

BHARAT N. BHOIR

ADVOCATE HIGH COURT "Opp. IndusInd Bank, Village-Gokhivare,
Tal-Vasai, Dist- Palghar Pin Code-401208.

FORMMAT - A
(Circular No. 28/2021)

To,
MahaRERA
Maharashtra

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to ALL THAT piece and parcel of non- agriculture Land bearing Survey No. 274, Hissa No. 1, area admeasuring H.R.P 1-83-80 or thereabout assessed at Rs. 1838.00 situate lying and being at village - Gokhivare, Taluka : Vasai, District : Palghar within the Jurisdiction of Sub-Registrar at Vasai / Nallasopara/ Virar (hereinafter referred as the "said property")

I have investigated the title of the said property on the request of **M/S. IMPERIAL LIFESTYLE PVT. LTD** and following documents i.e.

- 1) Description of the property: ALL THAT piece and parcel of non-agriculture Land bearing Survey No. 274, Hissa No. 1, area admeasuring H.R.P 1-83-80 or thereabout assessed at Rs. 1838.00 situate lying and being at village - Gokhivare, Taluka : Vasai, District : Palghar within the Jurisdiction of Sub-Registrar at Vasai / Nallasopara/ Virar

The Document of allotment of Plot: Development Agreement dated 31/03/2021 registered at Vasai sub registrar office under serial no. Vasai 5 - 4668/2021 dated 6/04/2021.

- 2) 7/12 extract or property card issued by Talathi Sajja Gokhivare dated 26/08/2021, Mutation Entry No. 513, 872, 1046, 1183, 1368, 2222, 2739, 2853, 4433, 4545, 4687, 5143,
- 3) Search Report for 68 years from 1952 to 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/ promoter/ developer/



company) is clear, marketable and without any encumbrances. (If any encumbrances please mention separate sheet)

Sr. No.	Owners of the land	Details of the Property
1	RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED	ALL THAT piece and parcel of non- agriculture Land bearing Survey No. 274, Hissa No. 1, area admeasuring H.R.P 1-83-80 or thereabout assessed at Rs. 1838.00 situate lying and being at village - Gokhivare, Taluka : Vasai, District : Palghar within the Jurisdiction of Sub-Registrar at Vasai / Nallasopara/ Virar

3/- The Report reflecting the flow of the title of the (owner/ promoter/developer/company) on the said land is enclosed herewith as annexure.

Date: 17/12/2021

Encl: Annexure


 Advocate
BHARAT N. BHOIR
 ADVOCATE HIGH COURT
 Tulsi Nagar, Gokhivare,
 Vasai (E), Tal. Vasai-401208

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Tal-Vasai, Dist- Palghar Pin Code-401208.

FORMMAT - A

(Circular No. 28/2021)

- 1) 7/12 extract of ALL THAT piece and parcel of non- agriculture Land bearing Survey No. 274, Hissa No. 1, area admeasuring H.R.P 1-83-80 or thereabout assessed at Rs. 1838.00 situate lying and being at village - Gokhivare, Taluka : Vasai, District : Palghar within the Jurisdiction of Sub-Registrar at Vasai / Nallasopara/ Virar.

2) Mutation Entries

a) Vide 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

b) Vide Mutation Entry No. 872, dad 06/08/195

As per the Oral Partition and Statement given by Mr. Punamchand Atmaram Shah the said land recorded in the name of Mr. Bipin Atmaram Shah.

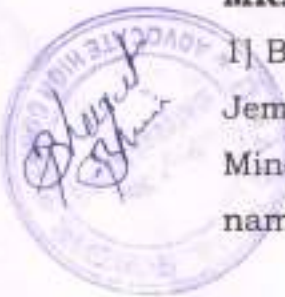
c) Vide Mutation Entry No. 1046, dated 15/01/1964

by a Conveyance Deed dated 16/11/1962 registered under document No. Vasai 400/1962, Philip Mates Kulas had purchased the said land from the Owner - Mr. Bipin Atmaram Shah.

d) Vide Mution Entry No. 1183, dated 15/09/1966

MR. PHILIP MATES KULAS, died intestate on 23/01/1964 leaving behind his

- 1] Bastyav Philip Kulas, 2] Maryan Philip Kulas, 3] Mr. Robert Philip Kulas, 4] Jems Philip Kulas, 4] Ani Manvel Lopes, 5] Merry Philip Kulas, 6] Lushy Domanic Minezes, 7] Pali Philip Colaso, 8] Nataliya Philip Kulas as his legal heirs, their names have been inserted on the records of rights. No.5 got married and she



went to her husband's house and she don't want her share from the said land, therefore he release her share. Hence the remaining legal heirs's names were inserted on the records of rights.

e) Vide Mutation Entry No. 1368 dated 25/071972

This Mutation Entry is regarding Bombay Weights and measures (Enforcement) Act. 1958 and Indian Coinage Act. 1955 and not much relevant as far as title is concerned.

f) Vide Mutaion Entry No. 2222, dated 06/07/1992

By deed of conveyance dated Conveyance Deed dated 9/12/1991 under document No. Chhapil 5476/1991, the said 1] Gangji Shyamji Chheda and 2] Mulchand Shyamji Chheda had purchased the said land from 1] Sebestian Philip Colaco, 2] Mariyam Philip Colaco, 3] James (Jimmy) Philip Colaco, 4] Anny M. Lopes, 5] Merry Peter Dabre, 6] Lucy D. Menezes, 7] Sister Polin Colaco.

g) Vide 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 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.



h) Vide Mutation Entry No. 2853, Dated 02/08/2004,

The hissa numbers on 7/12 extract of Survey numbers mentioned bellow are entered without mentioning hissa numbers. Therefore by Circular of जमाबंदी आयुक्त नं. अ.शा.प. क्र.संगणक/सि.आर. 35/स.1/2003, दि.18/01/2003 and Circular of Government क्रमांक/सी.एल.आर-2000/प्र.क्र.4/भाग-1, क-1, दिनांक 13/11/2002 hissa numbers are recorded in order to record the said entries of hissa numbers in Computer.

Entry As per 7/12 extract		New Entry made for computerization	
Survey No.	Hissa No.	Survey No.	Hissa No.
274	Part	274	1

i) Vide Mutation Entry No. 4433, dated 13/10/2018

Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.06/04/2018 and by reference to order stated in the circular with Government क्र.रा.भू.अ/प्र.क्र. 180/ल-1, दि.07/05/2016 correction in Computerized 7/12 extract are done & noted.

j) Vide Mutation Entry No. 4545, dated 01/12/2018

E-revolving projective edited module usage in relation to extract handwritten and enclosed authority records of Government circular No. Hkq- v- @iz- 0- 180@y & 1 directed by Kiran Magan Surawase dated 7/05/2016 commitment to the participants - REVKMSM7601 the said extract of the said property are computerized and corrected on 26/09/2018.

k) Vide Mutation Entry No. 4687, dated 05/08/2019,

as per the order bearing No.क्र.महसूल/क-1/टे-1/जमिन बाब/कावि-/एस् आर 129/2019, दि.16/02/2019, issued by The Hon'ble Tahasildar Vasai-the aforesaid land is in the names of Shri. Jayantilal Shyamji Chheda & others.



Shri. Jayantilal Shyamji Chheda & others has made an application to The Hon'ble Tahasildar Vasai for obtain Non-Agricultural Permission in respect of S. No.271, 274/1 situated at Village : Gokhivare. As per the provisions made in Ordinance No.2/2017 of Maharashtra Government Gazatte Part Four No.3 dt.05/01/2017, the improvement made in Section 42B of Maharashtra Land Revenue Code 1966 according to which the matter had been submitted with The Hon'ble Tahasildar Vasai to do further Proceeding for Assessment of Conversion tax & Non-Agricultural. Applicant has paid the amount of conversion tax and Non-Agricultural Tax to the Government vide Challan No. MH010789679, of Rs.67740/- and MH010789662, dt.17/02/2018 of Rs.13,548/- to the Government as per the provision of Maharashtra Land Revenue Code 1966, Sec. 47A, Accordingly the N. A. permission is granted as per Ordinance No.2/2017 of Maharashtra Government Gazette Part Four No.3 dt.05/01/2017, subject to conditions more particularly described in the said mutation entry.

1) Vide Mutation Entry No. 5143

By deed of conveyance dated 31/12/2020 registered under document No. Vasai 2- 5001/2021 dated 26/03/2021, the said **1) Mulchandra Shyamji Chheda, 2) Mahendra Gangaji Chheda and 3) Piyush Gangaji Chheda** have sold the said property to **RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED.**

3) Search Report for 68 years from 1652 to 2021 taken from Sub-Registrar office at Vasai

YEARS	FINDINGS
1952	Torn
1953	Torn
1954	Nil
1955	Nil



1956 Entry No. 1 - Conveyance Deed dated 17/01/1956 registered under document No. Vasai 1 - 45/1956, the one 1) Punamchand Atmaram Shah 2) Mr Bipinchand Atmaram Shah and 3) Mrs. Kusumlata Atmaram Shah sold the area admeasuring 2-35-00 H. R. from large property bearing the old survey No. 274/Part to Mr. Anna Budhya Vaity and Mr. Gopal Budhya Vaity.

Entry No. 2 - Conveyance Deed dated 7/04/1956 registered under document No. Vasai 1 - 259/1956, the one 1) Punamchand Atmaram Shah 2) Mr Bipinchand Atmaram Shah and 3) Mrs. Kusumlata Atmaram Shah sold the area admeasuring 1-31-00 H. R. from large property bearing the old survey No. 274/Part to Mr. Duming Pavlu Lop.

1957	Nil
1958	Nil
1959	Nil
1960	Nil
1961	Nil
1962	Entry - Conveyance Deed dated 16/11/1962 registered under document No. Vasai 400/1962 the said Philip Mates Kulas had purchased area admeasuring 1-83-80 H. R. i.e. 18380 sq. mtr. out of the said large property bearing 274/part from the Owner - Mr. Bipin Atmaram Shah.
1963	Torn
1964	Nil
1965	Torn
1966	Nil
1967	Nil
1968	Nil
1969	Torn
1970	Nil
1971	Torn
1972	Torn
1973	Torn
1974	Nil



1975	Torn
1976	Torn
1977	Torn
1978	Torn
1979	Torn
1980	Torn
1981	Torn
1982	Torn
1983	Torn
1984	torn
1985	torn
1986	torn
1987	Entry - Notice of Lis Pendency dated 3/02/1987 registere No. Vasai 1 - 2123/1987 by Mr. Michael Mathew Colaco bearing survey No. 274/Pt. area admeasuring 14-83-8 H. R.
1988	Torn
1989	torn
1990	Nil
1991	Nil
1992	Entry - Conveyance Deed dated 9/12/1991 under document No. Chhapil 5476/1991, the said 1] Gangji Shyamji Chheda and 2] Mulchand Shyamji Chheda had purchased the said property from 1] Sebestian Philip Colaco, 2] Mariyam Philip Colaco, 3] James (Jimmy) Philip Colaco, 4] Anny M. Lopes, 5] Merry Peter Dabre, 6] Lucy D. Menezes, 7] Sister Polin Colaco
1993	Nil
1994	Nil
1995	Torn
1996	Torn
1997	Nil
1998	Nil



1999	Torn
2000	Torn
2001	Torn
2002	Nil
2003	Nil
2004	Nil
2005	Nil
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Nil
2012	Nil
2013	Nil
2014	Nil
2015	<p>Entry 1 - Development Agreement dated 1/01/2015 registered under document No. Vasai 4 - 21/2015, M/s. Sai Rhydam Realtors Pvt. Ltd., and M/s. Rashmi Ameya Developers Housing and Estate Realtors granted development rights of FSI admeasuring 4146.99 sq. mtr. Of the said property along with other properties to M/s. Shanti Housing.</p> <p>Entry 2 - Development Agreement dated 3/03/2015 registered under document No. Vasai 4 - 1105/2015, M/s. Sai Rhydam Realtors Pvt. Ltd., and M/s. Rashmi Ameya Developers Housing and Estate Realtors granted development rights of FSI admeasuring 4145.54 sq. mtr. Of the said property along with other properties M/s. Sai Sangam Developers.</p>
2016	Nil
2017	Nil
2018	Nil



2019 Nil

2020 Nil

2021 Entry No. 1 – By deed of conveyance dated 31/12/2020 registered under document No. Vasai 2- 5001/2021 dated 26/03/2021, the said **1) Mulchandra Shyamji Chheda, 2) Mahendra Gangaji Chheda and 3) Piyush Gangaji Chheda** have sold the said property to **RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED.**

Entry No. 2 – By Development Agreement dated 31/03/2021 registered at Vasai sub registrar office under serial no. Vasai 5 – 4668/2021 dated 6/04/2021, the said **RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED** have granted development rights of FSI admeasuring **37,852.52 sq. mtr. of Residential cum shophline Building No. 9 Wing - A, B, C, D, E, G, H & I in Sector - I, on land bearing Survey No. 274, Hissa No. 1, 2 & 3 & Survey No. 275, Hissa No. 1 & 2 lying being and situated at Village Gokhivare, Tal - Vasai, Dist. Palghar** collectively lying and situated at Village : **Gokhiware, Taluka Vasai, District : Palghar** and within the jurisdiction of VASAI VIRAR CITY MUNICIPAL CORPORATION in favour of **M/S. IMPERIAL LIFESTYLE PVT. LTD.**

4) Any other relevant title - N/A

5) Litigation if any. – No.

Date: 17/12/2021

Advocate

BHARAT N. BHOIR
ADVOCATE HIGH COURT
Tulsi Nagar, Chikhliwara,
Vasai (E), Tal. Vasai-401209