

Tushar R. Patil

B. Com., LL. B.

ADVOCATE - HIGH COURT

Tam Talao, Vasai Gaon, Dist. Thane 401 201

Mobile No. 9767416807

Date- 18/03/2024

Format - A
(Circular No - 28/2021)

To.

MahaRERA

LEGAL TITLE REPORT

Sub - Title Clearance Certificate with respect to F.S.I. admeasuring 16468.16 Sq.Mtrs. Built up (P line area) and Mhada F S I of 866.44 Sq. Mtrs. Of wing C and D of Proposed building No - 4 , to be constructed on portion of Land admeasuring 1070.83 Sq. Mtrs., out of Land bearing Old Survey No - 230/1 , New Survey No - 230/1/1, Old Survey No - 231/1 , New Survey No - 231/1/3, 231/2 , 231/3 , 231/4 , 231/5, 231/6 , 231/7 , lying, being and situate in Village - Sandor , Taluka - Vasai, District - Palghar (hereinafter referred to as ("THE SAID PROPERTY").

I have investigated the Title of the said Property on the Request of M/S Mansarovar Estate Builders LLP (Developers) And Following Documents i.e. -

1) Description of the property

F.S.I. admeasuring 16468.16 Sq.Mtrs. Built up (P line area) and Mhada F S I of 866.44 Sq. Mtrs. Of wing C and D of Proposed building No - 4 , to be constructed on portion of Land admeasuring 1070.83 Sq. Mtrs., out of Land bearing Old Survey No - 230/1 , New Survey No - 230/1/1, Old Survey No - 231/1 , New Survey No - 231/1/3, 231/2 , 231/3 , 231/4 , 231/5, 231/6 , 231/7 , lying, being and situate in Village - Sandor , Taluka - Vasai, District - Palghar

TMH

2) By the Development Agreement Dated – 06/02/2024 Reg. No - 1447/2024 Reg. at Vasai – 1 M/S Supreme Mega Construction L L P gave the aforesaid Lands for Development purpose To M/S Mansarovar Estate Builders LLP (F.S.I. admeasuring 16468.16 Sq.Mtrs. Built up (P line area) for building No – 4 , wing C and D and F. S 1 For Mhada admeasuring 866.44 Sq.Mtrs. (P line area) Built up on Land bearing Survey. No – 230 ,Hissa No – 130/1/1 and Survey. No – 231 ,Hissa No – 1/3, 2,3,4 , 5,6,7 lying, being and situate in Village – Sandor , Taluka – Vasai, District - Palghar)

3) 7/12 Extracts of the said properties of 21/10/2023 and mutation Entry No – 167 , 639 , 1673 , 4278 , 4446 , 5053 , 12054 , 14313 , 14397 , 2453 , 14929 , 14985 , 15393 , 16446 , 1249 , 2097 , 2340 , 2041 , 2603 , 3025 , 4428 , 4447 , 4517 , 4525 , 6225 , 6512 , 8099 , 8287 , 8507 , 9012 , 11312 , 11925 , 12058 , 12059 , 12070 , 12088 , 12054 , 12054 , 13401 , 13252 , 14514 , 13616 , 14065 , 14397 , 15027 , 15061 , 15994 , 16141 , 16162 , 14787 , 14904 , 14929 , 14985 , 15218 , 15484 , 15488 , 15518 , 16446 , 16018

4) Search report for 30 years from 1995 To 2024

On the perusal of the above mention Documents And I am of the opinion that the Title of M/S Mansarovar Estate Builders LLP is Clear , Marketable without encumbrances.

5) Owners of the Lands

M/S Ameya Town Homes Pvt. Ltd - Survey. No – 230 ,Hissa No – 1/1 and Survey. No – 231 ,Hissa No – 1/3,2,3,5,6,7,

The Report reflecting the flow of the Title of the Owners on the said Lands is enclosed herewith as annexure

Encl – Annexure

Date - 18/03/2024


Advocate

TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201

Tushar R. Patil

B. Com., LL. B.

ADVOCATE - HIGH COURT

Tam Talao, Vasai Gaon, Dist. Thane 401 201

Mobile No. 9767416807

Date- 18/03/2024.

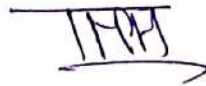
Format - A
(Circular No - 28/2021)

FLOW OF THE TITLE OF THE SAID LANDS

From the Search and Document Submitted to me it is found That:-

In respect of Land bearing Survey. No - 230 , Hissa No - 1/1 , lying, being and situate in Village - Sandor , Taluka - Vasai, District - Palghar

- a) As recorded in the Mutation Entry No - 167 Mr Migel Dumji Sil died intestate on Dated - 11/01/1954 hence his interest in the aforesaid land has been transmitted to his legal heirs Mr Simav Migel Sil and others same was incorporated in the revenue record
- b) As recorded in the Mutation Entry No - 639 Mrs Isparat Manvel Francis Ghosal Mortgage the land with Mr Baburav Krushna Raut same was incorporated in the revenue record
- c) As recorded in the Mutation Entry No - 1673 Mrs Isparat Manvel Francis Ghosal get the land Mrs Janubai inal Paacal Pirel same was incorporated in the revenue record
- d) As recorded in the Mutation Entry No - 4278 Mrs Isparat Manvel Francis Ghosal and others Sold the said To Mr Anton Bastav same was incorporated in the revenue record
- e) As recorded in the Mutation Entry No - 4446 Mrs Isparat Manvel Francis Ghosal Re- paid Mortgage amount on the land To Mr Baburav Krushna Raut same was incorporated in the revenue record
- f) As recorded in the Mutation Entry No - 5053 Maharashtra Enforcement act and Indian Coin act Applicable to the said land same was incorporated in the revenue record



- g) As recorded in the Mutation Entry No – 12054 by the will of Mr Anton Bastu Aruz his interest in the said land was given to Mr Tomas Anton Aruz and Mr Felix Anton Aruz same was incorporated in the revenue record
- h) By the Conveyance Deed Dated – 19/10/2012 Reg. No - 11423/2012 Reg. at vasai – 1 Mr Felix Anton Aruz and others Sold the said Land To M/S Ameya Town Homes Pvt.Ltd. same was incorporated in the revenue record mutation Entry No – 14313
- i) By the Conveyance Deed Dated – 29/09/2014 Reg. No - 3576/2014 Reg. at vasai – 6 Mr Tomas Anton Aruz Sold the said Land To M/S Ameya Town Homes Pvt.Ltd. same was incorporated in the revenue record mutation Entry No – 14397
- j) As recorded in the Mutation Entry No – 2453 Tukada Kayda Applicable to the said land same was incorporated in the revenue record
- k) As recorded in the Mutation Entry No – 14929 By the use of E – ferfar Modular hissa form no – 12 And By the order of the Tahasildar And Government Circular No – R.B.A./ P.K. 180/L-1 Dated – 07/05/2016 Correction is made in computerized 7/12 extract of the various Land same was incorporated in the revenue records
- l) As recorded in the Mutation Entry No – 14985 Mr Nitin Pramod Samel Director of M/S Ameya Town Homes Pvt.Ltd. Resigned from the said Company hence only the name of M/S Ameya Town Homes Pvt.Ltd. is written as owner of the said land same was incorporated in the revenue records
- m) As recorded in the Mutation Entry No – 15393 M/S Ameya Town Homes Pvt.Ltd. made application to the Tahasildar ,Vasai for the N.A. use of the said land and also paid Converted Tax And N.A. Tax on the said land which was Acknowledge by the Tahasildar ,Vasai by his order no – Mahasul /K-1/T-1/Jaminbab – 1 /KV-SR-54/2018 Dated – 22/01/2019 same was incorporated in the revenue record
- n) As recorded in the Mutation Entry No – 16446 By the order of the Competent Authority of Tahasildar Offices the aforesaid land bearing survey no 230,231,235,236, were closed and divided in to new hissa numbers as mentioned therein same was incorporated in the revenue records

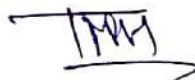


**In respect of Land bearing Survey. No – 231 ,Hissa No – 1/3,2,3,5,6,7 ,
lying, being and situate in Village – Sandor , Taluka – Vasai, District -
Palghar**

- a) As recorded in the Mutation Entry No – 167 Mr Migel Dumji Sil died intestate on Dated – 11/01/1954 hence his interest in the aforesaid land has been transmitted to his legal heirs Mr Simav Migel Sil and others same was incorporated in the revenue record
- b) As recorded in the Mutation Entry No – 1249 Mr Simav Manya died intestate hence his interest in the aforesaid land has been transmitted to his legal heirs Mrs Luzanbai Simav same was incorporated in the revenue record
- c) As recorded in the Mutation Entry No – 1249 Mrs Luzanbai Simav Rabel died intestate hence her interest in the aforesaid land has been transmitted to her legal heirs Mrs Dhumubai Zuju Rabel same was incorporated in the revenue record
- d) As recorded in the Mutation Entry No – 2097 Mrs Janubai Mingel Kur died intestate hence her interest in the aforesaid land has been transmitted to her legal heirs Mr Mescaline Kun same was incorporated in the revenue record
- e) As recorded in the Mutation Entry No – 2340 Mr Philip Mingel Sil Mortgaged the land same was incorporated in the revenue record
As recorded in the Mutation Entry No – 2041 Mr Inas Duming Muskit died intestate hence her interest in the aforesaid land has been transmitted to her legal heirs Mr Anton Inas Muskit same was incorporated in the revenue record
- f) As recorded in the Mutation Entry No – 2453 Tukada Kayda Applicable to the said land same was incorporated in the revenue record
- g) As recorded in the Mutation Entry No – 2603 Mr Mescaline Kun get back the said land from Mr Dejin Dumji Kun same was incorporated in the revenue record
- h) As recorded in the Mutation Entry No – 3025 Mr Mescaline Kun died intestate hence his interest in the aforesaid land has been transmitted to his legal heirs Mr Fredrik Kun and others same was incorporated in the revenue record



- i) As recorded in the Mutation Entry No – 4428 Mr Itur Inas Kun died intestate hence his interest in the aforesaid land has been transmitted to his legal heirs Mrs Rosibai Itur Kun and others same was incorporated in the revenue record
- j) As recorded in the Mutation Entry No – 4447 Mrs Maryanbai Duming Dis died intestate hence her interest in the aforesaid land has been transmitted to her legal heirs Mr Bastyav Duming Dis same was incorporated in the revenue record
- k) As recorded in the Mutation Entry No – 4517 Mr Anton Inas Muskit died intestate hence her interest in the aforesaid land has been transmitted to her legal heirs Mrs Luzanbai Anton Muskit same was incorporated in the revenue record
- l) As recorded in the Mutation Entry No – 4525 on the kabuli jabab Mrs Jebubai Itur Kun the name of Mr Inas Kur was written in the records of the said land same was incorporated in the revenue record
- m) As recorded in the Mutation Entry No – 5053 Maharashtra Enforcement act and Indian Coin act Applicable to the said land same was incorporated in the revenue record
- n) As recorded in the Mutation Entry No – 6225 on the kabuli jabab and by the order the name of Mr Krusnaji Balwant Thakur which was written in the records of the said land was cancelled Mr Mescaline Kun died intestate hence his interest in the aforesaid land has been transmitted to his legal heirs Mr Fredrik Kun and others same was incorporated in the revenue record
- o) As recorded in the Mutation Entry No – 6512 By the will made by Mrs Luzanbai Anton Muskit her interest in the aforesaid land has been transmitted to Mr David Johan Muscit same was incorporated in the revenue record
- p) As recorded in the Mutation Entry No – 8099 Mr Tomu Bastu Karval died intestate hence her interest in the aforesaid land has been transmitted to her legal heirs Mr Francis Tomu Karaval and others same was incorporated in the revenue record
- q) As recorded in the Mutation Entry No – 8287 Mr Bastu Tomu Muscit died intestate hence his interest in the aforesaid land has been transmitted to his legal heirs Mrs Merry Joseph D'cuna and others same was incorporated in the revenue record



- r) As recorded in the Mutation Entry No – 8507 Mrs Luzanbai Simav Rabel died intestate hence her interest in the aforesaid land has been transmitted to her legal heirs Mr Dumubai Zuju Rabel same was incorporated in the revenue record
- s) As recorded in the Mutation Entry No – 9012 Mr Bastu Tomu Muscit died intestate hence her interest in the aforesaid land has been transmitted to her legal heirs Mr Elias Bastu Muscit and others same was incorporated in the revenue record
- t) As recorded in the Mutation Entry No – 11312 Mrs Dhumubai Zuju Rabel died intestate hence her interest in the aforesaid land has been transmitted to her legal heirs Mr Duming Zuju Rabel same was incorporated in the revenue record
- u) As recorded in the Mutation Entry No – 11899 Mr Francis Tomu Karaval died intestate hence her interest in the aforesaid land has been transmitted to her legal heirs Mrs Santan Francis Karaval and others same was incorporated in the revenue record
- v) As recorded in the Mutation Entry No – 11925 Mr Jav Alias Johan Muscit died intestate hence her interest in the aforesaid land has been transmitted to her legal heirs Mrs Janmerry Jav Muscit and others same was incorporated in the revenue record
- w) As recorded in the Mutation Entry No – 12058 Mr Martin Francis Muscit died intestate hence his interest in the aforesaid land has been transmitted to his legal heirs Mrs Merry Martian Muscit and others same was incorporated in the revenue record
- x) As recorded in the Mutation Entry No – 12059 Mrs Rosemary Salu Pereira died intestate hence her interest in the aforesaid land has been transmitted to her legal heirs Mrs Francis Salu Pereira and others same was incorporated in the revenue record
- y) As recorded in the Mutation Entry No – 12070 Mrs Janmerry Jav Muscit died intestate hence her interest in the aforesaid land has been transmitted to her legal heirs Mr Ignatius Jav Muscit and others same was incorporated in the revenue record

1/11/15

z) As recorded in the Mutation Entry No - 12088 By the order the names of Mr Niklav and others which were written in the other right column of the 7/12 extract of the said lands was cancelled same was incorporated in the revenue record

z1) As recorded in the Mutation Entry No - 12054 by the will of Mr Anton Bastu Aruz his interest in the said land was given to Mr Tomas Anton Aruz and Mr Felix Anton Aruz same was incorporated in the revenue record

z2) As recorded in the Mutation Entry No - 12054 by the will of Mr Anton Bastu Aruz his interest in the said land was given to Mr Tomas Anton Aruz and Mr Felix Anton Aruz same was incorporated in the revenue record

z3) As recorded in the Mutation Entry No - 13401 Mr Marybai Duming Karboj died intestate hence her interest in the aforesaid land has been transmitted to her legal heirs Mrs Isabel Duming Karboz and others same was incorporated in the revenue record

z4) As recorded in the Mutation Entry No - 14233 by the order the name of Mr Sadashiv Vinayak Barve which was wrongly in the other right column of the 7/12 extract of the land was cancelled same was incorporated in the revenue record

z5) By the Conveyance Deed Dated - 30/10/2009 Reg. No - 9543/2009 Reg. at vasai - 1 Mr Duming Zuju Rabel Sold the said Land To Mr Xavier Thomas Sirval same was incorporated in the revenue record mutation Entry No - 13252 (s.no - 231/1 area adm. 10.1 guntha)

z6) By the Conveyance Deed Dated - 25/10/2010 Reg. No - 16918/2010 Reg. at vasai - 3 Mrs Ispratbai Marshal Nun and others Sold the said Land To Mr Nitin Pramod Samel same was incorporated in the revenue record mutation Entry No - 14514 (s.no - 231/5 area adm. 3.8 guntha and s.no - 231/6 area adm. 3.8 guntha)

z7) By the Conveyance Deed Dated - 09/05/2011 Reg. No - 5847/2011 Reg. at vasai - 1 Mrs Merry Joseph D cruz and others Sold the said Land To M/S Ameya Town Homes Pvt.Ltd. same was incorporated in the revenue record mutation Entry No - 13616

z8) By the Conveyance Deed Dated - 22/09/2011 Reg. No - 11049/2011 Reg. at vasai - 1 Mrs Ispratbai Marshal Nun Sold the said Land To Mrs Margaret

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Francis Coyalo same was incorporated in the revenue record mutation Entry No - 14065 (s.no - 231/5 area adm. 1.3 guntha)

z9) By the Conveyance Deed Dated - 19/10/2012 Reg. No - 11423/2012 Reg. at vasai - 1 Mr Felix Anton Aruz and others Sold the said Land To M/S Ameya Town Homes Pvt.Ltd. same was incorporated in the revenue record mutation Entry No - 14313

z10) By the Conveyance Deed Dated - 29/09/2014 Reg. No - 3576/2014 Reg. at vasai - 6 Mr Tomas Anton Aruz Sold the said Land To M/S Ameya Town Homes Pvt.Ltd. same was incorporated in the revenue record mutation Entry No - 14397

z11) By the Conveyance Deed Dated - 27/10/2017 Reg. No - 5898/2017 Reg. at vasai - 6 Mrs Margaret Francis Koyalo Sold the said Land To M/S Ameya Town Homes Pvt.Ltd. same was incorporated in the revenue record mutation Entry No - 15027, 15061 (s.no - 231/5 area adm. 1.3 guntha)

z12) By the Conveyance Deed Dated - 23/08/2021 Reg. No - 9517/2021 Reg. at vasai - 5 Mr Nitin Pramod Samel Sold the said Land To M/S Ameya Town Homes Pvt.Ltd. same was incorporated in the revenue record mutation Entry No - 15994 (Land s.no - 230/2, 231/6, 237A/6, 238A/4, 238A/5)

z13) By the Development Agreement Dated - 26/10/2021 Reg. No - 12699/2021 Reg. at vasai - 5 M/S Ameya Town Homes Pvt. Ltd. gave the aforesaid Lands for Development purpose To M/S Supreme Mega Construction L L P (F.S.I. admeasuring 16477.60 Sq.Mtrs. for building wing C. and D ,on Land bearing Survey. No - 230 ,Hissa No - 1pt,2pt,3pt,4,5,6pt and Survey. No - 231 ,Hissa No - 1pt,2,3,5,6,7,8 , lying, being and situate in Village - Sandor , Taluka - Vasai, District - Palghar)

z14) By the Conveyance Deed Dated - 31/12/2021 Reg. No - 16124/2021 Reg. at vasai - 5 Mr David Jav Muscit and others Sold the said Lands To M/S Ameya Town Homes Pvt. Ltd. same was incorporated in the revenue record mutation Entry No - 16141, 16162 (said Lands with other Lands)

z15) As recorded in the Mutation Entry No - 14787 By the use of E - ferfar Modular hissa form no - 12 And By the order of the Tahasildar And Government Circular No - R.B.A./ P.K. 180/L-1 Dated - 07/05/2016 Correction is made in computerized 7/12 extract of the various Land same was incorporated in the revenue records



z16) As recorded in the Mutation Entry No – 14904 By the use of E – ferfar Modular hissa form no – 12 And By the order of the Tahasildar And Government Circular No – R.B.A./ P.K. 180/L-1 Dated – 07/05/2016 Correction is made in computerized 7/12 extract of the various Land same was incorporated in the revenue records

z17) As recorded in the Mutation Entry No – 14929 By the use of E – ferfar Modular hissa form no – 12 And By the order of the Tahasildar And Government Circular No – R.B.A./ P.K. 180/L-1 Dated – 07/05/2016 Correction is made in computerized 7/12 extract of the various Land same was incorporated in the revenue records

z18) As recorded in the Mutation Entry No – 14985 Mr Nitin Pramod Samel Director of M/S Ameya Town Homes Pvt.Ltd. Resigned from the said Company hence only the name of M/S Ameya Town Homes Pvt.Ltd. is written as owner of the said land same was incorporated in the revenue records

z19) As recorded in the Mutation Entry No – 15218 By the use of E – ferfar Modular hissa form no – 12 And By the order of the Tahasildar And Government Circular No – R.B.A./ P.K. 180/L-1 Dated – 07/05/2016 Correction is made in computerized 7/12 extract of the various Land same was incorporated in the revenue records

z20) As recorded in the Mutation Entry No – 15393 M/S Ameya Town Homes Pvt.Ltd. made application to the Tahasildar ,Vasai for the N.A. use of the said land and also paid Converted Tax And N.A. Tax on the said land which was Acknowledge by the Tahasildar ,Vasai by his order no – Mahasul /K-1/T-1/Jaminbab – 1 /KV-SR-54/2018 Dated – 22/01/2019 same was incorporated in the revenue record

z21) As recorded in the Mutation Entry No – 15484 By the use of E – ferfar Modular hissa form no – 12 And By the order of the Tahasildar And Government Circular No – R.B.A./ P.K. 180/L-1 Dated – 07/05/2016 Correction is made in computerized 7/12 extract of the various Land same was incorporated in the revenue records

z22) As recorded in the Mutation Entry No – 15488 By the use of E – ferfar Modular hissa form no – 12 And By the order of the Tahasildar And Government Circular No – R.B.A./ P.K. 180/L-1 Dated – 07/05/2016 Correction is made in computerized 7/12 extract of the various Land same was incorporated in the revenue records

z23) As recorded in the Mutation Entry No – 15518 By the use of E – ferfar Modular hissa form no – 12 And By the order of the Tahasildar And Government Circular No – R.B.A./ P.K. 180/L-1 Dated – 07/05/2016



Correction is made in computerized 7/12 extract of the various Land same was incorporated in the revenue records

224) As recorded in the Mutation Entry No – 16446 By the order of the Competent Authority of Tahasildar Offices the aforesaid land bearing survey no 230,231,235,236, were closed and divided in to new hissa numbers as mentioned therein same was incorporated in the revenue records

225) As recorded in the Mutation Entry No – 16018 By the order of the Competent Authority of Tahasildar Offices the aforesaid land bearing survey no 230,231,235,236, were closed and divided in to new hissa numbers as mentioned therein same was incorporated in the revenue records

226) By the Development Agreement Dated – 06/02/2024 Reg. No – 1447/2024 Reg. at vasai – 1 M/S Supreme Mega Construction L L P gave the aforesaid Lands for Development purpose To M/S Mansarovar Estate Builders LLP (F.S.I. admeasuring 16468.16 Sq.Mtrs. Built up (P line area) for building No – 4 , wing C and D and F. S I For Mhada admeasuring 866.44 Sq.Mtrs. (P line area) Built up on Land bearing Survey. No – 230 ,Hissa No – 130/1/1 and Survey. No – 231 ,Hissa No – 1/3, 2,3,4 , 5,6,7 lying, being and situate in Village – Sandor , Taluka – Vasai, District – Palghar)

There is No litigation in respect of the aforesaid Lands

SEARCH REPORT

Ref – F.S.I. admeasuring 16468.16 Sq.Mtrs. Built up (P line area) and Mhada F S I of 866.44 Sq. Mtrs. Of wing C and D of Proposed building No – 4 , to be constructed on portion of Land admeasuring 1070.83 Sq. Mtrs., out of Land bearing Old Survey No – 230/1 , New Survey No - 230/1/1, Old Survey No – 231/1 , New Survey No - 231/1/3, 231/2 , 231/3 , 231/4 , 231/5, 231/6 , 231/7 , lying, being and situate in Village – Sandor , Taluka – Vasai, District - Palghar 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 and Documents submitted to me in respect of above mentioned property

As per your instruction Search is taken of the Office OF Sub –Registrar of Assurances of Vasai-1,2,3,4,5,6.for the period of Thirty (30) Years I, e. from 1995 to 2024

Details of Search is as follows :-



Year	Photo Index Book II	Printed Index Book II
1995	Send Thane for Data Entry	Send Thane for Data Entry
1996	Send Thane for Data Entry	Send Thane for Data Entry
1997	Send Thane for Data Entry	Send Thane for Data Entry
1998	Nil	Send Thane for Data Entry
1999	Nil	Nil
2000	Torn	Nil
2001	Torn	Torn
2002	Nil	Torn
2003	Nil	Nil
2004	Nil	Nil
2005	Nil	Nil
2006	Nil	Nil
2007	Nil	Nil
2008	Nil	Nil
2009	Entry - Conveyance Deed Dated – 30/10/2009 Reg. No – 9543/2009 Reg. at vasai – 1 Sellers - Mr Duming Zuju Rabel Purchasers - Mr Xavier Thomas Sirval (s.no – 231/1 area adm. 10.1 guntha)	
2010	Entry - Conveyance Deed Dated – 25/10/2010 Reg. No – 16918/2010 Reg. at vasai – 3 Sold the said Land To Sellers - Mrs Ispratbai Marshal Nun and others Purchasers - Mr Nitin Pramod Samel (s.no – 231/5 area adm. 3.8 guntha and s.no – 231/6 area adm. 3.8 guntha)	
2011	Entry - Conveyance Deed Dated – 09/05/2011 Reg. No – 5847/2011 Reg. at vasai – 1 Sellers - Mrs Merry Joseph D cruz and others Purchasers - M/S Ameya Town Homes Pvt.Ltd. Entry - Conveyance Deed Dated – 22/09/2011 Reg. No – 11049/2011 Reg. at vasai – 1 Sold the said Land To	

TMH

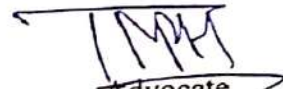
	Sellers - Mrs Ispratbai Marshal Nun Purchasers - Mrs Margaret Francis Coyalo (s.no - 231/5 area adm. 1.3 guntha)	
2012	Entry - Conveyance Deed Dated - 19/10/2012 Reg. No - 11423/2012 Reg. at vasai - 1 Sellers - Mr Felix Anton Aruz and others Purchasers - M/S Ameya Town Homes Pvt.Ltd.	
2013	Nil	Nil
2014	Entry - Conveyance Deed Dated - 29/09/2014 Reg. No - 3576/2014 Reg. at vasai - 6 Sellers - Mr Tomas Anton Aruz Purchasers - M/S Ameya Town Homes Pvt.Ltd.	
2015	Nil	Nil
2016	Nil	Nil
2017	Entry - Conveyance Deed Dated - 27/10/2017 Reg. No - 5898/2017 Reg. at vasai - 6 Sold the said Land To Sellers - Mrs Margaret Francis Koyalo Purchasers - M/S Ameya Town Homes Pvt.Ltd. (s.no - 231/5 area adm. 1.3 guntha)	
2018	Nil	Nil
2019	Nil	Nil
2020	Nil	Nil
2021	Entry - Conveyance Deed Dated - 23/08/2021 Reg. No - 9517/2021 Reg. at vasai - 5 Sellers - Mr Nitin Pramod Samel Purchasers - M/S Ameya Town Homes Pvt.Ltd. (Land s.no - 230/2, 231/6, 237A/6, 238A/4, 238A/5) Entry - Development Agreement Dated - 26/10/2021 Reg. No - 12699/2021 Reg. at vasai - 5 Owners - M/S Ameya Town Homes Pvt. Ltd. Developers - M/S Supreme Mega Construction L L P (F.S.I. admeasuring 16477.60 Sq.Mtrs. for building wing C. and D ,on Land bearing Survey. No - 230 ,Hissa No - 1pt,2pt,3pt,4,5,6pt and Survey. No - 231 ,Hissa No - 1pt,2,3,5,6,7,8 , lying, being and situate in Village - Sandor , Taluka - Vasai, District - Palghar)	

TMM

	Entry - Conveyance Deed Dated - 31/12/2021 Reg. No - 16124/2021 Reg. at vasai - 5 Sellers - Mr David Jav Muscit and others Purchasers - M/S Ameya Town Homes Pvt. Ltd. (said Lands with other Lands)	
2022	Nil	Nil
2023	Nil	Nil
2024	Entry - Development Agreement Dated - 06/02/22024 Reg. No - 1447/2024 Reg. at vasai - 1 Owners - M/S Supreme Mega Construction L L P Developers - M/S Mansarovar Estate Builders LLP (F.S.I. admeasuring 16468.16 Sq.Mtrs. Built up (P line area) for building No - 4 , wing C and D and F. S I For Mhada admeasuring 866.44 Sq.Mtrs. (P line area) Built up on Land bearing Survey. No - 230 ,Hissa No - 130/1/1 and Survey. No - 231 ,Hissa No - 1/3, 2,3,4 , 5,6,7 lying, being and situate in Village - Sandor , Taluka - Vasai, District - Palghar)	

Note - 1) The Search & Title Report is given in the basis of documents submitted to me AND record available for search 2). Most of the pages of all Manuel records of index II is Torn and some books are taken for Data entry 3) party advice to see the Latest original 7/12 extract , 8A, and all mutation entries , all Reg. Documents relating to the said Lands and all other documents relating to the said Land

Date- 18/03/2024.


Advocate

TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201