

G.P.Pai

ADVOCATE



Reliable Prestige, 1st Floor,
Above IDBI Bank, Achole Road,
Nallasopara (East), Tal. Vasai,
Dist. Palghar, Pin - 401 209
Mob. No. 9823612613

Date : 22/05/2021

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Non-Agricultural land bearing Survey No.63, Hissa No.2/1, Area admeasuring **164-40-00 R. Sq. mtrs.**, Assessment of **Rs.1644-00 Ps.**, Out of this Area admeasuring 118-60-00 R. Sq. mtrs., lying, being and situated at Village **GOKHIVARE**, Taluka - Vasai, District - Palghar, within the area of Sub-Registrar at Vasai (hereinafter referred as the said plot of Lands).

I have investigated the title of the said land on the request of (Promoter i.e. **M/S. PLATINUM DEVELOPERS**) and following documents i.e.:-

1) Description of the property: FSI area admeasuring 4145.64 Sq. Mtrs. Built-up area in Wing 'A' & 'B' of Building No.1, in Sector No.II (as per revised amendment plan), to be constructed on said land bearing Survey No.63, Hissa No.2/1, Area admeasuring 164-40-00 R. Sq. mtrs., Out of this Area admeasuring 118-60-00 R. Sq. mtrs., Assessment of Rs.1644-00 Ps., (out of the said portion), lying, being and situated at Village : GOKHIVARE, Taluka - Vasai, District - Palghar, within the area of Sub-Registrar at Vasai and within the jurisdiction of Vasai Virar City Municipal Corporation.

2) The documents of allotment of plot: By a registered Agreement for Sale, dated 31/03/2021, entered into between 1] MR. DEVENDRA RAJNIKANT LADHANI, as the "The Party Of The One Part", 2] MR. ANIL RAMCHANDRA GUPTA, as the "The Party Of The Second Part", 3] M/S. SAI RYDAM REALTORS PRIVATE LIMITED, as the "The Party Of The Third Part", 4] M/S. RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED, as the "The Party Of The Fourth Part" and M/S. PLATINUM DEVELOPERS through its Partner MR. SALIM AHMED ALI SAYYED, as the "the party of the fifth part". The Party of the First Part, Second Part, Third Part & Fourth Part

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have transfer and assign their development rights in favour of the Party of the Fifth Part in respect of the said FSI area admeasuring 4145.64 Sq. Mtrs. Built-up area in Wing 'A' & 'B' of Building No.1, in Sector No.II (as per revised amendment plan), to be constructed on said land bearing Survey No.63, Hissa No.2/1, Area admeasuring 164-40-00 R. Sq. mtrs., Out of this Area admeasuring 118-60-00 R. Sq. mtrs., Assessment of Rs.1644-00 Ps., (out of the said portion), lying, being and situated at Village : GOKHIVARE, Taluka - Vasai, District – Palghar, within the area of Sub-Registrar at Vasai and within the jurisdiction of Vasai Virar City Municipal Corporation, which is registered in the office of Sub -Registrar Vasai No.V, bearing Serial No.4806/2021, dated 05/04/2021.

3) **7 / 12 extract issued by** Talathi office Gokhivare, Tal. Vasai,
Mutation Entry no.Nil.

4) Search report for 30 years from **1991** till **2021**

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 (following owner **MR. DEVENDRA RAJNIKANT LADHANI**) is clear, marketable and without any encumbrances.

Owners of the land

- 1) Survey No.**63**, Hissa No.**2/1** belonging to **Mr. Devendra Rajnikant Ladhani**
- 2) Qualifying comments/remarks if any -Nil.

The report reflecting the flow of the title of the (owner **Mr. Devendra Rajnikant Ladhani**) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date:22/05/2021





Date : 22/05/2021

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) **7/12 extract as on date of application for registration.**
- 2) **Mutation Entry No.Nil.**
- 3) Search report for 30 years from **1991** till **2021** Taken from Sub-Registrar office at **Vasai**
- 4) Any other relevant title: **Nil**
- 5) Litigations if any: **Nil**

Date:22/05/2021

