



Date : 03/10/2023

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land bearing Survey No.275, Hissa No.1, Area admeasuring 13200.00 Sq. Mtrs, Survey No.275, Hissa No.2, Area admeasuring 6470.00 Sq. Mtrs., Survey No.276, Hissa No.1, Area admeasuring 8800.00 Sq. Mtrs, Survey No.276, Hissa No.2, Area admeasuring 2780.00 Sq. Mtrs., Survey No.276, Hissa No.3, Area admeasuring 2780.00 Sq. Mtrs. and Survey No.276, Hissa No.4, Area admeasuring 8350.00 Sq. Mtrs out of that area admeasuring **9270 Sq. mtrs** required for developing the project lying, being and situated at Gokhiware Taluka Vasai District Palghar (hereinafter referred as the "said plot").

I have investigated the title of the said plot on the request of **M/s. Shreenath Realtors** and following documents i.e.: -

- 1) Description of the property.
- 2) Supplementary Agreement dated 06/09/2022, bearing registration no. **Vasai-2/15038/2022**.
- 3) 7 /12 extract issued by Talathi Saja : Gokhivare, Taluka Vasai, District : Palghar Dated : **06/09/2022**.
- 4) Search report for 78 years from 1945 till October, 2023

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. RASHMI**



Date : 03/10/2023

AMEYA DEVELOPERS HOUSING AND ESTATE REALTORS PVT. LTD. and M/s. SAI RYDAM REALTORS PVT. LTD as the Owners and M/s. SHREENATH REALTORS as the Developers is clear, marketable and without any encumbrances.

Owners of the land:

- 1) **M/s. RASHMI AMEYA DEVELOPERS HOUSING AND ESTATE REALTORS PVT. LTD;** Land bearing Survey No.275, Hissa No.1, Area admeasuring 13200.00 Sq. Mtrs. (herein after referred to as the "**said Land No.1**"), Survey No.275, Hissa No.2, Area admeasuring 6470.00 Sq. Mtrs. (herein after referred to as the "**said Land No.2**"), Survey No.276, Hissa No.1, Area admeasuring 8800.00 Sq. Mtrs, (herein after referred to as the "**said Land No.3**") Survey No.276, Hissa No.2, Area admeasuring 2780.00 Sq. Mtrs(herein after referred to as the "**said Land No.4**"), Survey No.276, Hissa No.3, Area admeasuring 2780.00 Sq. Mtrs. (herein after referred to as the "**said Land No.5**") lying, being and situated at Gokhivare Taluka Vasai District Palghar.
- 2) **M/s. SAI RYDAM REALTORS PVT. LTD:** Land bearing Survey No.276, Hissa No.4, Area adneasuring 8350.00 Sq. Mtrs (herein after referred to as the "**said Land No.6**") lying, being and situated at Gokhivare Taluka Vasai District Palghar.

Developers of the land:

M/s. SHREENATH REALTORS ; Survey No.275, Hissa No.1, Area admeasuring 13200.00 Sq. Mtrs, Survey No.275, Hissa No.2, Area admeasuring 6470.00 Sq. Mtrs., Survey No.276, Hissa No.1, Area admeasuring 8800.00 Sq. Mtrs, Survey No.276, Hissa No.2, Area admeasuring 2780.00 Sq. Mtrs., Survey No.276, Hissa No.3, Area admeasuring 2780.00 Sq. Mtrs. and Survey No.276, Hissa No.4, Area adrneasuring 8350.00 Sq. Mtrs out of that area admeasuring **9270 Sq. mtrs** required for developing



Date : 03/10/2023

the project lying, being and situated at Gokhivare Taluka Vasai District Palghar.
(referred to as the "said Plot")

The report reflecting the flow of the title of the M/s. RASHMI AMEYA DEVELOPERS HOUSING AND ESTATE REALTORS PVT. LTD. and M/s. SAI RYDAM REALTORS PVT. LTD as the Owners and M/s. SHREENATH REALTORS as the Developer on the said Plot is enclosed herewith as annexure.

Encl : Annexure.

Date : 03/10/2023





Date : 03/10/2023

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) Search report for 78 years from 1945 - October, 2023.
- 2) As per Mutation Entry No.513, Dated 25/10/1945, Atmaram Manordas Shah, died intestate on 08/09/1945 leaving behind his legal heirs 1] Punamchand Atmaram Shah, 2] Bipinchand Atmaram Shah and 3] Kusumlata Atmaram Shah. Their names were inserted on the records of rights. The said Mutation Entry has been passed in respect of Survey No.275/ 1.
- 3) As per Mutation Entry No.706, Dated 10/11/1956, by a Conveyance Deed dated 07/04/1926, Shri. Duming Pavlu Lop purchased the Said Land No.2 from 1] Punamchand Atmaram Shah, 2] Bipinchand Atmaram Shah, 3] Kusumlata Atmaram Shah, for consideration price of Rs. 550/-. The said Mutation Entry has been passed in respect of Survey No.275/2.
- 4) As per Mutation Entry No.872, dated 06/08/1959, as per the Oral Partition and Statement given by Mr. Punamchand Atmaram Shah the said Land No.1 recorded in the name of Mr. Bipin Atmaram Shah. The said Mutation Entry has been passed in respect of Survey No.275/ 1.
- 5) As per Mutation Entry No.998, dated 05/04/1963, as per order issued by Hon'ble Agricultural land Judiciary & Mamledar Vasai, under section 32G of The Bombay Tenancy and Agricultural Land Act bearing No.2025, dt.07/03/ 1963, the said land No.5 was purchased by tenant Shantaram Ganpat Jadhav from the land owners Mr. Bipin Atmaram Shah for the total consideration of Rs.540/-



Date : 03/10/2023

alongwith interest thereon. The purchase of the said lands was subject to section 43 of the Tenancy Act and therefore the aforesaid lands were also subject to "Restricted Tenure" therefore said certification had been made in the 7/ 12 extract. As the purchaser protected Tenant was in actual possession their names were inserted in the records of rights as possessor and their names were deleted from the others rights column. The original owner's sale consideration amount is shown as charge in other rights column. The said Mutation Entry has been passed in respect of Survey No.276/3.

- 6) As per Mutation Entry No.1070, dated 26/01/1964, as per order issued by Hon'ble Agricultural land Judiciary & Addl. Mamledar Vasai, under section 32G of The Bombay Tenancy and Agricultural Land Act bearing No.19, dated 19/02/1964, the said Land No.1 and said Land No.3 was purchased by tenant Mohan Gulab Brijbihari and Others from the land owner Mr. Bipin Atmaram Shah for the total consideration of Rs.1140/- alongwith interest thereon. The purchase of the said lands was subject to section 43 of the Tenancy Act and therefore the aforesaid lands were also subject to "Restricted Tenure" therefore said certification had been made in the 7/ 12 extract. As the purchaser protected Tenant was in actual possession their names were inserted in the records of rights as possessor and their names were deleted from the others rights column. The original owner's sale consideration amount is shown as charge in other rights column. The said Mutation Entry has been passed in respect of Survey No.275/ 1 & 276/ 1.
- 7) As per Mutation Entry No.1119, dated 02/10/1965, as per the Statement : the Partition Deed dated 01/10/1965, entered into between 1] Mohan Gulab Brijbihari and 2] Rampal Brijbihari, the said land bearing S. No.276/Part & 280/Part comes to the share of Mohan Gulab Brijbihari. The said Mutation Entry has been passed in respect of Survey No.276/1.



Date : 03/10/2023

- 8) As per Mutation Entry No.1199, dated 11/02/1967, by a conveyance deed date **09/01/1967**, 1] Bhikaji Dhakoji Raut, 2] Kaman Ramchandra Bhagave, 3] Rashmi Shrikant Naik Satam, had purchased the said land from Tukaram Sukur Patil for a consideration price of Rs.2627.25/-. The said Mutation Entry has been passed in respect of Survey **No.275/ 1 & 276 / 1**.
- 9) As per Mutation Entry No.1202, dated **10/04/1967**, as per the Tenancy Certificate: Chandrya Bistur Rao had paid the full purchase charge amount of Rs. 679.16/- to the land owner - Mr. Bipin Atmaram Shah. Therefore the said charge amount has been deleted from the records of rights of the said land No.4. The entry is made as per the 32M Tenancy Certificate No.839, dt.26/07/ 1966. The said Mutation Entry has been passed in respect of Survey **No.276/2**.
- 10) As per Mutation Entry No.1259, dated **21/06/1968**, as per the Tenancy Certificate No.1509, dt.17/01/1968, the tenant Mr. Gopal Dharma Patil had paid the full purchase charge amount to the land owner Mr. Punamchand Atmaram Shah. Therefore tenant name was inserted as a possession holder on the records of rights of the said land no. 6. The said Mutation Entry has been passed in respect of Survey **No.276/4**.
- 11) As per Mutation Entry No.1628, dated **30/08/1980**, as per the Mortgaged Deed, Mohan Gulab Brijbihari had mortgaged the said land No.3 with The Maharashtra State Co-Op. Land Development Bank Ltd. Thane, Sub Branch Palghar for Rs.1500/- on 31/07/1980. The said Mutation Entry has been passed in respect of Survey **No.276/ 1**.
- 12) As per Mutation Entry No.1683, Dated **08/04/1982**, to delete charge:- Mohan Guiab Brijbihari had paid full mortgage amount Rs.1500/- on 15/01/1982, therefore as per the Bank Letter No. **Taran/Karj/1877**, dated 31/03/1982, the



Date : 03/10/2023

charge of the said loan amount has been deleted from the records of rights. The said Mutation Entry has been passed in respect of Survey No.276/ 1.

- 13) As per Mutation Entry No.1800, Dated **12/11/1984**, Mohan Guiab Brijbihari died on 20/09/1984 leaving behind his legal heirs Smt. Durgibai Mohan Bihari, their names were inserted in the records of rights. The said Mutation Entry has been passed in respect of Survey No.276/1.
- 14) As per Mutation Entry No.1888, Dated **01/10/1986**, Chandrya Bistur Rao died leaving behind his legal heirs 1] Moreshawar Daji Rao, 2] Hari Daji Rao, 3] Chintu Daji Rao, 4] Khandu Daji Rao, 5] Shashi Daji Rao, 6] Anandibai Daji Rao, their names were inserted in the records of rights. The said Mutation Entry has been passed in respect of Survey No.276/2.
- 15) As per Mutation Entry No.2064, dated **03/03/1989**, by a registered conveyance deed date 16/07/1982, 1] Harnamsingh Ganeshsingh Vohra, 2] Basant Kaur, 3] Amarjitsingh H. Vohra, 4] Tejendarsingh H. Vohra, 5] Ranjitsingh H. Vohra, 6] Kuldipsingh H. Vohra had purchased the said land No.1 from 1] Mohammed Arfin Shahabuddin Dehalvi & 2] Urman Gani J. Khatri for a consideration price of Rs.23,000/- [Rupees Twenty Three Thousand only]. The said Mutation Entry has been passed in respect of Survey No.275/ 1.
- 16) As per Mutation Entry No.2123, Dated **04/01/1990**, Shantaram Ganpat Jadhav, died on 06/12/1989 leaving behind his legal heirs 1] Taramati Shantaram Jadhav, 2] Ravindra Shantaram Jadhav, 3] Anil Shantaram Jadhav, 4] Koyna Shantaram Jadhav, their names were inserted in the records of rights. The said Mutation Entry has been passed in respect of Survey No.276/3.



Date : 03/10/2023

- 17) As per Mutation Entry No.2128, dated 23/01/1990, Banubai Manglya Patil died intestate before 11 years leaving behind her legal heirs 1) Bhanu Manglya Patil, 2) Daman Manglya Patil, 3) Jayshree Manglya Patil and 4) Narayan Manglya Patil. Their names were inserted in the records of rights. The said Mutation Entry has been passed in respect of Survey No.276/4.
- 18) As per Mutation Entry No.2156, Dated 01/06/1990, by a Conveyance Deed dated 01/12/1989, 1) Gangji Shyamji Chheda, 2) Mulchand Shyamji Chheda, 3) Kishor Shyamji Chheda, purchased the said Land No.2 from Shri. Durning Paul (Pavlu) Lopes (Lop), for consideration price of Rs. 13, 65,000/-. The said Mutation Entry has been passed in respect of Survey No.275/2.
- 19) As per Mutation Entry No.2404, Dated 25/01/1996, by a Conveyance Deed dated 29/01/1993, 1) Amarchand Ramaji Gala, 2) Dungarsi Ramaji Gala, 3) Bipin Amarchand Gala, 4) Anil Dungarsi Gala, 5) Ganesh Dungarsi Gala purchased the said Land No.3 from Smt. Durgibai Mohan Bihari, which is registered in the Office of Sub Registrar Vasai, bearing Sr. No. 427/ 1993. The said Mutation Entry has been passed in respect of Survey No.276/ 1.
- 20) As per Mutation Entry No.2405, Dated 25/01/1996, by a Conveyance Deed dated 29/01/1993, 1) Amarchand Ramaji Gala, 2) Dungarsi Ramaji Gala, 3) Bipin Amarchand Gala, 4) Anil Dungarsi Gala, 5) Ganesh Dungarsi Gala purchased the said Land No.4 from 1) Moreshawar Daji Rao, 2) Hari Daji Rao, 3) Chintu Daji Rao, 4) Khandu Daji Rao, 5) Shashi Daji Rao, 6) Anandibai Daji Rao, which is registered in the Office of Sub Registrar Vasai, bearing Sr. No. 429/1993. The said Mutation Entry has been passed in respect of Survey No.276/2.
- 21) As per Mutation Entry No.2406, Dated 25/01/1996, by a Conveyance Deed dated 29/01/1993, 1) Amarchand Ramaji Gala, 2) Dungarsi Ramaji Gala, 3) Bipin



Date : 03/10/2023

- Amarchand Gala, 4) Anil Dungsri Gala, 5) Ganesh Dungsri Gala purchased the said Land No.5 from 1) Taramati Shantaram Jadhav, 2) Ravindra Shantararn Jadhav, 3) Anil Shantaram Jadhav, 4) Koyna Shantaram Jadhav, which is registered in the Office of Sub Registrar Vasai, bearing Sr. No. 428/1993. The said Mutation Entry has been passed in respect of Survey No.276/3.
- 22) As per Mutation Entry No.2615, Dated 18/07/2000, 1] Bhaskar Gopal Patil, 2] Raghunath Gopal Patil, 3] Motibai Undir Mhatre, 4] Bhanubai Manglya Patil, 5] Daman Manglya Patil, 6] Jayshree Manglya Patil, 7] Narayan Manglya Patil names where there on 7/12 extract but as per registered Partition Deed dated 04/05/2000 1] Bhaskar Gopal Patil, 2] Raghunath Gopal Patil name was entered on 7/ 12 Extract being the co-owner of the land bearing S. No. 276/Part & 277/Part. The said Mutation Entry has been passed in respect of Survey No.276/4.
- 23) As per Mutation Entry No.2739, Dated 30/05/2002, Gangji Shyamji Chheda died intestate on 06/11/2001 living behind his legal heirs 1] Mahendra Gangji Chheda, 2] Piyush Gangji Chheda, 3] Prabhavati Gangji Chheda, 4] Jayaben Chandrakant Shah, 5] Nalini Yogesh Shah, 6] Pramila Dilip Dedhia. Their names were inserted in the records of rights. But No. 3 to 6 have given an affidavit dated 31/01/2002 that they won't their share in the said Land No.2 and they release their part of share in the above said land in the name of No. 1 & 2. As per the application made by statement 1] Mahendra Gangji Chheda and 2] Piyush Gangji Chheda and Taluka Order No.740, dated 27/05/2002. The name of Gangji Shyamji Chheda has been deleted and the names of 1] Mahendra Gangji Chheda and 2] Piyush Gangji Chheda has been inserted on the records of rights. The said Mutation Entry has been passed in respect of Survey No.275/2.



Date : 03/10/2023

- 24) As per Mutation Entry No.2865, dated 07/10/2004, Raghunath Gopal Patil died intestate on 12/02/2004 leaving behind his legal heirs 1] Janabai Raghunath Patil, 2] Chintaman Raghunath Patil, 3] Manoj Raghunath Patil 4] Shashikala Baburam Goradkar, 5] Sangita Prakash Nikhalkar, 6] Bhanumati Sanjay Kasar. Their names were inserted in the records of rights. The said Mutation Entry has been passed in respect of Survey No.276/4.
- 25) As per Mutation Entry No.2872, dated 25/10/2004, Bhaskar Gopal Patil died intestate on 11/01/2004 leaving behind his legal heirs 1] Jaywant Bhaskar Patil, 2] Yamuna Yadav Patil. Their names were inserted in the records of rights. The said Mutation Entry has been passed in respect of Survey No.276/4.
- 26) As per Mutation Entry No.2899, dated 17/01/2005, Harnamsingh Ganeshsingh Vohra died on 14/07/1993 and Vasant kaur died dated on 02/01/2005, as per their registered will dated 12/10/1989, 1] Amarjitsingh H. Vohra, 2] Tejendarsingh H. Vohra, 3] Ranjitsingh H. Vohra, 4] kuldipsingh H. Vohra, where the only legal heirs (registered in the Office of Sub Registrar Vasai bearing will. No. 16/1989 and will No.1194-B No. 3/1989). The said Mutation Entry has been passed in respect of Survey No.275/ 1.
- 27) As per Mutation Entry No.3074, Dated 26/08/2006, by a Conveyance Deed dated 28/06/2006, Shri. Arvind Shamji Chheda purchased the Said Land No.1 from 1] Amarjitsingh H. Vohra, 2] Tejendarsingh H. Vohra, 3] Ranjitsingh H. Vohra., for consideration price of Rs.36,00,000/- and the same is registered in the Office of Sub Registrar Vasai bearing Sr. No.05025/2006. The said Mutation Entry has been passed in respect of Survey No.275/ 1.
- 28) The lands bearing Survey No.276 Hissa No.4 admeasuring 8350 SQ. Mtrs and Survey No.277 Hissa No.2 admeasuring 9760 Sq. Mtrs, were owned, possessed



Date : 03/10/2023

and in the records of rights were standing in the name of SHRI. JAYWANT BHASKAR PATIL & OTHERS.

- 29) Vide Deed of Conveyance dated 23/12/2006, duly registered with the sub-register of registration VASAI-II, under serial No. 11656/2006, SHRI. RAKESHKUMAR K WADHAWAN, had purchased the said Land No.6 bearing Survey No. 276 Hissa No. 4 admeasuring 8350 Sq. Mtrs and Survey No. 277 Hissa No. 2 admeasuring 9760 Sq. Mtrs, hence in the records of rights name of SHRI. RAKESHKUMAR K WADHAWAN has been reflected as the absolute owner, as observed from Mutation Entry No.3123 duly certified on 15/4/2008. The said Mutation Entry has been passed in respect of Survey No.276/4.
- 30) As per Mutation Entry No.3978, dated 05/06/2012, N. A. permission is granted for residential and commercial purpose in respect of the Said Land No.1,2,3,4 and 5 along with other Survey Nos. by the Collector Officer Palghar vide their order No. Mahasul/K-1/T-9/NAP/Gokhivare/Vasai/SR-36/2012, dated 31/05/2012 in respect of area and subject to terms and conditions No. 1 to 25 more particularly described in the said order. The said Mutation Entry has been passed in respect of Survey No.69/1, 69/2, 69/3, 69/4, 69/5, 272, 274/2, 274/3, 275/1, 275/2, 276/1, 276/2, 276/3, 280/3, 280/4, 280/5, 279/1 & 280/2.
- 31) As per Mutation Entry No.4379, dated 22/12/2015, N. A. permission is granted for residential and commercial purpose in respect of the land bearing S.No.65, 85/9, 276/4, 277/2, 277/3, 278/ 1, 278/3 and 280/ 1 by the Collector Officer Thane vide their order No. Mahasul/K-1/T-9/NAP/Gokhivare-Vasai/SR-174/2011, dated 04/04/2012 in respect of area and subject to terms and conditions No. 1 to 26 more particularly described in the said order. The said Mutation Entry is passed in respect of S. No.276/4.



Date : 03/10/2023

- 32) Vide Mutation Entry No.4403, dated 03/03/2016, whereby Conveyance Deed dated 14/02/2012, M/s. SAI RYDAM REALTOR PVT. LTD. through its Director MR. DEVENDRA RAJANIKANT LADHANI have purchased the said Land from the owner Mr. Rakeshkurnar Kuldipsingh Wadhavan through his Power of Attorney Holder Ashok Gidh, which is registered in the Office of Sub Registrar Vasai - I, bearing Sr. No. 1747/2012, dated 14/02/2012. The said Mutation Entry is passed in respect of Survey No.276/4.
- 33) Vide Agreement for Sale Deed dated 31/12/2020, M/S. RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED through its director MR. MANISH JAGANNATH CHURI agrees to purchase land bearing Survey No.276 Hissa No.1, Area admeasuring 8800.00 Sq. Mtrs, Survey No.276, Hissa No.2, Area admeasuring 2780.00 Sq. Mtrs, Survey No.276, Hissa No.3, Area admeasuring 2780.00 Sq. Mtrs along with other Survey Nos. lying, being and situated at Gokhivare Taluka Vasai District Palghar from 1] MR. AMARCHAND RAMJI GALA (died) through his legal beneficiary 1/1 MR. KETAN BIPIN GALA, 1/2] MRS. POOJA KETAN GALA, 2] MR. DUNGARSHI alias DONGARSI RAMJI GALA (died), through his legal heirs, 2/1]MR. ANIL DUNGARSHI alias DONGARSI GALA and 2/2) MR. GNANESH (GANESH) DUNGARSHI alias DONGARSI GALA, 2/3] MRS. RASHMI NAVIN DEDHIA and 3] MR. BIPIN AMARCHAND GALA, and the same is registered in the Office of Sub Registrar Vasai - II, bearing Sr. No.2090/2021, dated 09/02/2021. The said Mutation Entry has been passed in respect of Survey No.276/ 1, 276/2, 276/3.
- 34) Rectification Deed dated 24/02/2021, executed by and between 1] MR. AMARCHAND RAMJI GALA (died) through his legal beneficiary 1/1] MR. KETAN BIPIN GALA, 1/2) MRS. POOJA KETAN GALA, 2] MR. DUNGARSHI alias DONGARSI RAMJI GALA (died), through his legal heirs, 2/1) MR. ANIL DUNGARSHI alias DONGARSI GALA and 2/2] MR. GNANESH (GANESH)



Date : 03/10/2023

DUNGARSHI alias DONGARSI GALA, 2/3] MRS. RASHMI NAVIN DEDHIA and 3] MR. BIPIN AMARCHAND GALA the Vendors and M/s. RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED through its director MR. MANISH JAGANNATH CHURI with respect to land bearing Survey No.276 Hissa No.1, Area admeasuring 8800.00 Sq. Mtrs, Survey No.276, Hissa No.2, Area admeasuring 2780.00 Sq. Mtrs, Survey No.276, Hissa No.3, Area admeasuring 2780.00 Sq. Mtrs along with other Survey Nos. lying, being and situated at Gokhivare Taluka Vasai District Palghar and the said is registered in the office of Sub-Registrar Vasai - II, under Document No.2644/2021, registered on dated 03/03/2021. The said Mutation Entry has been passed in respect of Survey No.276/ 1, 276/2, 276/3.

- 35) As per Mutation Entry No.5144 vide Conveyance Deed dated 26/03/2021, 1) Mulchand Shamji Chheda, 2) Kishor Shamji Chheda, 3) Mahendra Gangji Chheda & 4) Piyush Gangji Chheda sold, transferred and conveyed with respect to land bearing Survey No.274/3 and Survey No.275/2 in favour of M/s. RASHMI AMEYA DEVELOPERS HOUSING AND ESTATE REALTORS PVT. LTD. through its Director MR. MANISH JAGANNATH CHURI and the same is registered in the office of Sub-Registrar Vasai-II, bearing Sr. No.5002/2021, dated 26/03/2021. The said Mutation Entry has been passed in respect of Survey No.275/2.
- 36) As per Mutation Entry No.5141 vide Conveyance Deed dated 26/03/2021, Arvind Shamji Chheda sold, transferred and conveyed with respect to land bearing Survey No. 275/1 in favour of M/s. RASHMI AMEYA DEVELOPERS HOUSING AND ESTATE REALTORS PVT. LTD. through its Director MR. MANISH JAGANNATH CHURI and the same is registered in the office of Sub-Registrar Vasai-II, bearing Sr. No. 4995/2021 dated 26/03/2021. The said Mutation Entry has been passed in respect of Survey No.275/1.



Date : 03/10/2023

- 37) As per Mutation Entry No.5147 dated 20/07/2021, vide Conveyance Deed dated 22/02/2021, 1) MR. BIPIN AMARCHAND GALA, 2] MR. ANIL DUNGARSHI GALA, 3] MR. GNANESH (GANESH) DONGARSI GALA through POA Vaiddhyanath Balan, 4] MR. DONGARSI RAMJI GALA through his legal heirs MR. ANIL DUNGARSHI GALA, 5] MR. AMARCHAND RAMJI GALA through its Authorised Person MRS. POOJA KETAN GALA sold, transferred and conveyed with respect to land bearing Survey No.276/1, Survey No.276/2 and Survey No. 276/3 in favour of M/s. RASHMI AMEYA DEVELOPERS HOUSING AND ESTATE REALTORS PVT. LTD. through its Director MR. MANISH JAGANNATH CHURI and the same is registered in the Office of Sub Registrar Vasai - II, bearing Sr. No.2090/2021, dated 22/02/2021. The said Mutation Entry is passed in respect of Survey No.276/ 1, 276/2 and 276/3.
- 38) Vide Agreement for Sale dated 16/12/2021, M/s. Rashmi Ameya Developers Housing & Estate Realtors Private Limited (therein called as "Vendor No.1") and M/s. Sai Rydam Realtors Private Limited (therein called as "Vendor No.2") and Mr. Devendra Rajnikant Ladhani (therein called as "Vendor No.3") and Mr. Anil Ramchandra Gupta (therein called as "Vendor No.4") agreed to sell, transfer and assign with respect to FSI area admeasuring 16,722.41 Sq. Mtrs, equivalent to 1,80,000 Sq. Ft. Built-up area to be consumed in Wings 'B, C & D, of Building No.3, in Sector No.1 on land admeasuring 1676.47 Sq. Mtrs out of land bearing Survey No.275, Hissa No. 1 & 2, Survey No.276, Hissa No. 1, 2 & 4, lying being and situated at Village - GOKHIWARE, Taluka - Vasai District Palghar in favour of M/s. SHREENATH REALTORS (therein called as "Purchasers") and same is registered vide Document No. Vasai - V, Sr. No.15314/2021 dated 16/12/2021 and also has executed a Power of Attorney by virtue of Agreement for Sale dated 16/12/2021.



Date : 03/10/2023

- 39) Vide Agreement for Sale dated **30/03/2022**, M/s. Rashmi Ameya Developers Housing & Estate Realtors Private Limited (therein called as "Vendor No.1") and M/s. Sai Rydam Realtors Private Limited (therein called as "Vendor No.2") and Mr. Devendra Rajnikant Ladhani (therein called as "Vendor No.3") and Mr. Anil Ramchandra Gupta (therein called as "Vendor No.4") agreed to sell, transfer and assign with respect to FSI area admeasuring 17,054.13 Sq. Mtrs. equivalent to 1,83,570.66 Sq. Ft. built-up area to be consumed in Wings 'F, G & H' of Building No.3, in Sector No.1 on land admeasuring **1357.89 sq. mtrs** out of land bearing **Survey No. 276, Hissa No. 1, 2 & 3** lying being and situated at Village - GOKHIWARE, Taluka - Vasai, District Palghar in favour of **M/s. SHREENATH REALTORS** (therein called as "Purchasers") and same is registered vide Document No. Vasai - V, Sr. No. **6278/2022** dated **26/04/2022** and also has executed a Power of Attorney by virtue of Agreement for Sale dated 30/03/2022.
- 40) Vide Agreement for Sale dated **30/03/2022**, M/s. Rashmi Ameya Developers Housing & Estate Realtors Private Limited (therein called as "Vendor No.1") and M/s. Sai Rydam Realtors Private Limited (therein called as "Vendor No.2") and Mr. Devendra Rajnikant Ladhani (therein called as "Vendor No.3") and Mr. Anil Ramchandra Gupta (therein called as "Vendor No.4") agreed to sell, transfer and assign with respect FSI area admeasuring 11,462.29 Sq. Mtrs. equivalent to 1,23,380.09 Sq. Ft. Built-up area to be consumed in Wings 'A & E' of Building No.3, in Sector No.1 on land admeasuring **875.95 Sq. Mtrs.** out of land bearing **Survey No.276, Hissa No. 1, 2 & 4**, lying being and situated at Village - GOKHIWARE, Taluka - Vasai, District Palghar in favour of **M/s. SHREENATH REALTORS** (therein called as "Purchasers") and same is registered vide Document No Vasai-V, Sr. No. **6712/2022** dated **02/05/2022** and also has executed a Power of Attorney by virtue of Agreement for Sale dated **02/05/2022**.



Date : 03/10/2023

- 41) Vide Supplementary Agreement for Sale dated **06/09/2022**, executed by and between M/s. Rashmi Ameya Developers Housing & Estate Realtors Private Limited, (therein called as "Vendor No.1") and M/s. Sai Rydam Realtors Private Limited (therein called as "Vendor No.2") and Mr. Devendra Rajnikant Ladhani (therein called as "Vendor No.3") and Mr. Anil Ramchandra Gupta (therein called as "Vendor No.4") and **M/s. SHREENATH REALTORS** (therein called as "Purchasers"). That the Vendor No.1 to 4 have sold to the Purchasers FSI area admeasuring 8240.29 sq. mtrs equivalent to 88698.48 sq.ft to be consumed in 6 wings viz. 'A, B, C, D, E & F' of said Building No. 3, in Sector No. I, consisting of G/ Stilt+ 3 Podiums + 29 upper floors to be utilized on part of land bearing **Survey No. 275, Hissa No. 1 & 2 and Survey No.276, Hissa No.1, 2, 3 & 4** lying being and situated at Village - Gokhiware, Taluka-Vasai, District Palghar and the same is registered vide Document No Vasai-II Sr. No. **15038/2022** dated **06/09/2022**.

Accordingly, upon execution of said Supplementary Agreement for Sale dt. 06/09/2022, Purchasers M/s. Shreenath Realtors are entitled to develop total FSI area admeasuring 53479.12 sq.mtrs equivalent to 575649.24 Sq.ft to be consumed in 6 wings viz. 'A, B, C, D, E & F' of said Building No. 3, in Sector No. I, consisting of G / Stilt + 3 Podiums + 29 upper floors to be utilized on land bearing Survey No. 275, Hissa No. 1 & 2 and Survey No. 276, Hissa No. 1, 2, 3 & 4 admeasuring 9270.00 sq.mtrs., or thereabouts lying being and situated at Village - Gokhiware, Taluka - Vasai, District Palghar.

2023 : NIL

By virtue of the aforesaid the Developers M/s. Shreenath Realtors are entitled to develop FSI area admeasuring 53479.12 sq.mtrs equivalent to 575649.24 Sq.ft to be consumed in 6 wings viz. 'A, B, C, D, E & F' of said Building



Date : 03/10/2023

No. 3, in Sector No. I, consisting of G / Stilt + 3 Podiums + 29 upper floors to be utilized on land bearing Survey No. 275, Hissa No. 1 & 2 and Survey No. 276, Hissa No. 1, 2, 3 & 4 admeasuring 9270.00 sq.mtrs., or thereabouts lying being and situated at Village - Gokhiware, Taluka - Vasai, District Palghar.

Any Other relevant title : NIL

Litigations if any : NIL.

Place: Vasai

Date : 03/10/2023

Advocate

G. P. PAI