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FORMAT-A

To,
The MahaRERA
Bandra (East) Mumbai.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Non-Agricultural Land bearing Survey No. 34/B, Hissa No. 6, admeasuring H.85. 50R, equivalent to 8550 Square metres, Village Virar Taluka Vasai and District Palghar and Survey No. 78/B, Hissa No. 2, admeasuring H. 199. 30 R, equivalent to 19930 Square metres, Village More, Taluka Vasai and District Palghar, within the limits of the Vasai Virar City Municipal Corporation. (Hereinafter referred as the said FSI of the said building).

I have investigated the title of the said N.A. Plot of land on the request of our client M/s. SHREE SAI JIVDANI DEVELOPERS LLP Through its Authorized partners Mr. Amit Vinodanand Mishra, and following documents have been carried out:-

1. DESCRIPTION OF THE PROPERTY:-

Immoveable property being a piece and parcel of Non-Agricultural land being FSI admeasuring 10687.03 Square metres (Built up area), pertaining to the Building No. 3, Wing B, to be constructed on N.A. Land bearing Survey No. 34/B, Hissa No. 6, Village Virar and Survey No. 78/B, Hissa No. 2 Village More, Taluka Vasai and District Palghar, within the limits of the Vasai Virar City Municipal Corporation.

2. The documents of allotment of plot :-

We have perused the following documents relating to said land:

- i) Copy of N.A. Order for conversion of Agricultural land into Non-Agricultural land vide its order bearing No. REV/K-1/T-1/NAP/VILLAGE MORE AND VIRAR- VASAI/SR-05/2014 dated 23.03.2015, issued by District Collector of Thane.

- ii) Copy of Registered Development Agreement dated 02.06.2023, duly registered in the Office of Sub-Registrar of Assurances at Vasai No. 5, under Document No. 8909/2023, dated 05.06.2023, executed by and between **M/s. VIVA Holdings** through its partners i) Shri. Siddharth Deepak Thakur and i) Shri. Mehul Deepak Thakur, ii) Shri. Rohan Jayendra Thakur, iii) Mrs. Priyanka Suchit Mahale Nee Ms Priyanka Jayendra Thakur, iv) Shri. Siddharth Deepak Thakur (Owners) and M/s. Shree Sai Jivdani Developers LLP (Developers), with respect to Building No. 3, Wing B, to be constructed on N.A. Land bearing Survey No. 34/B, Hissa No. 6, Village Virar and Survey No. 78/B, Hissa No. 2 Village More, Taluka Vasai and District Palghar, within the limits of the Vasai Virar City Municipal Corporation.
- iii) Copy of Revised Development Permission for construction of Residential with Shopline Buildings i.e. Building No. 3, wing "B", comprising (Gr+Stilt+Podium+21st storey), Building, on said land, vide its order bearing No. VVCMC/TP/RDP/VP-5568 & 5287/159/2024-25, dated 15.07.2024, issued by Vasai Virar City Municipal Corporation.
- iv) Copy of VVCMC Approved plan for construction of Residential with Shopline Buildings i.e. Building No. 3, wing "B", comprising (Gr+Stilt+Podium+21st storey), Building, on said land, vide its order bearing No. VVCMC/TP/AMEND/VP-5568 & 5287/159/2024-25, dated 15.07.2024, issued by Vasai Virar City Municipal Corporation.
- v) Copy of Supplementary Agreement of Limited Liability Partnership dated 04.12.2024 of M/s. Shree Sai Jivdani Developers LLP.
- vi) Copy of 7/12 Extract (Property Card).

3. 7/12 extract card Details:-

- i) 7/12 extract card dated 28.07.2022, issued by Talathi Office Virar, Taluka Vasai & District Palghar, with respect to land bearing Survey No. 34/B, Hissa No. 6, admeasuring H.85. 50R, equivalent to 8550 Square metres, Village Virar Taluka Vasai and District Palghar, & Survey No. 78/B, Hissa No. 2, admeasuring H. 199. 30 R, equivalent to 19930 Square metres, Village More, Taluka Vasai and District Palghar, within the limits of Vasai Virar City Municipal Corporation, belonging to **M/s. VIVA Holdings** through its partners i) Shri. Siddharth Deepak Thakur and i) Shri. Mehul Deepak Thakur, ii) Shri. Rohan Jayendra Thakur, iii) Mrs. Priyanka Suchit Mahale Nee Ms Priyanka Jayendra Thakur, iv) Shri. Siddharth Deepak Thakur.

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 1994 to 2025 through my searcher Mr. Rahul Jha for Non-Agricultural land being FSI admeasuring 10687.03 Square metres (Built up area), pertaining to the Building No. 3, Wing B, to be constructed on N.A. Land bearing Survey No. 34/B, Hissa No. 6, Village Virar and Survey No. 78/B, Hissa No. 2 Village More, Taluka Vasai and District Palghar, within the limits of the Vasai Virar City Municipal Corporation.

- 2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property viz. Non-Agricultural land being FSI admeasuring 10687.03 Square metres (Built up area), pertaining to the Building No. 3, Wing B, to be constructed on N.A. Land bearing Survey No. 34/B, Hissa No. 6, Village Virar and Survey No. 78/B, Hissa No. 2, Village More, Taluka Vasai and District Palghar, within the limits of the Vasai Virar City Municipal Corporation. I am of the opinion that the title of **M/s. SHREE SAI JIVDANI DEVELOPERS LLP Through its Authorized partners Mr. Amit Vinodanand Mishra**, is clear, marketable and without any encumbrances.

Owners of the land:-

M/s. VIVA Holdings through its partners i) Shri. Siddharth Deepak Thakur and i) Shri. Mehul Deepak Thakur, ii) Shri. Rohan Jayendra Thakur, iii) Mrs. Priyanka Suchit Mahale Nee Ms Priyanka Jayendra Thakur, iv) Shri. Siddharth Deepak Thakur, are the owner of the N.A. land bearing Survey No. 34/B, Hissa No. 6, admeasuring H.85. 50R, equivalent to 8550 Square metres, Village Virar Taluka Vasai and District Palghar, & Survey No. 78/B, Hissa No. 2, admeasuring H. 199. 30 R, equivalent to 19930 Square metres, Village More, Taluka Vasai and District Palghar, within the limits of Vasai Virar City Municipal Corporation.

- 3) The report reflecting the flow of the title of the Promoters **M/s. SHREE SAI JIVDANI DEVELOPERS LLP Through its Authorized partners Mr. Amit Vinodanand Mishra**, for FSI admeasuring 10687.03 Square metres (Built up area), pertaining to the Building No. 3, Wing B, to be constructed on N.A. Land bearing Survey No. 34/B, Hissa No. 6, Village Virar and Survey No. 78/B, Hissa No. 2 Village More, Taluka Vasai and District Palghar, within the limits of the Vasai Virar City Municipal Corporation is enclosed herewith as annexure- I.

Encl : Annexure- I.

Date: 25.01.2025

Shambhu

M. Jha

For SPS & Associates

Advocates

Digitally signed by Shambhu M. Jha
Date: 2025.01.28 14:05:14 +05'30'

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. Mr. Jawkin Victor Lopes and others were absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of Old Land bearing Survey No. 78, Hissa Nos. 1, 2, 4, 5, 8, 9, Survey No. 79, Hissa Nos. 1, 2, 4, 5, 6, 7, 8, 10, New Survey No. 78/B, Hissa No. 1 to 16, lying and being at Village More, Taluka Vasai, District Palghar, more particularly described in the Schedule hereunder written (hereinafter referred to as the "Said Land").
- B. One Mr. Sarang Rakeshkumar Wadhwan was absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of Old Land bearing Survey No. 192, Hissa Nos. 1, 3, Survey No. 193, New Survey No. 34B, Hissa No. 1 to 7, lying and being at Village Virar, Taluka Vasai, District Palghar, more particularly described in the Schedule hereunder written (hereinafter referred to as the "Said Land").
- C. The owners hereinabove had made an application to the Office of District Collector at Thane for conversion of Agricultural land into Non-Agricultural land and accordingly competent authority was pleased to issue permission for Non-Agricultural usage of the said land, vide its order bearing No. REV/K-1/T-1/NAP/VILLAGE MORE AND VIRAR- VASAI/SR-05/2014 dated 23.03.2015.
- D. By a Registered Sale Deed dated 18.03.2015, duly registered in the Office of Sub-Registrar of Assurances at Vasai No. 5, under Document No. 1524/2015, dated 19.03.2015, Mr. Jawkin Victor Lopes and others, have agreed to sold, conveyed and transferred the said land bearing Old Survey No. 78, Hissa Nos. 1, 2, 4, 5, 8, 9, Survey No. 79, Hissa Nos. 1, 2, 4, 5, 6, 7, 8, 10, New Survey No. 78/B, Hissa No. 1 to 16, lying and being at Village More, Taluka Vasai, District Palghar to and in favour of the M/s. Viva Holdings through its partners i) Shri. Siddharth Deepak Thakur and ii) Shri. Mehul Deepak Thakur, ii) Shri. Rohan Jayendra Thakur.
- E. By a Registered Sale Deed dated 29.03.2016, duly registered in the Office of Sub-Registrar of Assurances at Vasai No. 2, under Document No. 1975/2016, dated 29.03.2016, Mr. Sarang Rakeshkumar Wadhwan, had agreed to sold, conveyed and transferred the said land bearing Survey No. 192, Hissa Nos. 1, 3, Survey No. 193, New Survey No. 34B, Hissa No. 1 to 7, lying and being at Village Virar, Taluka Vasai,

District Palghar to and in favour of the M/s. Viva Holdings through its partners i) Shri. Siddharth Deepak Thakur and i) Shri. Mehul Deepak Thakur, ii) Shri. Rohan Jayendra Thakur.

- F. The Taluka Inspector land record Vasai, vide its order bearing No. BHUMAPAN/MOUJE- VIRAR/A.T.B.N/917/2018, Javak No. 1103, dated 13.06.2016 alongwith the Tahsildar Order No. MASHA/K-1/T-2-HAKKANOND/KV-5875/2018, dated 23.08.2018 and as per the Kami Jasta Patrak the land bearing Survey No. 78/2, the area that has been transformed must be replaced by a new 7/12 extract and as per said Akarphod patrak the old 7/12 extract was closed and new pot hissa are made as Survey No. 78/B, Hissa No. 2.
- G. In the premises aforesaid **M/s. VIVA Holdings** through its partners i) Shri. Siddharth Deepak Thakur and i) Shri. Mehul Deepak Thakur, ii) Shri. Rohan Jayendra Thakur, iii) Mrs. Priyanka Suchit Mahale Nee Ms Priyanka Jayendra Thakur, iv) Shri. Siddharth Deepak Thakur, became the owners of the N.A. land bearing Survey No. 34/B, Hissa No. 6, admeasuring H.85. 50R, equivalent to 8550 Square metres, Village Virar Taluka Vasai and District Palghar, & Survey No. 78/B, Hissa No. 2, admeasuring H. 199. 30 R, equivalent to 19930 Square metres, Village More, Taluka Vasai and District Palghar, within the limits of Vasai Virar City Municipal Corporation
- H. In the premises aforesaid, the Owners is entitled to construct the said buildings either on its own or through any other person or persons.
- I. Thereafter by a Registered Development Agreement dated 02.06.2023, duly registered in the Office of Sub-Registrar of Assurances at Vasai No. 5, under Document No. 8909/2023, dated 05.06.2023, executed by and between **M/s. VIVA Holdings** through its partners i) Shri. Siddharth Deepak Thakur and i) Shri. Mehul Deepak Thakur, ii) Shri. Rohan Jayendra Thakur, iii) Mrs. Priyanka Suchit Mahale Nee Ms Priyanka Jayendra Thakur, iv) Shri. Siddharth Deepak Thakur (Owners) and M/s. Shree Sai Jivdani Developers LLP (Developers), with respect to Building No. 3, Wing B, FSI admeasuring 10687.03 Square metres (Built up area), to be constructed on N.A. Land bearing Survey No. 34/B, Hissa No. 6, Village Virar and Survey No. 78/B, Hissa No. 2 Village More, Taluka Vasai and District Palghar, within the limits of the Vasai Virar City Municipal Corporation.
- J. The Vasai Virar City Municipal Corporation have issued Revised Development Permission for construction of Residential with Shopline Buildings i.e. Building No. 3, wing "B", comprising (Gr+Stilt+Podium+21st storey), Building, on said land, vide its order bearing No. VVCMC/TP/RDP/VP-5568 & 5287/159/2024-25, dated 15.07.2024.

K. The Vasai Virar City Municipal Corporation have issued VVCMC Approved plan for construction of Residential with Shopline Buildings i.e. Building No. 3, wing "B", comprising (Gr+Stilt+Podium+21st storey), Building, on said land, vide its order bearing No. VVCMC/TP/AMEND/VP-5568 & 5287/159/2024-25, dated 15.07.2024.



- i) 7/12 extract as on date of application for Registration -
- ii) Mutation Entry No. Upto date
- iii) Search Report for 30 years from 1994 to 2025 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/Developers M/s. SHREE SAI JIVDANI DEVELOPERS LLP Through its Authorized partners Mr. Amit Vinodanand Mishra, in respect of the property viz FSI admeasuring 10687.03 Square metres (Built up area), pertaining to the Building No. 3, Wing B, to be constructed on N.A. Land bearing Survey No. 34/B, Hissa No. 6, Village Virar and Survey No. 78/B, Hissa No. 2 Village More, Taluka Vasai and District Palghar, within the limits of the Vasai Virar City Municipal Corporation, is clear, marketable, free from encumbrances and reasonable doubts.

Date:25.01.2025

Shambhu M. Jha
Digitally signed
by Shambhu M.
Jha
Date: 2025.01.28
14:06:35 +05'30'

For SPS & Associates

Advocates

RAHUL D. JHA
Search Clerk

Shop No. 44, Ostwal Nagari Chs Ltd, Next to Central Park, Near Sai Baba mandir, Nallasopara (East),
District Palghar 401209, Mob : 7021611363, Email : rahuldjha@gmail.com

Date: 25.01.2025

SEARCH REPORT:

Ref: Search Report in respect of Non-Agricultural land bearing FSI admeasuring 10687.03 Square metres (Built up area), pertaining to the Building No. 3, Wing B, to be constructed on N.A. Land bearing Survey No. 34/B, Hissa No. 6, Village Virar and Survey No. 78/B, Hissa No. 2 Village More, Taluka Vasai and District Palghar, within the limits of the Vasai Virar City Municipal Corporation.

THIS IS TO CERTIFY THAT I have taken search in the Office of Sub-Registrar Vasai for the period of 30 years from 1994 to 2025 upto date. The details year wise is given below:-

YEAR		YEAR		YEAR	
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 Registered Sale Deed dated 18.03.2015, duly registered in the Office of Sub-Registrar of Assurances at Vasai No. 5, under Document No. 1524/2015, dated 19.03.2015, Mr. Jawkin Victor Lopes and others, have agreed to sold, conveyed and transferred the said land bearing Old Survey No. 78, Hissa Nos. 1, 2, 4, 5, 8, 9, Survey No. 79, Hissa Nos. 1, 2, 4, 5, 6, 7, 8, 10, New Survey No. 78/B, Hissa No. 1 to 16, lying and being at Village More, Taluka Vasai, District Palghar to and in favour of the M/s. Viva Holdings through its partners i) Shri. Siddharth Deepak Thakur and ii) Shri. Mehul Deepak Thakur, ii) Shri. Rohan Jayendra Thakur.



2016 Registered Sale Deed dated 29.03.2016, duly registered in the Office of Sub-Registrar of Assurances at Vasai No. 2, under Document No. 1975/2016, dated 29.03.2016, Mr. Sarang Rakeshkumar Wadhwan, had agreed to sold, conveyed and transferred the said land bearing Survey No. 192, Hissa Nos. 1, 3, Survey No. 193, New Survey No. 34B, Hissa No. 1 to 7, lying and being at Village Virar, Taluka Vasai, District Palghar to and in favour of the M/s. Viva Holdings through its partners i) Shri. Siddharth Deepak Thakur and i) Shri. Mehul Deepak Thakur, ii) Shri. Rohan Jayendra Thakur.

2017	NIL	2018	NIL	2019	NIL
2020	NIL	221	NIL	2022	NIL

2023 Registered Development Agreement dated 02.06.2023, duly registered in the Office of Sub-Registrar of Assurances at Vasai No. 5, under Document No. 8909/2023, dated 05.06.2023, executed by and between **M/s. VIVA Holdings** through its partners i) Shri. Siddharth Deepak Thakur and i) Shri. Mehul Deepak Thakur, ii) Shri. Rohan Jayendra Thakur, iii) Mrs. Priyanka Suchit Mahale Nee Ms Priyanka Jayendra Thakur, iv) Shri. Siddharth Deepak Thakur (Owners) and M/s. Shree Sai Jivdani Developers LLP (Developers), with respect to Building No. 3, Wing B, FSI admeasuring 10687.03 Square metres (Built up area), to be constructed on N.A. Land bearing Survey No. 34/B, Hissa No. 6, Village Virar and Survey No. 78/B, Hissa No. 2 Village More, Taluka Vasai and District Palghar, within the limits of the Vasai Virar City Municipal Corporation.

2024	NIL	2025	NIL (Upto date).
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Subject to what is stated hereinabove, we are of the opinion that the Search of M/s. SHREE SAI JIVDANI DEVELOPERS LLP Through its Authorized partners Mr. Amit Vinodanand Mishra, in respect of the property viz FSI admeasuring 10687.03 Square metres (Built up area), pertaining to the Building No. 3, Wing B, to be constructed on N.A. Land bearing Survey No. 34/B, Hissa No. 6, Village Virar and Survey No. 78/B, Hissa No. 2 Village More, Taluka Vasai and District Palghar, within the limits of the Vasai Virar City Municipal Corporation, is clear, marketable, free from encumbrances and reasonable doubts.

Remarks:

Above Search Report is subject to Records at Sub-Registrar's Office, in torn/mutilated/not filed/available, for several periods/years.

*NIL subject to mutilated record and torned pages.


RAHUL D. JHA
 SEARCH CLERK