

Ref No RERA-LTR-01/2021

FORMAT-A
(Circular no.28/2021)

Date: 5th July, 2021

To,
MahaRERA
Housing Bhavan, Plot No.C-21,
E Block, Bandra Kurla Complex,
Bandra East,
Mumbai 400051.

LEGAL TITLE REPORT

Ref: Title Clearance Certificate with respect to Land being Survey No. 115 Hissa No. B, Plot No. 3, admeasuring to 4840.40 Sq. Mtrs. out of total area 7785.00 Sq. Mtrs. on Revenue Village Gokhiware, Taluka Vasai, Dist. Palghar.

1) I have investigation the title of the said plot on the request of M/s. Wonder Developers and following documents i.e.:-

A) DESCRIPTION OF THE PROPERTY :

FSI admeasuring 8127.36 Sq. Mtrs (Built up), Building known as Wonder Park, Residential cum Shopline Building no. 2, Wing A and B, Ground Floor + Stilt+ 12 upper Floors, Situated on Land being Survey No. 115 Hissa No. B, Plot No. 3, on Revenue Village Gokhiware, Taluka Vasai, Dist. Palghar.

B) THE DOCUMENTS OF PLOT OF LAND :

- i) Conveyance Deed dated 20/11/2014
- ii) Conveyance Deed dated 18/12/2019.
- iii) Commencement Certificate dated 23/10/2019
- iv) Development Agreement dated 07/06/2021.

C) 7/12 extract or property card issued from online portal dated 22/02/2021, Mutation Entry No. 5012.

D) Search report for 30 years from 1992 till 2021.

- 2) On perusal of the above mentioned document and all other that the title documents relating to title of the said property I am of the opinion that the title of M/s. Wonder Developers is clear, marketable and without any encumbrances.

Owners of the Land

- a) M/s. Chetana Land Developers through its Partner Mr. Pannalal R. Mishra and Mr. Santosh M. Tiwari area owner of Survey No. 115 Hissa No. B, Plot No. 3, admeasuring to 4840.40 Sq. Mtrs. out of total area 7785.00 Sq. Mtrs. on Revenue Village Gokhiware, Taluka Vasai, Dist. Palghar.
- b) AND By Development By Development Agreement dated 07/06/2021 duly registered at Sub-Registrar Vasai-5, vide its Registration No.Vasai-5- 6398-2021 1) M/s. Chetna Corporation through its Partner i) Mr. Pannalal R. Mishra and ii) Santosh M. Tiwari has given development right of FSI admeasuring 8127.36 Sq. Mtrs (Built up), Building known as Wonder Park, Residential cum Shopline Building no. 2, Wing A and B, Ground Floor + Stilt+ 12 upper Floors, Situated on Land being Survey No. 115 Hissa No. B, Plot No. 3, on Revenue Village Gokhiware, Taluka Vasai, Dist. Palghar to M/s. Wonder Developers through its Partners Mr. Usmangani Habibbhai Kasmani and said Development Agreement confirmed by 1) Mr. Deepak Purushottam Shah 2) M/s. Swastik Spaces Ltd., through its Director Mr. Deepak Purushottam Shah 3) Mr. Ravindra Purushottam Patil and 4) Mr. Micheal Jerom D'mello.
- 3) The report reflecting the flow of the title of land owner M/s. Chetna Corporation through its Partner i) Mr. Pannalal R. Mishra and ii) Santosh M. Tiwari and title of FSI of M/s. Wonder Developer Partners Mr. Usmangani Habibbhai Kasmani is enclosed herewith as annexure.

Encl: Annexure.



Kailash H. Patil
Advocate

Dated : 05/07/2021

ADV. KAILASH H. PATIL
B.A., LL.B.
ENRL. No. MH/1173/2008
109, Shubhlaxmi Shopping Centre,
Vasant Nagari, Vasai (E), Dist. Palghar.



FLOW OF THE TITLE OF THE SAID LAND :

- 1) M/s. Chetna Corporation through its Partner i) Mr. Pannalal R. Mishra and ii) Santosh M. Tiwari and 1) Mr. Deepak Purushottam Shah Through its Power of Attorney Mr. Yogesh Hiraji Patil, 2) M/s. Swastik Spaces Ltd., through its Director Mr. Deepak Purushottam Shah Through its Power of Attorney Mr. Yogesh Hiraji Patil, 3) Mr. Ravindra Purushottam Patil and 4) Mr. Micheal Jerom D'mello are absolutely seized and possessed of or otherwise well and sufficiently entitled to the piece or parcels of land or ground of Non-Agricultural 1) Survey No.115, Hissa No.6, total area 2480 Sq. Mtrs. assessment of Rs.3.18, 2) Survey No.115, Hissa No.8/2, total area 250 Sq. Mtrs. assessment of Rs.0.30, 3) Survey No.115, Hissa No.9, area 300 Sq. Mtrs. assessment of Rs.0.08, 4) Survey No.115, Hissa No.10B, total area 490 Sq. Mtrs. assessment of Rs.0.60, 5) Survey No.115, Hissa No.13/3, total area 250 Sq. Mtrs. assessment of Rs.25.00, 6) Survey No.115, Hissa No.18, total area 280 Sq. Mtrs. assessment of Rs.0.06, 7) Survey No.115, Hissa No.19, total area 1300 Sq. Mtrs. assessment of Rs.1.74, 8) Survey No.116, Hissa No.1G, total area 570 Sq. Mtrs. assessment of Rs.1.02, 9) Survey No.116, Hissa No.8, total area 280 Sq. Mtrs. assessment of Rs.0.08, 10) Survey No.116, Hissa No.1B, total area 1250 Sq. Mtrs. assessment of Rs.125.00, 11) Survey No.115, Hissa No.8/1A, total area 2020 Sq. Mtrs. assessment of Rs.0.60, 12) Survey No.115, Hissa No.11/1, total area 310 Sq. Mtrs. assessment of Rs.0.31, 13) Survey No.115, Hissa No.13/2, total area 250 Sq. Mtrs. assessment of Rs.0.69 and 14) Survey No.116, Hissa No.1E, total area 1180 Sq. Mtrs. assessment of Rs.0.66 or thereabout lying, being and situated at Village Gokhivare, Taluka Vasai, Dist Palghar, within the Limits of Vasai Virar City Municipal Corporation and within the jurisdiction of the Sub-Registrar at Vasai NOW forming part of the reconstituted New Survey No. 115 H. No.B, Plot No.3 in terms of Kami Jast Patrak No.1995 dated 07/09/2015 of Taluka Inspector of Land Records, Vasai and record in terms of Mutation Entry No.4362 of Village Gokhivare, Taluka Vasai, Dist-Palghar.

- 2) M/s. Chetna Corporation through its Partner i) Mr. Pannalal R. Mishra and ii) Santosh M. Tiwari are absolutely seized and possessed of or otherwise well and sufficiently entitled to the piece or parcels of land or

ground of Non-Agricultural admeasuring to 4840.40 Sq. Mtrs. out of New Survey No. 115 H. No.B, Plot No.3 total land admeasuring to 7785.00 Sq. Mtrs. of Village Gokhivare, Taluka Vasai, Dist-Palghar.

- 3) By a registered Deed of Conveyance dated 20/11/2014 and registered in the office of Sub-Registrar Vasai No. 5 at Serial No. Vasai-5-5553-2014, M/S. CHETNA LAND DEVELOPERS, have purchased area Admeasuring 4840.40 square meters from the owner Shri. Deepak Purushottam Shah and M/s. Swastik Spaces Limited through its Director Mr. Deepak Purushottam Shah, on the terms and conditions more particularly mentioned in the said Deed of Conveyance Dated 20/11/2014. Accordingly Mutation Entry No. 4310, has been passed and name of M/S. CHETNA LAND DEVELOPERS, has been recorded on the records of rights.
- 4) AND WHEREAS BY Conveyance Deed dated 18/12/2019 duly registered at Sub-Registrar Vasai-2, vide its Registration No.Vasai-2-17102-2019 Mr. Ravindra Purushottam Patil, 2) Micheal Jerom D'Mello, has sold and transferred land admeasuring to 2960 Sq. Mtrs along with FSI admeasuring ton 2996.63 Sq. Mtrs consisting Stilt+ Ground + 6 Part upper floor of Building No.1 out of total area 7785 SQ. Mtrs of Survey No.115 Hisssa No.B Plot No.3 of Village Gokhivare, Taluka Vasai, Dist Thane to M/s. New Sky Developers and said Deed confirmed by 1) Swastic Spaces Ltd., through its Director Deepak Purushottam Shah, 2) Chetna Corporation through its Partner Mr. Pannalal R. Mishra and Mr. Santosh M. Tiwari,3) Chetna Land Developers through its Partner Mr. Pannalal R. Mishra and Mr. Santosh M. Tiwari 3) Deepak Purushottam Shah, and WHEREAS the parties know that area on said Conveyance Deed wrongly written as 2960 Sq. Mtrs. instead of correct area 2944.60 Sq. Mtrs and All the parties By rectification Deed dated 07/01/2021 the parties hereby rectify that on Conveyance Deed dated 24/12/2019 land area read as 2944.60 Sq. Mtrs
- 5) By Virtue of said Deed of Conveyance dated 20/11/2014 and registered in the office of Sub-Registrar Vasai No. 5 at Serial No. Vasai-5-5553-2014, made between M/S. CHETNA LAND DEVELOPERS, and Shri. Deepak Purushottam Shah and M/s. Swastik Spaces Limited through its Director Mr. Deepak Purushottam Shah, and Conveyance Deed



dated 18/12/2019 duly registered at Sub-Registrar Vasai-2, made between 2019 1) Mr. Ravindra Purushottam Patil, 2) Micheal Jerom D'Mello, 3) Swastic Spaces Ltd., through its Director Deepak Purushottam Shah, 3) Chetna Corporation through its Partner Mr. Pannalal R. Mishra and Mr. Santosh M. Tiwari,4) Chetna Land Developers through its Partner Mr. Pannalal R. Mishra and Mr. Santosh M. Tiwari 5) Deepak Purushottam Shah and M/s. New Sky Developers, land Non-Agricultural admeasuring to 4840.40 Sq. Mtrs. out of New Survey No. 115 H. No.B, Plot No.3 total land admeasuring to 7785.00 SQ. Mtrs. of Village Gokhivare, Taluka Vasai, Dist-Palghar belongs to M/S. CHETNA LAND DEVELOPERS and land Non-Agricultural admeasuring to 2944.60 Sq. Mtrs. out of New Survey No. 115 H. No.B, Plot No.3 total land admeasuring to 7785.00 SQ. Mtrs. of Village Gokhivare, Taluka Vasai, Dist-Palghar belongs to M/s. New Sky Developers

- 6) The previous Owner Mr. Deepak Purushottam Shah and other herein has obtained Non Agricultural permission from the Collector of Thane vide its order No. REVENUE/Desk-1/T-9/NP/Gokhivare-Vasai/SR-215/2013)6/2014 dated 11/03/2014, and REVENUE/Desk-1/T-9/NP/SR-164/2010 dated 17/07/2010.
- 7) Mr. Ravindra R. Patil and one other and Chetna Land Developers through partner Mr. Pannalal R. Mishra and other have obtained Commencement Certificate from Vasai-Virar City Municipal Corporation in respect of Residential Building No.1 Consisting Ground + 6 Part having built up area 2996.63 vide their Commencement Certificate No VVCMC/TP/CC/VP-0632B/194/2019-20 dated 23/10/2019 and M/s. New Sky Developers having right over said FSI of Building No.1.
- 8) AND Mr. Ravindra R. Patil and one other and Chetna Land Developers through partner Mr. Pannalal R. Mishra and other have obtained Commencement Certificate from Vasai-Virar City Municipal Corporation in respect of Residential Building No.2 consisting St+ Gr+ 14 having 220 Flats unit (The 22 flats shall be allotted to the MHADA authority) having Built up 8134 Sq. Mtrs. vide their Commencement Certificate No VVCMC/TP/CC/VP-0632B/195/2019-20 dated 23/10/2019 The 22 flats shall be allotted to the MHADA authority.



- 9) AND Mr. Ravindra R. Patil and one other and Chetna Land Developers through partner Mr. Pannalal R. Mishra and other have obtained Revised Development Permission for Residential with shopline Building No.2 (wing A & B) consist Gr+Stilt+12 upper floor having 202 Flats and 14 nos Shops having 8127.36 Sq. Mtrs. Built up area vide their Revised Development Permission No VVCMC/TP/RDP/MP-0632B/07/2021-22, dated 05/04/2021.
- 10)M/S. CHETNA LAND DEVELOPERS, i.e. the OWNER herein is agrees to transfer and assigns the development rights in favour of the DEVELOPERS herein respect of Residential with shopline Building No.2 (wing A & B) consist Gr+Stilt+12 upper floor having 202 Flats and 14 nos Shops having 8127.36 Sq. Mtrs. Built up area to be constructed on the said land as per sanctioned by the Vasai-Virar City Municipal Corporation.
- 11)By Development Agreement dated 07/06/2021 duly registered at Sub-Registrar Vasai-5, vide its Registration No.Vasai-5- 6398-2021 1) M/s. Chetna Corporation through its Partner i) Mr. Pannalal R. Mishra and ii) Santosh M. Tiwari has given development right of FSI admeasuring 8127.36 Sq. Mtrs (Built up), Building known as Wonder Park, Residential cum Shopline Building no. 2, Wing A and B, Ground Floor + Stilt+ 12 upper Floors, Situated on Land being Survey No. 115 Hissa No. B, Plot No. 3, on Revenue Village Gokhiware, Taluka Vasai, Dist. Palghar to M/s. Wonder Developers through its Partners Mr. Usmangani Habibbhai Kasmani and said Development Agreement confirmed by 1) Mr. Deepak Purushottam Shah 2) M/s. Swastik Spaces Ltd., through its Director Mr. Deepak Purushottam Shah 3) Mr. Ravindra Purushottam Patil and 4) Mr. Micheal Jerom D'mello

SEARCH REPORT :

Search Report in respect of Land being Survey No. 115 Hissa No. B, Plot No. 3, admeasuring to 4840.40 Sq. Mtrs. out of total area 7785.00 Sq. Mtrs. on Revenue Village Gokhiware, Taluka Vasai, Dist. Palghar.

Year	Index Book II
1992	Nil
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	Nil
2021	<p>ENTRY No. 1</p> <p>Type of Agreement : Development Agreement</p> <p>Agreement Date : 07/06/2021</p> <p>Registration Date : 07/06/2021</p> <p>Registration No. : 6398/2021 at Vasai-5</p> <p>Made Between :</p> <p>Owners : 1) M/s. Chetna Corporation through its Partner i) Mr. Pannalal R. Mishra and ii) Santosh M. Tiwari</p> <p>Confirming Party:- 2) Mr. Deepak Purushottam Shah Through its Power of Attorney Mr. Yogesh Hiraji Patil</p> <p>3) M/s. Swastik Spaces Ltd., through its Director Mr. Deepak Purushottam Shah Through its Power of Attorney Mr. Yogesh Hiraji Patil.</p> <p>4) Mr. Ravindra Purushottam Patil</p> <p>5) Mr. Micheal Jerom D'mello</p> <p>Developers : M/s. Wonder Developers through its Partners Mr. Usmangani Habibbhai Kasmani.</p> <p>Agreement Value : Rs.11,98,30,500/-</p> <p>Govt. value : Rs. 6,09,98,000/-</p> <p>Property Details : FSI admeasuring 8127.36 Sq. Mtrs (Built up), Residential cum Shopline Building No. 2, Wing A and B, Ground Floor + Stilt+ 12 upper Floors, Situated on Land being Survey No. 115, Village No. B, Plot No. 3, on Revenue</p>



	Gokhiware, Taluka Vasai, Dist. Palghar
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- 1) Search to be taken in respect of above referred property within the limits of Sub-Registrars 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 GRN No. MH003166466202122E date 03/07/2021.
- 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

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 1) M/s. Chetna Corporation through its Partner i) Mr. Pannalal R. Mishra and ii) Santosh M. Tiwari are owners of land admeasuring 4840.40 sq. Mtrs out of main Survey No. 115; Hissa No. B; Plot No. 3 Total land Admeasuring to 7785.00 Sq. Mtrs of village Gokhiware, Taluka Vasai and District Palghar, and M/s. Wonder Developer Partners Mr. Usmangani Habibbhai Kasmani having Right and possess of FSI admeasuring 8127.36 Sq. Mtrs (Built up), Building known as Wonder Park, Residential cum Shopline Building no. 2, Wing A and B, Ground Floor + Stilt+ 12 upper Floors, Situated on Land being Survey No. 115 Hissa No. B, Plot No. 3, on Revenue Village Gokhiware, Taluka Vasai, Dist. Palghar.

I further certify that the Title of the said FSI admeasuring 8127.36 Sq. Mtrs (Built up), Building known as Wonder Park, Residential cum Shopline Building no. 2, Wing A and B, Ground Floor + Stilt+ 12 upper Floors, Situated on Land being Survey No. 115 Hissa No. B, Plot No. 3, on Revenue Village Gokhiware, Taluka Vasai, Dist. Palghar are clear and marketable and free from all encumbrances and doubts.

Dated: 5th July, 2021



Kailash H. Patil

(ADVOCATE)

ADV. KAILASH H. PATIL

B.A., LL.B.

ENRL. No. MH/1173/2008

109, Shubhataza Shopping Centre,
Vasant Nagar, Vasai (E), Dist. Palghar

