

# **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. 275, Hissa No. 1, area admeasuring H.R.P 1-32-00 or thereabout assessed at Rs. 1320.00 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 REALTORS** and following documents i.e.

- 1) Description of the property: ALL THAT piece and parcel of non-agriculture Land bearing Survey No. 275, Hissa No. 1, area admeasuring H.R.P 1-32-00 or thereabout assessed at Rs. 1320.00 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 - 4677/2021 dated 6/04/2021.

- 2) 7/12 extract or property card issued by Talathi Sajja Gokhivare dated 26/08/2021, Mutation Entry No. 188, 513, 872, 1070, 1119, 1144, 1199, 1368, 2064, 2853, 2899, 3074, 3978, 4433, 4545, 5141,



## 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	<b>RASHMI AMEYA DEVELOPERS HOUSING &amp; ESTATE REALTORS PRIVATE LIMITED</b>	ALL THAT piece and parcel of non- agriculture Land bearing Survey No. 275, Hissa No. 1, area admeasuring H.R.P 1-32-00 or thereabout assessed at Rs. 1320.00 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: 16/12/2021

Encl: Annexure

*Bharat N. Dnoir*  
Advocate

**BHARAT N. DNOIR**  
ADVOCATE  
Vasai (E), Tal. Vasai-401208



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### **FORMMAT - A**

(Circular No. 28/2021)

1) 7/12 extract of non- agriculture Land bearing Survey No. 275, Hissa No. 1, area admeasuring H.R.P 1-32-00 or thereabout assessed at Rs. 1320.00 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. 188**

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

##### **b) 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

##### **c) Vide Mutation Entry No. 872, dated 06/08/1959**

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.

##### **d) Vide Mutation Entry No. 1070**

Asper BATL Act 1948 under section 32G order No. 19 dated 19/02/1964, the tenant of the said land Mr. MohanKumar Brijbihari and Mr. Rampal Balkrishna Brijbihari have purchased the said land under reference from the owner Mr. Bipinchand Atmaram Shah for the consideration of Rs. 1140/- purchase price of the said land and the name of the tenant has been reflected in the owner section as the said land in his actual possession and encumbrance of the purchase price of the land of the owner has been reflected on the record of right and asper the provision of BATL Act 1948 under section



43 restriction on transfer of land has been reflected on the record of right in land bearing survey No. 275/1.

**e) Vide Mutation Entry No. 1119 dated 2/10/1965**

As per the written Statement given by Mr. MohanKumar Brijbihari, & Mr. Rampal Balkrishna Brijbihari to the Mamlatdar vasai as they have made oral partition of the large property and the said land bearing survey No. 275/1 has been came in the shares Mr. Rampal Balkrishna Brijbihari hence department of revenue record the name of Mr. Rampal Balkrishna Brijbihari has been reflected in 7/12 extract as per Taluka Hukum from Mamlatdar vasai.

**f) Vide Mutation Entry No. 1144 dated 14/02/1966**

by a Conveyance Deed dated 11/11/1965 the said Shabuddin Shamsuddin Dehalvi had purchased the said land from Mr. Rampal Balkrishna Brijbihari for a consideration price of Rs. 2500/-.

**g) Vide Mutation Entry No. 1199**

The said mutation entry is not related to the said property

**h) Vide Mutation Entry No. 1368 dated 25/07/1972**

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.

**i) Vide Mutation Entry No. 2064 dated 3/03/1989**

by a registered conveyance deed date 16/07/1982, the said 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 from 1] Mohammed Arfin Shahabuddin Dehalvi & 2] Urman Gani J. Khatri for a consideration price of Rs. 23,000/- [Rupees Twenty Three Thousand only].

**j) 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.
275	Part	275	1

**k) Vide Mutation Entry No. 2899 dated 17/01/2005**

The said 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).

**l) Vide Mutation Entry No. 3074 dated 26/08/2006**

by a Conveyance Deed dated 28/06/2006 registered under document No. Vasai 1 -5025/2006, Shri. Arvind Shamji Chheda purchased the said land from 1] Amarjitsingh H. Vohra, 2] Tejendarsingh H. Vohra, 3] Ranjitsingh H. Vohra,, for consideration price of Rs.36,00,000/- (registered in the Office of Sub Registrar Vasai bearing Sr. No. 05025/2006).

**m) Vide Mutation Entry No. 3978 dated 5/06/2012**

The N. A. permission is granted for residential and commercial purpose in respect of the said land by the Collector Officer Palghar vide their order No. Mahasul/K-1/T-9/NAP/Gokhivare/Vasai/SR-36/2012, dt.31/05/2012 in respect of area and subject to terms and conditions No. 1 to 25 more particularly described in the said order.

**n) 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.भूअ/प्र.क्र.

180/ल-1, दि. 07/05/2016 correction in Computerized 7/12 extract are done & noted.

**o) 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- Ø- 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.

**p) Vide Mutation Entry No. 5141**

By deed of conveyance dated 31/12/2020 registered under document No. Vasai 2- 4995/2021 dated 26/03/2021, the said **Mr. Arvind Shyamji Chheda**, has 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 Entry – Conveyance Deed dated 7/03/1955 registered under document No. Vasai 1 - 210/1955, the one 1) Punamchand Atmaram Shah 2) Mr Bipinchand Atmaram Shah and 3) Mrs. Kusumlata Atmaram Shah sold area admeasuring 2-06-00 H. R. from the said large property bearing old S. No. 275 H. No. Part to Mr. Arjun Hari Yadav,





1956	Entry - 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 1-24-00 H. R from the said large property bearing old S. No. 275 H. No. Part to Mr. Duming Pavlu Lop.
1957	Nil
1958	Nil
1959	Nil
1960	Nil
1961	Nil
1962	Nil
1963	Torn
1964	Nil
1965	Entry - by a Conveyance Deed dated 11/11/1965 the said Shabuddin Shamsuddin had purchased the said land from Mr. Rampal Balkrishna Brijbihari for a consideration price of Rs. 2500/-
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	Entry - By conveyance deed date 16/07/1982 registered under document No. R958 registered at sub-registrar at Bombay, the said 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 from 1] Mohammed Arfin Shahabuddin Dehalvi & 2] Urman Gani J. Khatri for a consideration price of Rs. 23,000/- [Rupees Twenty Three Thousand only].
1983	Torn
1984	torn
1985	torn
1986	torn
1987	torn
1988	Torn
1989	Torn
1990	Nil
1991	Nil
1992	Nil
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	Entry - Deed of Conveyance dated 28-06/2006 registered under document No. Vasai 1 -5025/2006, the said 1) Mr. Amarjeetsingh Harnamsingh Vora 2) Mr. Tejindersingh Harnamsingh Vora, 3) Mr. Ranjeetsingh Harnamsingh Vora, 4) Mr. Kuldeepsingh Harnamsingh Vora sold the area admeasuring 1-32-00 H. R. equivalent to 13200 sq. meter of survey No. 275 Hissa No. 1 to Mr. Arvind Shamji Chheda
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Nil
2012	Nil
2013	Nil
2014	Nil



- 2015      Entry 1 - Development Agreement dated 1/01/2015  
                  registered under document No. Vasai 4 - 21/2015, M/s. Sai  
                  Rhydram 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.
- Entry 2 - Development Agreement dated 3/03/2015  
                  registered under document No. Vasai 4 - 1105/2015, M/s. Sai  
                  Rhydram 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.
- 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- 4995/2021 dated  
                  26/03/2021, the said **Mr. Arvind Shyamji Chheda**, has 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 -  
 4677/2021 dated 6/04/2021, the said RASHMI AMEYA  
 DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE  
 LIMITED have granted development rights of FSI admeasuring





**5341.20 sq. mtr. of Residential cum shopline Building No. 9 Wing - F in Sector - I, on land bearing Survey No. 275, Hissa No. 1 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 REALTORS.**

- 4) Any other relevant title - N/A
- 5) Litigation if any. - No.

Date: 16/12/2021

*Shant*  
*Sh*  
Advocate  
SHANT SHINOR  
ADVOCATE HIGH COURT  
Tilak House, Gokhivare,  
Vasai (E), Tal. Vasai - 401208