

AS & ASSOCIATES
ADVOCATES

Shop no 4, Mahadev Apartment,
Near Shanti Shopping Cenetre, Mira
Road (East)- Thane 401107

FORMAT-A

(Circular No. 28/2021)

To,
The MahaRERA
Bandra (East) Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Non-Agricultural land bearing F.S.I admeasuring 2591.47 square metres, (Built up area), on N.A. land bearing Survey No. 174/16, total land admeasuring 1520.00 Square metres, lying, being and situate at Village Naringi, Taluka Vasai and District Palghar, within the Limits of Vasai Virar City Municipal Corporation (hereinafter referred as the said FSI of the said building).

We have investigated the title of the said F.S.I admeasuring 2591.47 square metres, (Built up area), on N.A. land bearing Survey No. 174/16, total land admeasuring 1520.00 Square metres, lying, being and situate at Village Naringi, Taluka Vasai and District Palghar, within the Limits of Vasai Virar City Municipal Corporation on the request of our client **M/s. OM SAI ENTERPRISES Through its Proprietor Mr. Kiran Ramesh Patil**, and following documents have been carried out:-

1. DESCRIPTION OF THE PROPERTY:-

Immoveable property being a piece and parcel of land bearing F.S.I admeasuring 2591.47 square metres, (Built up area), on N.A. land bearing Survey No. 174/16, total land admeasuring 1520.00 Square metres, lying, being and situate at Village Naringi, Taluka Vasai and District Palghar, within the Limits of Vasai Virar City Municipal Corporation.

2. The documents of allotment of plot :-

We have perused the following documents relating to said land:



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- i) Copy of N.A. Order vide its order bearing No. REV/K-1/T-9/NAP/SR-185/2009, dated 14/.04/2009, regarding conversion of Agricultural land to Non-Agricultural land, bearing Survey No. 174/16, toial land admeasuring 1520.00 Square metres, lying, being and situate at Village Naringi, Taluka Vasai and District Palghar. And the said Permissions stands in the name of Mr. Kiran Ramesh Patil (Promoters/Builders).
- ii) Copy of Commencement Certificate for Residential Buildings (Stilt +Gr+6 story Building) to be constructed on N.A land bearing Survey No. 174/16, F.S.I admeasuring 2591.47 Square metres (Built up area), lying, being and situate at Village Naringi, Taluka Vasai and District Palghar, vide its Order bearing No. VVCMC/TP/CC/VP-5187/2617/2019-20, dated 11/09/2019, issued by Vasai Virar City Municipal Corporation and the said Certificate stands in the name of Mr. Kiran Ramesh Patil (Promoters/Builders).
- iii) Copy of VVCMC Approved plan.

3. 7/12 extract card Details:

7/12 extract card issued by Talathi Naringi Taluka & District Palghar, and the same stands to the name of Land owner i.e. Mr. Kiran Ramesh Patil.

4. Search report for 30 years:-

THIS is to certify that I have initiated a Search of the Offices of the relevant Sub-Registrar of Assurances at Vasai for a period of 30 years from 1993 to 2022 through my searcher Mr. Rakesh Zore for F.S.I admeasuring 2591.47 square metres, (Built up area), on N.A. land bearing Survey No. 174/16, total land admeasuring 1520.00



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Square metres, lying, being and situate at Village Naringi, Taluka Vasai and District Palghar, within the Limits of Vasai Virar City Municipal Corporation.

Based on the search conducted, I am of the view the said land is free from all encumbrances & title of the said land is clear and marketable and have found some entries which pertain to the land as stated in the Search Report enclosed herewith:-

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 M/s. OM SAI ENTERPRISES Through its Proprietor Mr. Kiran Ramesh Patil, is clear, marketable and without any encumbrances.

Owners of the land:-

Mr. Kiran Ramesh Patil, is the owners of said land bearing Survey No. 174/16, total land admeasuring 1520 Square feet, lying, being and situate at Village Naringi, Taluka Vasai and District Palghar, within the Limits of Vasai Virar City Municipal Corporation.

The report reflecting the flow of the title of the Promoters/ Developers M/s. OM SAI ENTERPRISES Through its Proprietor Mr. Kiran Ramesh Patil on the said land is enclosed herewith as annexure- I.

Encl : Annexure- I.

Date: 14.10.2022



For AS & Associates

Advocates

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ANNEXURE-I

FORMAT- A

FLOW OF THE TITLE OF THE SAID LAND

On perusal of the aforesaid documents and revenue records it reveals that:-

- A. Based on the Search and documents provided to me it has been observed that, since prior to 1993, Mr. Kiran Ramesh Patil, is the owner of Land bearing Survey No. 174/16, total land admeasuring 1520 Square feet, lying, being and situate at Village Naringi, Taluka Vasai and District Palghar, within the Limits of Vasai Virar City Municipal Corporation.
- B. In the premises aforesaid, the Owners Mr. Kiran Ramesh Patil is entitled to construct the said buildings either on its own or through any other person or persons.
- C. The District Collector of Thane has granted and issued the permission for converting Agricultural land to Non-Agricultural land and same the authorities have given the permission for the same vide its or N.A. Order bearing No. REV/K-1/T-9/NAP/SR-185/2009, dated 14/04/2009. And the said Permissions stands in the name of Mr. Kiran Ramesh Patil.
- D. And Accordingly, the Vasai Virar City Municipal Corporation has granted Commencement Certificate for construction of Residential Buildings (Stilt +Gr+6 story Building) to be constructed on land bearing F.S.I admeasuring 2591.47 square metres, (Built up area), on N.A. land bearing Survey No. 174/16, total land admeasuring 1520.00 Square metres, lying, being and situate at Village Naringi, Taluka Vasai and District Palghar, vide its Order bearing No. VVCMC/TP/CC/VP-5187/2617/2019-20, dated 11/09/2019. And the said Permissions stands in the name of Mr. Kiran Ramesh Patil.



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E. Mr. Kiran Ramesh Patil has formed a Proprietorship firm known as M/s. OM SAI ENTERPRISES. Accordingly, M/s. OM SAI ENTERPRISES through its Proprietor Mr. Kiran Ramesh Patil has wished to develop the said land and to construct the Buildings on N.Aland on its own.



- i) 7/12 extract as on date of application for Registration – **09.06.2008**
- ii) Mutation/Ferfar Entry No. **32271**.
- iii) Search Report for 30 years from 1993 to 2022 taken from sub-Registrar office at Vasai is enclosed.
- iv) Any other relevant title. **No.**
- v) Litigation if any.

There is No Litigations on the said plot

Subject to what is stated hereinabove, we are of the opinion that the title of Promoters/Builders **M/s. OM SAI ENTERPRISES Through its Proprietor Mr. Kiran Ramesh Patil**, in respect of the captioned property is clear, marketable, free from encumbrances and reasonable doubts.

Date:14.10.2022

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Rakesh Zore
Search Clerk

Shop No. 8, Ostwal Nagari Chs Ltd, Next to Central Park, Near Sai Baba mandir, Nallasopara (East),
District Palghar 401209, Mob : 8796861093, Email : rahuldjha94@gmail.com

Date: 14/10/2022

SEARCH REPORT:

To
Advocates & Associates
Mira Road

Ref: Search Report in respect of land bearing F.S.I admeasuring 2591.47 square metres, (Built up area), on N.A. land bearing Survey No. 174/16, total land admeasuring 1520.00 Square metres, lying, being and situate at Village Naringi, Taluka Vasai and District Palghar, within the Limits of Vasai Virar City Municipal Corporation.

Dear Sir,

As per your instructions, I have carried out searches in respect of the above mention property for the last 30 years (i.e. from 1993 to 2022) at the Sub-Registrar of assurances at Vasai, I have gone through the available record at concerned office and I have examined the Index- II in respect of the above mentioned property and I have found the following entries to have been made thereof during the Course of Search.

YEAR		YEAR		YEAR	
1993	NIL	1994	NIL	1995	NIL





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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	NL	2010	NIL
2011	NIL	2012	NIL	2013	NIL
2014	NIL	2015	NIL	2016	NIL
2017	NIL	2018	NIL	2019	NIL
2020	NIL	2021	NIL	2022	NIL (Upto date).

Subject to what is stated hereinabove, we are of the opinion that the Search of the Promoters **M/s. OM SAI ENTERPRISES Through its Proprietor Mr. Kiran Ramesh Patil**, in respect of the captioned property is clear, marketable, free from encumbrances and reasonable doubts.

Remarks:

Please note that this title search report is subject to torn, mutilated and incomplete records, unready and unavailable records, withdrawal of register of certain years for binding and re-writing by the office of the Sub-Registrar pertaining to the property, as available with the office of the Sub-Registrar and this report is qualified to that extent and I shall not be responsible for any discrepancy in the report owing to unavailable records or entries as on date of this title search report.


Rakesh Zore
SEARCH CLERK