

FORMAT-A
(Circular no.28/2021)

Date: 4th April, 2021

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 Land bearing new Survey No. 188B, H. No. 1,2,3,4,5,6,7 & 8, and Survey No.189 Hissa No.12 of Village Sandor, Taluka Vasai, Dist Palghar

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

A) DESCRIPTION OF THE PROPERTY :

FSI of wing G, of Building No.1, consisting G+S+22 upper floor, admeasuring to 3458.98 sq. Mtrs. Built up as per building plan approved by VVCMC by its order No. VVCMC/TP/RDP/VP-5793/36/2021-2022 dated 16/04/2021 situated situated on land bearing Survey No. 188B, H. No. 1,2,3,4,5,6,7 & 8, and amalgamation of Survey No.189 H. No.12, of Village Sandor, Taluka Vasai, Dist-Palghar.

B) THE DOCUMENTS OF PLOT OF LAND :

- i) Development Agreement dated 30/09/2021 duly registered at Sub-Registrar Vasai-1-10098-2021 dated 30/09/2021.
- ii) Development Agreement dated 28/03/2022 duly registered at Sub-Registrar Vasai-3-5186-2022 dated 28/03/2022.
- iii) 7/12 extract or property card issued from online portal dated 18/04/2021,
- iv) Mutation Entry No. 15466.



- 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. SETHI CONSTRUCTION CO. having clear, marketable and without any encumbrances.

Owners of the Land

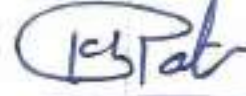
- a) MR. ANIL KANTILAL SHAH, and MR. MAHESH KANTILAL SHAH hereinafter referred as "The Owners" herein are absolutely seized and possessed of or otherwise well and sufficiently entitled to the lands bearing Survey No.185, Hissa No.11, Survey No.186, Hissa No.1, 12, Survey No.188, Hissa No.5,7,8,9,10,11,12A, 12B, 13, 14A, 14B, 15, Survey No.189, Hissa No.11, 13, Survey No.190, Hissa No.1,2,3,5,6, NOW forming part of the reconstituted new Survey No. 188B, H. No. 1,2,3,4,5,6,7 & 8, in terms of Kami Jast Patrak No.843/2017 of Taluka Inspector of Land Records, Vasai and record in terms of Mutation Entry No.15167 of Village Sandor, Taluka Vasai, Dist-Palghar, and Survey No.189 Hissa No.12 of Village Sandor, Taluka Vasai, Dist Palghar..
- b) AND By a Development Agreement dated 28/03/2022, registered in the office of Sub-Register Vasai-3 at Document No. Vasai-3-5186-2022, Dated 28/03/2022, entered into by and between /s. TANIA BUILDERS, a Proprietorship firm, through its Proprietor MS TANIA PETER FERNANDES therein referred as FSI owner, MR. ANIL KANTILAL SHAH, and MR. MAHESH KANTILAL SHAH (therein called as "The Land Owners") and M/S. SETHI CONSTRUCTION CO., (therein called as "The Promoter"). And the said MR. ANIL KANTILAL SHAH, and MR. MAHESH KANTILAL SHAH herein after referred as 'The Owners and FSI owner have granted the Development Rights in respect of FSI admeasuring 3458.98 square meters to constructing consisting of **wing G** consisting Stilt/Gr+22 upper floor of Building No.1, situated on N.A. Lands bearing Survey No.188B H. No.1 to 8 and amalgamation of S. No.189 H. No.12 situation at Village Sandor, Taluka Vasai, District Palghar in favour M/S. SETHI CONSTRUCTION CO.



- 3) The report reflecting the flow of the title of land owners Mr. Anil Kantilal Shah and Mahesh Kantilal Shah and FSI owner M/s. Tania Builders have granted and transferred FSI to M/S. SETHI CONSTRUCTION CO is enclosed herewith as annexure.

Encl: Annexure.

Dated : 04/04/2022



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. Palghat.



FLOW OF THE TITLE OF THE SAID LAND :

- 1) By and under diverse registered Conveyance Deeds/Sale Deed, Mr. Anil Kantilal Shah and Mahesh Kantilal Shah are the absolute 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.185, Hissa No.11, Survey No.186 , Hissa No.1, 12, Survey No.188, Hissa No.5,7,8,9,10,11,12A, 12B, 13, 14A, 14B, 15, Survey No.189 , Hissa No.11, 13, Survey No.190, Hissa No.1,2,3,5,6, situation at village Sandor, Taluka Vasai, District Palghar and NOW forming part of the reconstituted new Survey No. 188B, H. No. 1,2,3,4,5,6,7 & 8, in terms of Kami Jast Patrak No.843/2017 of Taluka Inspector of Land Records, Vasai and record in terms of Mutation Entry No.15167 of Village Sandor, Taluka Vasai, Dist-Palghar, and Survey No.189 Hissa No.12 of Village Sandor, Taluka Vasai, Dist Palghar (hereinafter referred to as the "**said Larger Property**").
- 2) The Collector Palghar has issued Class I Certificate vide its letter No.REV/K-1/T-1/Vinischiti/SR-21/15 dated 27/10/2015.
- 3) The Collector Palghar has issued Class I Certificate vide its letter No.REV/K-1/T-1/Vinischiti/SR-23/15 dated 11/12/2015.
- 4) Mr. Anil Kantilal Shah and Mahesh Kantilal Shah have amalgamated the said properties and prepared the lay-out plan together with the building plans for construction of the buildings and submitted the same to the planning authority i.e. Vasai Virar City Municipal Corporation (hereinafter referred to **VVCMC**) for approval .

- 5) AND VVCMC has granted Commencement Certificate vide its letter No.VVCMC/TP/CC/VP-5793/2408/2015-2016 for above referred the said land.
- 6) AND VVCMC by its order No.VVCMC/TP/RDP/VP-5793/011/2016-2017 dated 16/07/2016 has granted revised Development permission for residential with shop line building Stilt + Ground + upper Six Floors admeasuring 5010.47 Sq. Mtrs Built up F.S.I. and 7th floor for MHADA admeasuring to 884.92 Sq. Mtrs. area and one Residential bungalow admeasuring to 42.81 Sq. Mtrs. on the said lands on the terms and conditions mentioned therein.
- 7) VVCMC by its order No.VVCMC/TP/RDP/VP-5793/146/2018-2019 dated 03/11/2018 has granted revised Development permission for residential with shop line building No.1, consisting A, B C, D and E wing FSI admeasuring to 10468.88 Sq. Mtrs and residential with shoppline Bungalow FSI admeasuring to 193.32 Sq. mtrs and Predominant Building for MHADA building No.1, consisting A, B C, D and E wing FSI admeasuring to 1299.47 SQ. mtrs.
- 8) AND WHEREAS the VVCMC by its order No.VVCMC/TP/RDP/VP-5793/188/2019-2020 dated 13/11/2019 has granted revised Development permission for residential with shop line building No.1, consisting wing A consisting Ground + 16 upper floor, area admeasuring to 2898.62 SQ. Mtrs, wing F consisting Ground + 9 upper floor, area admeasuring to 1741.09 SQ. Mtrs, Wing G consisting Ground + 1 upper floor, area admeasuring to 180.86 SQ. Mtrs and wing H consisting Ground + 4 upper floor, area admeasuring to 327.96 SQ. Mtrs.



- 9) AND Planning Authority i.e. the VVCMC by its order No.VVCMC/TP/RDP/VP-5793/36/2021-2022 dated 16/04/2021 has granted revised Development permission with marginal relaxations for proposed Residential with Shopline building (wing-F consisting G+S+20 upper floor admeasuring to 3734.56 sq. Mtrs. & wing H consisting G+7 upper floor admeasuring to 911.49 sq. Mtrs.) & Residential Building (Wing-A consisting S+16 upper floor admeasuring to 2934.64 sq. Mtrs. & wing G consisting G+S+22 upper floor admeasuring to 3458.98 sq. Mtrs.) and Residential Building (MHADA) wing A consisting 17th floor, admeasuring to 205.84 SQ. Mtrs., on land bearing Survey No.188 H. No.1 to 8, Survey No. 189, Hissa No.12 of Village Sandor, Taluka Vasai, Dist Palghar.
4. By Development Agreement dated 30/09/2021 duly registered at Sub-Registrar Vasai-1, vide its Registration No.Vasai-1-10098-2021, Mr. Anil Kantilal Shah and Mahesh Kantilal Shah have granted Development right of F.S.I. of wing G, of Building No.1, consisting G+S+22 upper floor, admeasuring to 3458.98 sq. Mtrs. Built up as per building plan approved by VVCMC by its order No. VVCMC/TP/RDP/VP-5793/36/2021-2022 dated 16/04/2021 situated situated on land bearing Survey No. 188B, H. No. 1,2,3,4,5,6,7 & 8, and amalgamation of Survey No.189 H. No.12, of Village Sandor, Taluka Vasai, Dist-Palghar to M/S. Tania Builders.
5. By a Development Agreement dated 28/03/2022, registered in the office of Sub-Register Vasai-3 at Document No. Vasai-3-5186-2022, Dated 28/03/2022, entered into by and between /s. TANIA BUILDERS, a Proprietorship firm, through its Proprietor MS TANIA PETER



FERNANDES therein referred as FSI owner, MR. ANIL KANTILAL SHAH, and MR. MAHESH KANTILAL SHAH (therein called as "The Land Owners") and M/S. SETHI CONSTRUCTION CO., (therein called as "The Promoter"). And the said MR. ANIL KANTILAL SHAH, and MR. MAHESH KANTILAL SHAH herein after referred as "The Owners" and M/s. Tania Builders therein referred as FSI owner have granted the Development Rights in respect of FSI admeasuring 3458.98 square meters to constructing consisting of **wing G** consisting Stilt/Gr+22 upper floor of Building No.1, situated on N.A. Lands bearing Survey No.188B H. No.1 to 8 and amalgamation of S. No.189 H. No.12 situation at Village Sandor, Taluka Vasai, District Palghar in favour of M/S. SETHI CONSTRUCTION CO.

Dated 4th April, 2022



Kailash H. Patil
Advocate

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



SEARCH REPORT :

Search Report in respect of FSI of wing G, of Building No.1, consisting G+S+22 upper floor, admeasuring to 3458.98 sq. Mtrs. Built up as per building plan approved by VVCMC by its order No. VVCMC/TP/RDP/VP-5793/36/2021-2022 dated 16/04/2021 situated situated on land bearing Survey No. 188B, H. No. 1,2,3,4,5,6,7 & 8, and amalgamation of Survey No.189 H. No.12, of Village Sandor, Taluka Vasai, Dist-Palghar

Year	Index Book II
1992	Nil
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

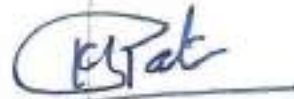
2011	Nil
2012	Nil
2013	Nil
2014	Nil
2015	Nil
2016	Nil
2017	Nil
2018	Nil
2019	Nil
2020	Nil
2021	ENTRY No. 3 Type of Agreement : Development Agreement Agreement Date : 30/09/2021 Registration Date : 30/09/2021 Registration No. : Vasai-1-10098-2021 Made Between : Owners : Mr. Anil Kantilal Shah Mr. Mahesh Kantilal Shah Developers : M/S. Tania Builders through its Proprietor Ms. Tania Peter Fernandes Agreement Value : Rs.7,50,00,000/- Govt. Value : Rs.3,16,29,000/- Property Details : F.S.I. of wing G, of Building No.1, consisting G+S+22 upper floor, admeasuring to 3458.98 sq. Mtrs. Built up situated on land bearing Survey No. 188B, H. No. 1,2,3,4,5,6,7 & 8, and amalgamation of Survey No.189 H. No.12, of Village Sandor, Taluka Vasai, Dist-Palghar
2022	ENTRY No. 4 Type of Agreement : Development Agreement



Agreement Date	: 28/03/2022
Registration Date	: 28/03/2022
Registration No.	: Vasai-3-5186-2022
Made Between	:
FSI Owners	: M/S. Tania Builders through its Proprietor Ms. Tania Peter Fernandes
Confirming party	: Mr. Anil Kantilal Shah Mr. Mahesh Kantilal Shah
Developers	: M/S. SETHI CONSTRUCTION CO Through its Partner Jasmit Singh Dalwindar Sethi
Agreement Value	: Rs.7,90,00,000/-
Govt. Value	: Rs.5,06,060,00/-
Property Details	: F.S.I. of wing G, of Building No.1, consisting G+S+22 upper floor, admeasuring to 3458.98 sq. Mtrs. Built up situated on land bearing Survey No. 188B, H. No. 1,2,3,4,5,6,7 & 8, and amalgamation of Survey No.189 H. No.12, of Village Sandor, Taluka Vasai, Dist-Palghar

- 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. MH000014262202223E date 01/04/2022.
- 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 4th April, 2022



Kailash H. Patil
Advocate

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

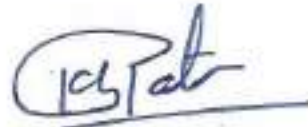


OPINION :

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 Mr. Anil Kantilal Shah and Mahesh Kantilal Shah are owners of land bearing Survey No. 188B, H. No. 1,2,3,4,5,6,7 & 8, and amalgamation of Survey No.189 H. No.12, of Village Sandor, Taluka Vasai, Dist-Palghar, and M/S. SETHI CONSTRUCTION CO having Right and possess of FSI of wing G, of Building No.1, consisting G+S+22 upper floor, admeasuring to 3458.98 sq. Mtrs. Built up as per building plan approved by VVCMC by its order No. VVCMC/TP/RDP/VP-5793/36/2021-2022 dated 16/04/2021 situated on land bearing Survey No. 188B, H. No. 1,2,3,4,5,6,7 & 8, and amalgamation of Survey No.189 H. No.12, of Village Sandor, Taluka Vasai, Dist-Palghar.

I further certify that the Title of the said F.S.I. of wing G, of Building No.1, consisting G+S+22 upper floor, admeasuring to 3458.98 sq. Mtrs. Built up as per building plan approved by VVCMC by its order No. VVCMC/TP/RDP/VP-5793/36/2021-2022 dated 16/04/2021 situated situated on land bearing Survey No. 188B, H. No. 1,2,3,4,5,6,7 & 8, and amalgamation of Survey No.189 H. No.12, of Village Sandor, Taluka Vasai, Dist-Palghar are clear and marketable and free from all encumbrances and doubts.

Dated: 4th April, 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.

