

ADVOCATE



ADV.SUNIL D. PAL
ADVOCATE HIGH COURT
B.A. LLB.

Off : Shop No. 4, Jivdani Plaza, Opp. Rohit Niwas, Nr. Sai Sagar Hall, Nallasopara (E),
Tal. Vasai, Dist. Palghar, Pin - 401209. E - Mail : advsunilpal155@gmail.com, Mob.
9960740022/9324730022

Date : 04/04/2024

FORMAT-A

(Circular No. 28/2021)

To,

The MahaRERA

Bandra (East) Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect OF **Residential with Shopline Building No.9, Wing "A", having Ground +20th Upper Floor in Sector V**, to be constructed on some portion of said land bearing Survey No.85, Hissa No.10, Project Area admeasuring **772.24 Sq. Mtrs.**, Assessment of **Rs.430.00 Paise**, lying being and situated at Village - **GOKHIWARE**, Taluka - Vasai, District Palghar.

I have investigated the title of the said N.A. Plot of land on the request of **M/S. RADHA KRISHNA ENTERPRISES** and following documents have been carried out:



...2...

DESCRIPTION OF THE PROPERTY:

A piece and parcel of Non-Agricultural land **Residential with Shopline Building No.9, Wing "A", having Ground +20th Upper Floor in Sector V**, to be constructed on some portion of said land bearing Survey No.85, Hissa No.10, Area admeasuring **772.24 Sq. Mtrs.**, Assessment of **Rs.430.00 Paise**, lying being and situated at Village - **GOKHIWARE**, Taluka - Vasai, District Palghar.

2. The documents of allotment of plot :

We have searched the following documents relating to said land:

- i) Agreement dated 31/12/2009 which was duly registered under serial No. 4771/2010, dated 29/03/2010, at Vasai 2.
- ii) Conveyance Deed dated 27/03/2010 which was duly registered under serial No. 4773/2010, dated 29/03/2010, at Vasai 2.
- iii) Confirmation Deed dated 08/07/2022 which was duly registered under serial No. 10801/2022, dated 19/07/2022, at Vasai 5.
- iv) Commencement Certificate issued by Vasai Virar City Municipal Corporation by its order No. VVCMC/TP/RDP/VP-329,0815&0509/241/2022-23, dated 29/07/2022.
- v) Agreement for sale dated 02/05/2023 which was duly registered under serial No. 6709/2023, dated 02/05/2023, at Vasai V.
- vi) Agreement for sale dated 11/08/2023 which was duly registered under serial No. 4033/2023, dated 11/08/2023, at Vasai VI.



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VVCMC has granted Revised Development Permission No. VVCMC/TP/CC/VP0329, 0815 & 0509/250/2023-24, dated 31/01/2024 on the terms and conditions mentioned therein.

- vii) Development agreement dated 29/03/2024 which was duly registered under serial No. 6317/2024, dated 29/03/2024, at Vasai III.

3. 7/12 extract card Details:

- i) 7/12 extract issued by Talathi Gokhiware, Taluka Vasai & District Palghar, mutation entry no 3758, stands to the name of Land owner.

4. Search report for 30 years from 1995 till 2024:

- a. Whereas original land owners MR. ANIL RAMCHANDRA GUPTA AND M/S. RASHMI AMEYA DEVELOPERS HOUSING AND ESTATE REALTORS PVT. LTD. & M/S. SAI SAI RYDAM REALTORS PRIVATE LIMITED, are the OWNERS 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. 62, Hissa No. 1 and 7; Survey No. 63 Hissa No. 2/1, 2/2 and 3; Survey No. 64 Hissa No. 1, 2 and 3; Survey No. 65; Survey No. 68 Hissa No. 1, 2 and 3; Survey No. 69 Hissa No. 1, 2, 3, 4 and 5; Survey No. 72; Survey No. 73; Survey No. 75 Hissa No. 1, 2/1, 2/2, 3, 4, 5 and 7; Survey No. 76; Survey No. 77 Hissa No. 2,3,4,5,6 and 7; Survey No. 81 Hissa No. 5, 6, 8, 9, 13, 14, 16, 18, 22 and 23; Survey No. 82 Hissa No. 5, 7, 8/1 and 9; Survey No. 83 Hissa No. 1/pt.; Survey No. 84 Hissa No. 3, 4 6/pt., 7/pt., 8, 10 and 11; Survey No. 85 Hissa No. 3B, 9, 10 and 12; Survey No. 87



...4...

Hissa No. 1, 2 and 4; Survey No. 88 Hissa No. 1A, 1B, 2A, 2B, 3 and 7; Survey No. 88 Hissa No. 1A, 1B, 2A and 2B; Survey No. 89 Hissa No. 1, Survey No. 271, Survey No. 272, Survey No. 273, Survey No. 274 Hissa No. 1, 2 and 3; Survey No. 275 Hissa No. 1 and 2; Survey No. 276 Hissa No. 1, 2, 3 and 4; Survey No. 277 Hissa No. 2 and 3; Survey No. 278 Hissa No. 1, 2 and 3; Survey No. 279 Hissa No.1; Survey No. 280 Hissa No. 1, 2, 3, 4 and 5 of Village Gokhivare, Taluka Vasai, District Palghar, (hereinafter referred to as the "said Larger Property")

Owner Of The Land - Mr. Anil Ramchandra Gupta

1. FSI Owner - M/S. NINE GALAXY BUILDERS & DEVELOPERS

2. Developer Of The Project - M/S. Radha Krishna Enterprises

The report reflecting the flow of the title of the **Mr. Anil Ramchandra Gupta** on the said land is enclosed herewith as annexure.

Encl. Annexure.

Dated-


SUNIL D. PAL
B.A.L.L.B.
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Shop No. 4, Jivdani Plaza, Near Sai
Sagar Hall, Achole Road, Nallasopara (E),
Tal. Vasai, Dist. Thane - 401 200

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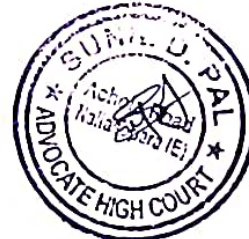
ANNEXURE-I

FORMAT- A

FLOW OF THE TITLE OF THE SAID LAND

On the aforesaid documents and revenue records it reveals that:

1. By and under diverse registered Conveyance Deeds/Sale Deed, the Vendors 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. 62, Hissa No. 1 and 7; Survey No. 63 Hissa No. 2/1, 2/2 and 3; Survey No. 64 Hissa No. 1, 2 and 3; Survey No. 65; Survey No. 68 Hissa No. 1, 2 and 3; Survey No. 69 Hissa No. 1, 2, 3, 4 and 5; Survey No. 72; Survey No. 73; Survey No. 75 Hissa No. 1, 2/1, 2/2, 3, 4, 5 and 7; Survey No. 76; Survey No. 77 Hissa No. 2,3,4,5,6 and 7; Survey No. 81 Hissa No. 5, 6, 8, 9, 13, 14, 16, 18, 22 and 23; Survey No. 82 Hissa No. 5, 7, 8/1 and 9; Survey No. 83 Hissa No. 1/pt.; Survey No. 84 Hissa No. 3, 4 6/pt., 7/pt., 8, 10 and 11; Survey No. 85 Hissa No. 3B, 9, 10 and 12; Survey No. 87 Hissa No. 1, 2 and 4; Survey No. 88 Hissa No. 1A, 1B, 2A, 2B, 3 and 7; Survey No. 88 Hissa No. 1A, 1B, 2A and 2B; Survey No. 89 Hissa No. 1, Survey No. 271, Survey No. 272, Survey No. 273, Survey No. 274 Hissa No. 1, 2 and 3; Survey No. 275 Hissa No. 1 and 2; Survey No. 276 Hissa No. 1, 2, 3 and 4; Survey No. 277 Hissa No. 2 and 3; Survey No. 278 Hissa No. 1, 2 and 3; Survey No. 279 Hissa No.1; Survey No. 280 Hissa No. 1, 2, 3, 4 and 5 of Village Gokhivare, Taluka Vasai, District Palghar, (hereinafter referred to as the "said Larger Property").



...2...

2. The Vendors have jointly 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). The project of joint development of the said Larger Property by the Vendors.
3. Pursuant thereto the Vendors have obtained the following sanctions, permissions, approvals, clearances, etc from the competent authorities in respect of the said Larger Property (including the Property):
4. VVCMC has granted Commencement Certificate bearing VVCMC/TP/CC/VP-0329,0815,0509/1065/2012-13 dated 10th July 2012 on the terms and conditions mentioned therein.
5. VVCMC has granted Revised Development Permission No.VVCMC/TP/RDP/VP-0329,0815&0509/0223/2013-14 dated 25th July 2013 on the terms and conditions mentioned therein.
6. Ministry of Environment and Forest (MOEF) has vide MOEF letter No. SEAC-2013/CR-198/TC-1 dated 31st May 2014 granted environment clearance on the terms and conditions mentioned therein.
7. VVCMC has granted Revised Development Permission No.VVCMC/TP/RDP/VP-0329,0815 & 0509/0189/2014-15 dated 15th November 2014 on the terms and conditions mentioned therein.
8. VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329,0815&0509/120/2015-16, dated 20th July 2015 on the terms and conditions mentioned therein.
9. Maharashtra Coastal Zone Management Authority (MCZMA) have vide their letter bearing No. CRZ 2015/CR 244/ TC-4 dated 12th January 2016 recommended certain terms and conditions for the Development of certain portions of the said Larger Property.
10. State Level Environment Impact Assessment Authority has vide its letter bearing No. SEAC 2016/CR 366/ TC1 dated 6th January 2017, granted amendment in environment clearance in respect of the said Larger Property on the terms and conditions mentioned therein.



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...3...

11. Maharashtra Pollution Control Board vide its consent order No. Format 1.0/BO/CAC-Cell/UAN No.00000 22009/CO/ CC/80/000907 dated 22nd January 2018 granted consent on the terms and conditions mentioned therein.
12. Ministry of Environment, Forest and Climate Change (Wildlife Division) vide its letter bearing No. F. No. 6-87/2018 WL dated 29th June 2018 granted clearance on the terms and conditions mentioned therein.
13. VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329,0815&0509/123/2018-19 dated 12th October 2018 on the terms and conditions mentioned therein.
14. VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/0196/2019-20 dated 18th November 2019 on the terms and conditions mentioned therein.
15. VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/0367/2019-20 dated 23rd March 2020 on the terms and conditions mentioned therein.



...4...

16. VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/29/2020-21 dated 28th October 2020 on the terms and conditions mentioned therein.
17. VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/147/2021/22 dated 31/05/2021 on the terms and conditions mentioned therein.
18. VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/ VP-0329, 0815 & 0509/363/2021-22 dated 12th August 2021 on the terms and conditions mentioned therein.
19. VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/ VP-0329, 0815 & 0509/525/2021-22 dated 13th October 2021 on the terms and conditions mentioned therein.
20. State Level Environment Impact Assessment Authority has vide its letter bearing No. SIA/MH/MIS/50545/2019, dated 9th December 2021, granted environment clearance in respect of the said Larger Property on the terms and conditions mentioned therein;
21. VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/772/2021-22 dated 03rd January 2022 on the terms and conditions mentioned therein.
22. VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/241/2022-23, dated 29th July 2022 on the terms and conditions mentioned therein.



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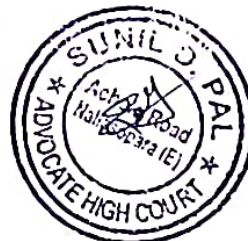
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...5...

23. VVCMC has granted Revised Development Permission No. VVCMC/TP/CC/VP-0329, 0815 & 0509/250/2023-24, dated 31/01/2024 on the terms and conditions mentioned therein.

- a. The N. A. Permission has granted by The Collector Office Palghar in respect of the land bearing Survey No.85/10, 85/12, 87/2/A, 87/3 vide their N. A. Order No.MAHSUL/K1/T1/JAMINBAB1/KAVI-SR125/2019dated 16/02/2019.
- b. Maharashtra Coastal Zone Management Authority (MCZMA) have vide their letter bearing No. CRZ 2015/CR 244/ TC-4 dated 12th January 2016 recommended certain terms and conditions for the development of certain portions of the said Larger Property;
- c. State Level Environment Impact Assessment Authority has vide its letter bearing No. SEAC 2016/CR 366/ TC1 dated 6th January 2017, granted amendment in environment clearance in respect of the said Larger Property on the terms and conditions mentioned therein;
- d. Maharashtra Pollution Control Board vide its consent order No. Format1.0/B O /C A C - Cell/U A N No .0000022009/C O/C C/ 80/000907 dated 22nd January 2018 granted consent on the terms and conditions mentioned therein.
- e. Ministry of Environment, Forest and Climate Change (Wildlife Division) vide its letter bearing No. F. No. 6-87/2018 WL dated 29th June 2018 granted clearance on the terms and conditions mentioned therein;



...6...

- f. VVCMC has granted Revised Development Permission No.VVCMC/TP/RDP/ VP-329,815&509/123/2018-19 dated 12th October 2018 on the terms and conditions mentioned therein;
 - g. The N. A. Permission & Conversation Tax has granted by The Tahasildar Vasai in respect of the land bearing Survey No.76, vide their Order No. MAHSUL/K-1/T-1/JAMINBAB1/KAVI/SR-64/2019 dated 24th January, 2019
 - h. VVCMC has granted Revised Development Permission No. VVCMC/TP/RDP/VP-0329, 0815 & 0509/0196/2019-20 dated 18th November 2019 on the terms and conditions mentioned therein.
 - i. VVCMC has granted Revised Development Permission No. VVCMC/ TP/RDP/ VP-0329, 815 & 509/367/2019-20 dated 23rd March 2020 on the terms and conditions mentioned therein.
 - j. VVCMC has granted Revised Development Permission No. VVCMC/ TP/RDP/ VP-0329, 815 &0509/772/2021-22 dated 3rd January, 2022 on the terms and conditions mentioned therein.
- ii. WHEREAS By and way of Registered Agreement for Sale dated 02/05/2023 bearing Registration No. **Vasai-V-6709-2023** dated **02/05/2023**, the said Mr. Anil Ramchandra Gupta, M/s. Rashmi Ameya Developers Housing & Estate Realtors Private Limited, M/s. Sai Rydam Realtors Private Limited allowed the said Purchasers i.e. owners herein to Sells, assures, grant, assign and transfer **FSI area admeasuring 3970.83 sq. mtrs. Built-up area (excluding Fire Staircases, Society Office/s, Meter Room/s etc.) in Wing 'A' having Ground +23rd Upper Floor of Residential with Shopline Building No.9 in Sector No. "V" (as per revised amendment plan) to be constructed on portion of said land bearing Survey No.85, Hissa No.10, Area admeasuring 4300.00 Sq. Mtrs., Assessment of Rs.430.00 Paise, lying, being and situated at Village - **GOKHIWARE**, Taluka - Vasai, District - Palghar, within the area of Sub-Registrar VASAI, Purchaser **M/S. NINE GALAXY BUILDERS & DEVELOPERS**,**



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...7...

had agreed to acquire from M/s. Rashmi Ameya Developers Housing & Estate Realtors Private Limited & others the same as per the terms set out therein.

WHEREAS by Development agreement dated 29/03/2024, **M/S. NINE GALAXY BUILDERS & DEVELOPERS**, has granted development right to construct FSI area admeasuring 3878.61 sq. mtrs. Built-up area Residential with Shopline Building No.9, Wing "A", having Ground +20th Upper Floor in Sector V, FSI area admeasuring 3878.61 sq. mtrs Built-up area (excluding Fire Staircases, Society Office/s, Meter Room/s etc.) to be constructed on some portion of said land bearing Survey No.85, Hissa No.10, Area admeasuring 4300.00 Sq. Mtrs., Assessment of Rs.430.00 Paise, lying being and situated at Village - **GOKHIWARE**, Taluka - Vasai, District Palghar. to **M/S. RADHA KRISHNA ENTERPRISES**.

Dated _____

SIGNATURE

SUNIL D. PAL
B.A.L.L.B.
ADVOCATE HIGH COURT
Shop No. 4, Jivdani Plaza, Near Sai
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SEARCH REPORT

Search report in respect of FSI area admeasuring 3878.61 sq. mtrs. Built-up area Residential with Shopline Building No.9, Wing "A", having Ground +20th Upper Floor in Sector V, FSI area admeasuring 3878.61 sq. mtrs Built-up area (excluding Fire Staircases, Society Office/s, Meter Room/s etc.) to be constructed on some portion of said land bearing Survey No.85, Hissa No.10, Area admeasuring 4300.00 Sq. Mtrs., Assessment of Rs.430.00 Paise, lying being and situated at Village - **GOKHIWARE**, Taluka - Vasai, District Palghar.

YEAR	ENTRY (INDEX - 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



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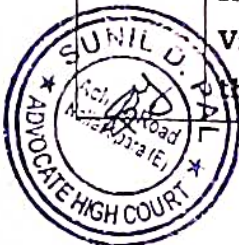


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2005	NIL
2006	NIL
2007	NIL
2008	NIL
2009	NIL
2010	ENTRY NO. 01 - By Agreement dated 31/12/2009, MR. Anil Ramchandra Gupta, Through its Power of Attorney Holder Amol Patil has purchased a land bearing its S.No. 85 H.No. 10, adm. About 0-41-5 Hec.Aar. Pot Kharaba 0-01-5, and S.No. 85 H.No. 12, adm. About 0-02-5 Hec.Aar. from the owner SMT. Lucy Pascol Perera, which is duly registered at sub Registrar of assurance at Vasai-2, under its Registration No. 4771/2010, lying and being situate at Village - Gokhiware, Taluka - Vasai, Dist - Palghar. within the Limits of Vasai Virar City Municipal Corporation, ENTRY NO. 02 - By Conveyance Deed dated 27/03/2010, MR. Anil Ramchandra Gupta, Through its Power of Attorney Holder Amol Patil has purchased a land bearing its S.No. 85 H.No. 10, adm. About 0-41-5 Hec.Aar. Pot Kharaba 0-01-5, from the owner SMT. Lucy Pascol Perera, which is duly registered at sub Registrar of assurance at Vasai-2, under its Registration No. 4773/2010, lying and being situate at Village - Gokhiware, Taluka - Vasai, Dist - Palghar. within the Limits of Vasai Virar City Municipal Corporation,



2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018	NIL
2019	NIL
2020	NIL
2021	NIL
2022	ENTRY - 1 WHEREAS by Confirmation Deed dated 08/07/2022, 1. Mr. Sebestine Joseph Perera, 2. Smt. Dumibai Bernath Colaso, 3. Mr. Inas Dominic Lopes, 4. Mrs. Jebubai Alias Izabel Martin Lopes, 5. Mr. Lord John Perera, have confirms the said agreement dated 27/03/2010, which is duly registered at sub registrar of assurance at Vasai-2, under its Serial No. 4773/2010, and Document No. 5596/2010, dated 10/04/2010, which is registered at Vasai-2. of a land bearing its S. No. 85 H. No. 10, adm. About 0-41-5 Hec.Aar. Pot Kharaba 0-01-5, in favour of Mr. Anil Ramchandra Gupta.
2023	a. Entry - WHEREAS By and way of Registered Agreement for Sale dated 02/05/2023 bearing Registration No. Vasai-V-6709-2023 dated 02/05/2023, the said Mr. Anil Ramchandra Gupta, M/s. Rashmi Ameya Developers Housing & Estate Realtors Private Limited, M/s. Sai Rydam Realtors Private Limited allowed the said Purchasers i.e. owners herein to Sells, assures, grant, assign and transfer FSI area admeasuring 3970.83 sq. mtrs. Built-up area (excluding Fire Staircases, Society Office/s, Meter Room/s etc.) in Wing 'A' having



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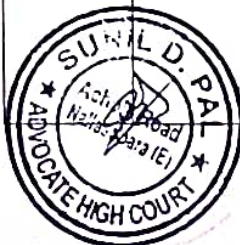
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Ground +23rd Upper Floor of Residential with Shopline Building No.9 in Sector No. "V" (as per revised amendment plan) to be constructed on portion of said land bearing Survey No.85, Hissa No.10, Area admeasuring 4300.00 Sq. Mtrs., Assessment of Rs.430.00 Paise, lying, being and situated at Village - GOKHIWARE, Taluka - Vasai, District - Palghar, within the area of Sub-Registrar VASAI and Purchaser **M/S. NINE GALAXY BUILDERS & DEVELOPERS**, had agreed to acquire from M/s. Rashmi Ameya Developers Housing & Estate Realtors Private Limited & others the same as per the terms set out therein.

- b. WHEREAS By and way of Registered Agreement for Sale dated 11/08/2023 bearing Registration No. **Vasai-VI-4033-2023** dated 11/08/2023, the said Mr. Anil Ramchandra Gupta, M/s. Rashmi Ameya Developers Housing & Estate Realtors Private Limited, M/s. Sai Rydam Realtors Private Limited allowed the said Purchasers i.e. owners herein to Sells, assures, grant, assign and transfer FSI area admeasuring 7243.89 sq. mtrs. Built-up area in Wing 'B' having Ground +23rd Upper Floor of Residential with Shopline Building No.10 in Sector No. "V" (as per revised amendment plan)



	to be constructed on portion of said land bearing Survey No.85, Hissa No.10, Area admeasuring 4300.00 Sq. Mtrs., Assessment of Rs.430.00 Paise, lying, being and situated at Village - GOKHIWARE, Taluka - Vasai, District - Palghar, within the area of Sub-Registrar VASAI and Purchaser M/S. NINE GALAXY BUILDERS & DEVELOPERS, had agreed to acquire from M/s. Rashmi Ameya Developers Housing & Estate Realtors Private Limited & others the same as per the terms set out therein.
2024	Entry- WHEREAS by Development agreement dated 29/03/2024, M/S. NINE GALAXY BUILDERS & DEVELOPERS, has granted development right to construct FSI area admeasuring 3878.61 sq. mtrs. Built-up area Residential with Shopline Building No.9, Wing "A", having Ground +20 th Upper Floor in Sector V, FSI area admeasuring 3878.61 sq. mtrs Built-up area (excluding Fire Staircases, Society Office/s, Meter Room/s etc.) to be constructed on some portion of said land bearing Survey No.85, Hissa No.10, Area admeasuring 4300.00 Sq. Mtrs., Assessment of Rs.430.00 Paise, lying being and situated at Village - GOKHIWARE, Taluka - Vasai, District Palghar. to M/S. RADHA KRISHNA ENTERPRISES.

7/12 extract as on date of application for Registration 03/08/2019

Mutation Entry No. 3758.

Search Report for 30 years from 1995 to 2024 which is paid by Government
Challan bearing its G.R.N. No. MH018397361202324E,

Any other relevant title. No.

Litigation if any.



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There is No Litigations on the said plot

Subject to what is stated hereinabove, we are of the opinion that the title of Promoter/Developer **M/S. RADHA KRISHNA ENTERPRISES**, in respect of the captioned property is clear, marketable, free from encumbrances.

Date: 04/04/2024

SUNIL D. PAL
B.A.L.L.B.
ADVOCATE HIGH COURT
Shop No. 4, Jivdani Plaza, Near Sai
Sagar Hall, Achole Road, Nallasopara (E),
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