
Office & Resi.: Om Apartment, Row House No. 5, 72, Bhat Wadi, Near Hiravidyalay, Virar (West) - 401 303.
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FORMAT - A
(Circular No-28/2021)

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Area admeasuring 2464.01 Square Metres out of and from the layout comprising of net plot area admeasuring 25745.46 square metres forming part of several properties bearing Hissa Nos. 1 to 8, 10 to 22, 24 to 29 of Survey No. 346 and Hissa Nos. 6 and 7 forming part of Survey No. 355 of village Bolinj, Taluka Vasai within the limits of Municipal Block of the Municipal Corporation of City of Vasai-Virar. (hereinafter referred to as the said "Building Plot" for the sake of brevity).

The said Building Plot is housed on the properties bearing Survey No. 346, Hissa Nos. 6, 7, 12, 13, 14 and 17 of village Bolinj, Taluka Vasai within the limits of Municipal Block of the Municipal Corporation of City of Vasai-Virar.

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I have investigated the title of the said Building Plot on the request of Prieska Real Estates Pvt. Ltd., a Company registered and incorporated under the provisions of Companies Act, 1956, having Company Identification No. U45200MH1993PTC073363 and having its Registered Office at 301-304, Vikas Chambers, Junction of Link Road and Marve Road, Mith Chowki, Malad (West), Mumbai 400 064 and the documents, the particulars whereof are set out in the Annexure 'A' to my Title Certificate bearing No. Ref: D:\FOLDERS\131 paradise park\Title Certificate dated 30th June, 2021 a copy whereof is uploaded on 30th

June, 2021 by the said Prieska Real Estates Pvt. Ltd., in the context of Registration Application No. REA99000087959.

Search report for the period of sixty years from 1962 till 6th March 2021.

2) Subject to the declarations and comments that have been made by me in my aforesaid Title Certificate dated 30th June, 2021, on the basis of the documents that have been mentioned in the Annexure 'A' in the said Title Certificate and all other relevant documents relating to the title of the said Building Plot, I am of the opinion that the title of the said Prieska Real Estates Pvt. Ltd., as the Owner/Promoter is clear, marketable and without any encumbrances.

3) The report (evolution of title) reflecting the flow of title of the said Prieska Real Estates Pvt. Ltd., on the said portion is as set out in the aforesaid Title Certificate dated 30th June, 2021 that has been uploaded on 30th June, 2021 by the said Company in the context of the Registration Application No. REA99000087959. Copy annexed for ready reference.

Encl : Copy of the Title Certificate bearing Ref: D:\FOLDERS\131 paradise park\Title Certificate dated 30th June, 2021.

Date 7th July, 2021.


R.P. JOSHI
B.Com., LL.M., F.C.S. ADR
ADVOCATE
OM APARTMENT, 72, BHATWADI
NEAR HIRAVIDYALAY, VIRAR (W)-401 303
E-mail: advrajanjoshico@hotmail.com

FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 Extract as on 15th April, 2021 –

Survey No.	Hissa No.	Total Area M ²	Area of the Building No.3 and its appurtenance M ²	Name of the Holder
346	6	1620	581.15	Prieska Real Estates Pvt. Ltd
	7	1620	606.48	Pankaj Shantilal Parikh Prieska Real Estate Pvt Ltd
	12	510	54.30	Pankaj Shantilal Parikh

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Survey No.	Hissa No.	Total Area M ²	Area of the Building No.3 and its appurtenance M ²	Name of the Holder
				Prieska Real Estate Pvt Ltd
	13	1620	683.31	Pankaj Shantilal Parikh
	14	2930	487.20	Prieska Real Estate Pvt Ltd
	17	510	51.57	Pankaj Shantilal Parikh
Total		8810	2464.01	

2. Mutation Entries

	Hissa No. 6	Hissa No.7	Hissa No.12	Hissa No.13	Hissa No.14	Hissa No.17
	1102	1213	1571	837	1213	1571
	3029	1257	2928	2469	1257	2928
	3043	1335	4191	2855	1335	4191
	3412	1999	4309	5075	1999	4209
	5987	2532	4301	5338	2532	4301
	6261	2855	5259	5350	2855	5259
	6498	4044	5738	5987	4044	5987
	6822	5075	5781	6498	5075	6937
	6975	5284	7055	6822	5284	
	7153	5338		6937	5338	
		5350			5350	
		5738			5830	
		5781			5987	

	Hissa No. 6	Hissa No. 7	Hissa No.12	Hissa No. 13	Hissa No. 14	Hissa No.17
		7055			6498	
					6822	
					6937	
					7062	

3. Search Report for 60 years from 1962 to 2021 (upto 6th March, 2021) from the Offices of the Sub-Registrar of Assurances, Vasai, Nallasopara, Virar and Mumbai.
4. Any other relevant title – Declaration of Shri Pankaj Shantilal Parikh dated 29th June, 2021, notarised on 29th June, 2021 under Notary Register No. 2500/2021.
5. Litigations, if any – none.

Date 7th ^{July} ~~June~~, 2021.


R.P. JOSHI
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