

**OFFICE :- B/204, Sitaram Bhavan CHS. Ltd., Near Railway Station, Opp. S.B.I. Bank,
Achole Road, Nallasopara (E), Tal. Vasai, Dist. Palghar - 401 209.**

Ref: _____

Date: 15-01-2022

To,
MahaRERA
Housing Bhavan, Plot No. C-21,
E Block, Bandra Kurla Complex, Bandra (E),
Mumbai - 400 051.

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to Survey No. 78/B/2, admeasuring 199.30.00 R. Sq. Mtr., situated at **Village - More**, Tal Vasai, Dist Palghar (hereinafter referred as the "said Plots").

1) I have investigated the title of the said plot on the request of **M/S. ANKUR LIFESPACE** and following documents i.e.:-

a) **Description of the Property:**

FSI admeasuring 101109.38 sq. ft. (9393.29 sq. mtr.) of **Building No. 3, Wing - A, Gr (Pt) + St (Pt) + 21 upper Floors**, situated on land bearing **Survey No. 78/B/2**, admeasuring **199.30.00 R. Sq. Mtr.**, lying, being and situated at **Village - More**, Taluka - Vasai, Dist - Palghar.

b) **The documents of allotment of plot:**

- i) Conveyance Deed dated 19/03/2015.
- ii) Revised Development Permission dated 23/01/2019.
- iii) Development Agreement dated 17/03/2020.

- c) 7/12 extract or property card issued by online portal dated 22/12/2021, Mutation Entry No. 1508.
 - d) Search Report for 30 years from 1993 till 2022.
- 2) 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 **M/S. ANKUR LIFESPACE** is clear, marketable and without any encumbrances.


Owners of the land

- a) **M/s. Viva Holding** through its Partners Mr. Siddharth Deepak Thakur, Mr. Rohan Jayendra Thakur and Mr. Mehul Deepak Thakur are the Owners of **Survey No. 78/B/2**, admeasuring **199.30.00 R. Sq. Mtr.** of revenue **Village – More**, Tal Vasai, Dist Palghar.
- b) AND by Development Agreement dated 17/03/2020, duly registered at Sub-Registrar Vasai – 2 at Sr. No. 4307/2020 registered on 17/03/2020, **M/S. VIVA HOLDINGS** through its Partner **Mr. Mehul Deepak Thakur** has given development rights of FSI admeasuring **101109.38 sq. ft. (9393.29 sq. mtr.)** of **Building No. 3, Wing – A, Gr (Pt) + St (Pt) +21** upper Floors, situated on land bearing Survey No. 78/B/2, admeasuring 199.30.00 R. Sq. Mtr., lying, being and situated at **Village – More**, Taluka – Vasai, Dist – Palghar to **M/S. ANKUR LIFESPACE** through its Partner **Mr. Sanjay Kedarnath Yadav** and said Development Agreement confirmed by 1) Mr. Mehul Deepak Thakur, 2) Mr. Rohan Jayendra Thakur, 3) Mrs. Priyanka Suchit Mahale Nee Ms. Priyanka Jayendra Thakur, 4) Mr. Siddharth Deepak Thakur and 5) Mr. Rohil Jayendra Thakur.
- 3) The report reflecting the flow of the title of FSI of **M/S. ANKUR LIFESPACE** is enclosed herewith as an annexure.

Encl: Annexure

Date:

Advocate


ASHISH J. MISHRA
B.L.S., LL.B.
(ADVOCATE, HIGH COURT)
Office : B-204, 2nd Flr., Sitaram Bhavan,
Opp. S.B.I. Bank, Near Rly. Stn, Achole Rd,
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Ref: _____

Date: 15-01-2022**FLOW OF THE TITLE OF THE SAID LAND**

- 1) By a Conveyance Deed dated 19/03/2015, M/S. VIVA HOLDINGS, through its Partners 1) MEHUL DEEPAK THAKUR, 2) SIDDHARTH DEEPAK THAKUR, 3) ROHAN JAYENDRA THAKUR, through their P.A. Holder MR. DEEPAK HARISHCHANDRA THAKUR have purchased the land from the owners MR. PITER VICTOR LOPE AND OTHERS 35. The entry is made as per the registered Conveyance Deed, which is registered in the Office of Sub-Registrar Vasai, bearing Sr. No. 1524/2015
- 2) The MEHUL D. THAKUR AND OTHERS through their P.A. Holder MR. SAGAR PRAVIN RAUT had obtained N.A. Permission from the Collection of Thane vide its Order No. MAHSUL/KAKSH-1/T-1/NAP/MAUJE MORE & VIRAR-VASAI/SR-05/2014 dated 23/03/2015.
- 3) The Taluka Inspector Land Record Vasai, bearing No. भुमापन/मौजे-मोरे/अ.ता. वि.मो.र.नं. 917/2018, जा. क्र. 1103 dated 13/06/2016 alongwith the Tahasildar Order No. मशा/कक्ष-1/टे-2-हक्कनोंद/कावि-5875/2018 दिनांक 23/08/2018 and as per the Kami-Jasta Patrak the land bearing S.No. 78/2, the area that has been transformed must be replaced by a new 7/12 extract and as per the said akarphod Patrak the old 7/12 extract was closed and new Pot Hissa are made which are as under:-

As per Old 7/12 Extract		As per New 7/12 Extract and Kami-Jast Patrak	
Old S. No.	Area Admeasuring R. Sq. Mtr.	New S. No.	Area admeasuring R. Sq. Mtr.
78/2	0.13.1	78/B/2	199.30.00

- 4) MR. MEHUL D. THAKUR AND OTHERS through their P.A. Holder MR. SAGAR PRAVIN RAUT had obtained Revised Development Permission for Residential /Residential with Shopline Building No. 3, Wing – A, Gr (Pt) + St (Pt) +21 upper Floors, admeasuring 101109.38 sq. ft. (9393.29 sq. mtr.) plot of the land bearing Survey No. 78/B/2, admeasuring 199.30.00 R. Sq. Mtr. vide their Permission No. VVCMC/TP/RDP/VP-5568 & 5287/197/2018-19 dated 23/01/2019.
- 5) **M/S. VIVA HOLDINGS** i.e. the Owner is agrees to transfer and assigns the development rights in favour of the **M/S. ANKUR LIFESPACE** in respect of Residential/Residential with Shopline **Building No. 3, Wing – A, Gr (Pt) + St (Pt) +21 upper Floors**, admeasuring **101109.38 sq. ft. (9393.29 sq. mtr.)** to be constructed on land as per sanctioned by the Vasai-Virar City Municipal Corporation.
- 6) After perusal of revenue record bearing Mutation Entry No. 1508 dated 23/12/2019 by Kami Jast Patrak bearing No. MAHSUL/K-1/T-2/HAKKANOND/KAV957/2019 dated 05/12/2019 the name of holder is corrected by inserting name of M/S. VIVA HOLDINGS through its Partners MEHUL DEEPAK THAKUR, SIDDHARTH DEEPAK THAKUR, ROHAN JAYENDRA THAKUR as it was properly mentioned in Pherphar No. 1260.
- 7) By Development Agreement dated 17/03/2020, duly registered at Sub-Registrar Vasai – 2 at Sr. No. 4307/2020 registered on 17/03/2020, **M/S. VIVA HOLDINGS** through is Partner **Mr. Mehul Deepak Thakur** has given development rights of FSI admeasuring **101109.38 sq. ft. (9393.29 sq. mtr.)** of **Building No. 3, Wing – A, Gr (Pt) + St (Pt) +21 upper Floors**, situated at plot of the land bearing Survey No. 78/B/2, admeasuring 199.30.00 R. Sq. Mtr., lying, being and situated at **Village – More**, Taluka – Vasai, Dist – Palghar to **M/S. ANKUR LIFESPACE** through its Partner **Mr. Sanjay Kedarnath Yadav** and said Development Agreement confirmed by 1) Mr. Mehul Deeapk Thakur, 2) Mr. Rohan Jayendra Thakur, 3) Mrs. Priyanka Suchit Mahale Nee Ms. Priyanka Jayendra Thakru, 4) Mr. Siddharth Deepak Thakur and 5) Mr. Rohil Jayentra Thakur.

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Date: 15.01.2022

.. 3 ..


SEARCH REPORT:

Search Report in respect of Land bearing Survey No. 78/B/2, admeasuring 199.30.00 R. Sq. Mtr., lying, being and situated at **Village – More, Taluka – Vasai, Dist – Palghar.**

Year	Index Book – II
1993	Nil
1994	Nil
1995	Nil
1996	Nil
1997	Nil
1998	Nil
1999	Nil
2000	Nil
2001	Nil
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	Nil
2016	Nil
2017	Nil
2018	Nil
2019	Nil

2020	<p>ENTRY NO. 1</p> <p>Type of Agreement : Development Agreement</p> <p>Agreement Date : 17/03/2020</p> <p>Registration Date : 17/03/2020</p> <p>Registration No. : Vasai2-4307/2020</p> <p>Made Between</p> <p>Owners : 1) M/s. Viva Holdings through its Partner Mr. Mehul Deepak Thakur</p> <p>2) Confirming Party: i) Mr. Mehul Deepak Thakur ii) Mr. Rohan Jayendra Thakur iii) Mrs. Priyanka Suchit Thakur Nee Ms. Priynaka Jayendra Thakur iv) Mr. Siddharth Deepak Thakur v) Mr. Rohil Jayendra Thakur</p> <p>Developers : M/s. Ankur Lifespace Through its Partner Mr. Sanjay Kedarnath Yadav</p> <p>Agreement Value : Rs.7,80,00,000/-</p> <p>Govt. Value : Rs.10,83,72,000/-</p> <p>Property Details : FSI admeasuring 101109.38 sq. ft. (9393.29 sq. mtr.) of Building No. 3, Wing – A, Gr (Pt) + St (Pt) + 21 upper Floors, situated on land bearing Survey No. 78/B/2, admeasuring 199.30.00 R. Sq. Mtr., lying, being and situated at Village – More, Taluka – Vasai, Dist – Palghar.</p>
2021	Nil

- 1) Search to be taken in respect of above referred property within the limits of Sub-Registrar Office at Vasai – 1, 2, 3, 4, 5 & 6 with the help of Books of records available for search, e-search.
- 2) The Government Fees is paid vide No. Receipt No. 524/2022 dated 13/01/2022.
- 3) Most of the Manual records of Index II are in torn conditions and computer record is also not properly maintained some pages are missing.


ASHISH J. MISHRA
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Ref.: _____

Date: 15.01.2022**OPINION:**

I CERTIFY THAT after going through all the records of documents submitted to me and record of concern Sub-Registrar's office. I found that M/S. VIVA HOLDINGS, through its Partners 1) MEHUL DEEPAK THAKUR, 2) SIDDHARTH DEEPAK THAKUR, 3) ROHAN JAYENDRA THAKUR, through their P.A. Holder MR. DEEPAK HARISHCHANDRA THAKUR are the Owners of land bearing Survey No. 78/B/2, admeasuring 199.30.00 R. Sq. Mtr. of Village – More, Tal Vasai, Dist Palghar and M/S. ANKUR LIFESPACE through its Partner Mr. Sanjay Kedarnath Yadav having right and possess of FSI admeasuring 101109.38 sq. ft. (9393.29 sq. mtr.) of Building No. 3, Wing – A, Gr (Pt) + St (Pt) +21 upper Floors, situated on land bearing Survey No. 78/B/2, admeasuring 199.30.00 R. Sq. Mtr., lying, being and situated at Village – More, Taluka – Vasai, Dist – Palghar.

I further certify that the Title of the said FSI admeasuring 101109.38 sq. ft. (9393.29 sq. mtr.) of Building No. 3, Wing – A, Gr (Pt) + St (Pt) +21 upper Floors, situated on land bearing Survey No. 78/B/2, admeasuring 199.30.00 R. Sq. Mtr., lying, being and situated at Village – More, Taluka – Vasai, Dist – Palghar are clear and marketable and free from all encumbrances and doubts.

Date:-


ASHISH J. MISHRA
B.L.S., LL.B.**(ADVOCATE, HIGH COURT)**Office : B-204, 2nd Flr., Sitaram Bhavan,
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