



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. Builtup 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

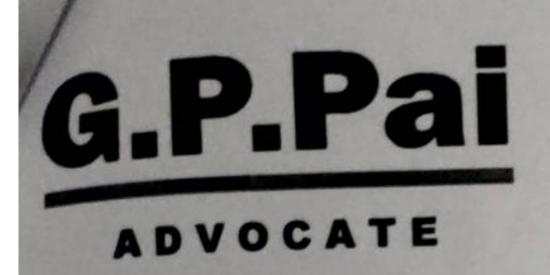
- 1) Survey No.63, Hissa No.2/1 belonging to Mr. Devendra Rajnikant Ladhani
- 2) Qualifying comments/remarks if any -Nil.

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.

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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

