2; Survey No. 236; Hissa No. 1, 2, 3, 7, 8, 11,12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23pt., 24, 25A, 25B, 27, 28, 29 of Village - SANDOR, Taluka Vasai, District Palghar, which consists of the entire Layout and known as **"YASHWANT COUNTY"** and more particularly described in the FIRST SCHEDULE hereunder written (hereinafter referred to as the **"said Larger Property"**).
2. M/s. Ameya Town Homes Pvt Limited and others have agreed to develop the said Larger Property and have accordingly prepared and submitted a layout in respect of the said Larger Property to the Vasai Virar City Municipal Corporation (VVCMC).
3. Pursuant thereto the Owners have obtained the following sanctions, permissions, approvals, clearances, etc. from the competent authorities in respect of the said Larger Property at his cost and expenses.
4. VVCMC has granted Commencement Certificate for proposed layout bearing No. VVCMC/ TP/ CC/ VP-0337/327/2019-20, dated 10/12/2019 for the proposed Layout Residential with shop line Buildings & Commercial Buildings on the terms and conditions mentioned therein;
5. VVCMC has granted Commencement Certificate bearing No. VVCMC/ TP/ CC/ VP-0337/328/2019-20, dated 10/12/2019 for the proposed

Residential with shop line Building No. 1 (wing B, C, D, E, F & G) on the terms and conditions mentioned therein.

6. VVCMC has granted Commencement Certificate bearing No. VVCMC/ TP/ CC/ VP-0337/ 329/2019-20, dated 10/12/2019 for the proposed Residential with shop line Building No. 2 on the terms and conditions mentioned therein;
7. VVCMC has granted Commencement Certificate No. VVCMC/ TP/ CC/ VP-0337/ 330/ 2019 - 20, dated 10/12/2019 for the proposed Commercial Building No. 3 on the terms and conditions mentioned therein;
8. VVCMC has granted Commencement Certificate bearing No. VVCMC/TP/CC/VP-0337/331/2019-20, dated 10/12/2019 for the proposed Residential with shop line Building No. 4, wing B, C, D on the terms and conditions mentioned therein;
9. Ministry of Environment, Forest and Climate Change has vide MOEF letter No. F.No.21-9/2017-1A-111 dated 06/11/2017 granted environment clearance on the terms and conditions mentioned therein;
10. The N. A. Permission has granted by The Tahsildar Vasai in respect of the said larger property vide their N. A. Order No.Revenue/Desc-1/T-9/Jaminibab/Kavi/SR-54/2018 dated 22/01/2019
11. Ministry of Environment, Forest and Climate Change (Wildlife Division) has issued letter bearing no. DESK 23(2)/WL/ SURVEY/C. R. No. 60/ 2991/ 2018-19, dated 26/11/2018 on the terms and condition mentioned therein.
12. VVCMC has granted Commencement Certificate vide its Order dated 10/12/2019, bearing no. VVCMC/ TP/ CC/ VP-0337/ 327/ 2019-20 AND VVCMC/ TP/ CC/ VP0337/ 328/ 2019-20 which includes proposed Residential with Shop-line Building no. 1 consisting of wing "B, C, D, E, F, and G".



- 13.VVCMC has granted Revised Development Permission vide its Order dated 15/06/2021, bearing no. VVCM/ TP/ RDP/ VP -003/ 186/ 2021-22 which includes proposed Residential with Shop – line Building no. 1 consisting of Wing "B, C, D, E, F, and G".
- 14.By Development Agreement dated 02/05/2022 duly registered Sub-Registrar Vasai-3, vide its Registration No.Vasai-3-7534-2022 the land owner M/s. Ameya Town Homes Pvt. Ltd., has granted and transferred FSI of Residential Building No.1, Wing C, area admeasuring 6058.52 Sq. Mtrs. Built up approved Construction area + Proposed area i.e. area admeasuring 1481.30 sq. Mtrs. Built up area for 17th Floor to 20th Floor lying being and situated at Village Sandor, Taluka Vasai, Dist Palghar, in favour of present FSI owner M/s. SPACE HOMES.
- 15.AND By Development Agreement dated 31/05/2022 duly registered t Sub-Registrar Vasai-3, vide its Registration No.Vasai-3-9207-2022 M/s. SPACE HOMES hereinafter referred as FSI owner has granted and transferred FSI of Residential Building No.1, Wing C, area admeasuring 6058.52 Sq. Mtrs. Built up approved Construction area + Proposed area i.e. area admeasuring 1481.30 sq. Mtrs. Built up area for 17th Floor to 20th Floor lying being and situated at Village Sandor, Taluka Vasai, Dist Palghar, in favour of M/S. GHANSHYAM REALTORS hereinafter referred as The Developers'.

Dated 06th June, 2022



Kailash H. Patil
Advocate

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



Ref No.RERA-LTR-12/2022

SEARCH REPORT :

Ref : Search Report in respect of FSI of Residential Building No.1, wing "C" area admeasuring 6058.52 Sq. Meters Built-up approved Construction area + Proposed area i.e. area admeasuring 1481.32 Square Meter Built up area for 17 to 20 floor, lying and situated at Village Sandor, Taluka Vasai, District Palghar constructed on land bearing Survey No. 230, Hissa No. 1, 2, 3, 5, 6, 7, 8, Survey No.231 Hissa No. 1, 2, 3, 4, 5, 6, 7, 8, 9; Survey No. 235, Hissa No. 1/2, 2, 3, 4, 5, 6, 7, 8, 9, 10,11/1, 11/2; Survey No. 236; Hissa No. 1, 2, 3, 7, 8, 11,12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23pt., 24, 25A, 25B, 27, 28, 29, of Village Virar, Taluka Vasai, Dist Palghar.

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	ENTRY No. 1 Type of Agreement : Development Agreement Agreement Date : 21/08/2014 Registration Date : 21/08/2014 Registration No. : Vasai-2-5074-2014 Made Between : Owners : 1) Mr. Ashutosh Madhukar Joshi, 2) Harishchandra Moreshwar Patil Developers : M/s. Amol Enterprises through its Partner Mr. Ashutosh Madhukar Joshi Agreement Value : Rs.0/- Govt. Value : Rs.2,17,60,000/- Property Details : land bearing Survey No.241, Hissa No.1, admeasuring 30-60-00 R.Sq. Mtrs. and Survey No.242 Hissa No.2/2, admeasuring 5-10-00 R. Sq. Mtrs, of Village Virar, Taluka Vasai, Dist Palghar.
2015	Nil
2016	Nil
2017	Nil
2018	Nil
2019	Nil
2020	Nil



2021	Nil
2022	ENTRY No. 2 Type of Agreement : Development Agreement Agreement Date : 21/02/2022 Registration Date : 22/02/2022 Registration No. : Vasai-5-2724-2022 Made Between : Owners : 1) Mr. Ashutosh Madhukar Joshi, 2) Mr. Amol Harishchandra Patil, 3) Rupali Bhushan Vartak Developers : M/s. D.G.S. Township Pvt Limited through its Director Mr. Surajdev Dudhnath Shukla Agreement Value : Rs.10,34,00,000/- Govt. Value : Rs.12,93,73,500/- Property Details : FSI area admeasuring 7990.512 Sq. Mtrs. Built up of Building No.1, vide Development permission No.VVCMC/TP/CC/VP- 5063/474/2021-22 dated 03/01/2022 consisting Stilt+ 20 upper Floor, building constructed on land bearing Survey No.241, Hissa No.1, admeasuring 30-60-00 R.Sq. Mtrs. and Survey No.242 Hissa No.2/2, admeasuring 5-10-00 R. Sq. Mtrs. of Village Virar, Taluka Vasai, Dist Palghar. ENTRY No. 3 Type of Agreement : Development Agreement Agreement Date : 02/05/2022 Registration Date : 02/05/2022 Registration No. : Vasai-3-7527-2022 Made Between : Owners : M/s. Ameya Town Home through its Director Mr. Sunil Moreshwar



	Acholkar
Developers	: M/s. Space Homes through its Proprietor Mr. Hemant Jagdish Dave
Agreement Value	: Rs.6,03,01,137/-
Govt. Value	: Rs.9,31,23,000/-
Property Details	: Area admeasuring 7539.84 Sq. Mtrs, Building No. 1, C Wing area admeasuring 6058.52 Sq. Mtrs (Built up area approved constructions area)+ Proposed area adms 1481.32 Sq. Mtrs (Built up area), Situated on land being Survey No. 230 Hissa No. 1, 2, 3, 5, 6, 7, 8, Survey No. 231 Hissa No. 1, 2, 3, 5, 6, 7, 8, 9, survey No. 235 Hissa No. 1/2, 2, 3, 5, 6, 7, 8, 9, 10, 11/1, 11/2, Survey No. 236 Hissa No. 1, 2, 3, 7, 8, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23 part, 24, 25A, 25B, 27, 28, 29, of Village Sandor, Taluka Vasai, Dist Palghar
ENTRY No. 4	
Type of Agreement	: Development Agreement
Agreement Date	: 31/05/2022
Registration Date	: 31/05/2022
Registration No.	: Vasai-3-9207-2022
Made Between	:
Owners	: M/s. Space Homes through its Proprietor Mr. Hemant Jagdish Dave
Developers	: M/s. Ghanshyam Realtors through its Partners 1) Mr. Ghanshyam Virjibhai Dhaduk 2) Mr. Yusuf Akvarali Indorwala
Agreement Value	: Rs.9,95,00,000/-
Govt. Value	: Rs.9,31,23,000/-
Property Details	: FSI Area admeasuring 1481 Sq. Mtrs, Area admeasuring 7539.84 Sq. Mtrs, Building No. 1, C Wing, ground



	Floor+16 upper floors, and proposed 17 to 20 Floors, Situated on land being Survey No. 230 Hissa No. 1, 2, 3, 5, 6, 7, 8, Survey No. 231 Hissa No. 1, 2, 3, 5, 6, 7, 8, 9, survey No. 235 Hissa No. ½, 2, 3, 5, 6, 7, 8, 9, 10, 11/1, 11/2, Survey No. 236 Hissa No. 1, 2, 3, 7, 8, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23 part, 24, 25A, 25B, 27, 28, 29, of Village Sandor, Taluka Vasai, Dist Palghar
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- 1) Search to be taken in respect of above referred property within the limits of Sub-Registrars office at Vasai-1, 2, 3, 4, 5 & 6 with the help of Books of records available for search, e-search
- 2) The Government Fees is paid vide GRN No. MH002919478202223U date 06/06/2022
- 3) 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 06th June, 2022



Kailash H. Patil
Advocate

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



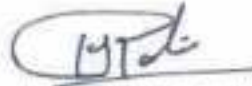
Ref No.RERA-LTR-12/2022

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. Ameya Town Homes Pvt. Ltd. are owners of Non-Agricultural land bearing Survey No. 230, Hissa No. 1, 2, 3, 5, 6, 7, 8, Survey No.231 Hissa No. 1, 2, 3, 4, 5, 6, 7, 8, 9; Survey No. 235, Hissa No. 1/2, 2, 3, 4, 5, 6, 7, 8, 9, 10,11/1, 11/2; Survey No. 236; Hissa No. 1, 2, 3, 7, 8, 11,12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23pt., 24, 25A, 25B, 27, 28, 29, of Village Sandor, Taluka Vasai, Dist Palghar and **M/S. GHANSHYAM REALTORS** having Right to construct FSI of Residential Building No.1, wing "C" known as "CANARY" in Layout known as "YASHWANT COUNTY" area admeasuring 6058.52 Sq. Meters Built-up approved Construction area + Proposed area i.e. area admeasuring 1481.32 Square Meter Built up area for 17 to 20 floor, lying and situated at Village Sandor, Taluka Vasai, District Palghar constructed on land bearing Survey No. 230, Hissa No. 1, 2, 3, 5, 6, 7, 8, Survey No.231 Hissa No. 1, 2, 3, 4, 5, 6, 7, 8, 9; Survey No. 235, Hissa No. 1/2, 2, 3, 4, 5, 6, 7, 8, 9, 10,11/1, 11/2; Survey No. 236; Hissa No. 1, 2, 3, 7, 8, 11,12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23pt., 24, 25A, 25B, 27, 28, 29, of Village Virar, Taluka Vasai, Dist Palghar.

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

Dated: 6th June, 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.





CHALLAN
MTR Form Number-6



GRN MH002919478202223U		BARCODE		Date 06/06/2022-12:47:09		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name VSD_VASAI NO 3 JOINT SUB REGISTRAR				Full Name		Adv Kailash Patil	
Location PALGHAR							
Year 2022-2023 One Time				Flat/Block No.			
Account Head Details			Amount in Rs.		Premises/Building		
J030072201 SEARCH FEE			750.00		Road/Street		
					Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
Amount In			Seven Hundred Fifty Rupees Only				
Words							
Amount In			750.00				
Words							
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572022060606376		CPABSNLOUT	
Cheque/DD No.				Bank Date		RBI Date	
				06/06/2022-12:24:48		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9823412541

संदर्भ नं. "एचएन २०२२ २३३३" असे नसत कारणासाठी लागू आहे. -पत्र कारणासाठी किंवा नोंदणी व क-संश्लेष द्यावा लागू आहे.