



Date : 18/02/2025

Format - A
(Circular No.28/2021)

To
MahaRERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Land bearing [1] Survey No.19 (Old 19/2 Pt.), Hissa No.10/C, Area admeasuring 518.38 Sq. Mtrs., Assessment of Rs.383.61 Paise, [2] Survey No.19, Hissa No.13, Area admeasuring 300.00 Sq. Mtrs., Assessment of Rs.222 Paise, [3] Survey No.19 (Old 19/14A), Hissa No.A/14, Area admeasuring 560.00 Sq. Mtrs., Assessment of Rs.414.40 Paise, [4] Survey No.19, Hissa No.17, Area admeasuring 481.00 Sq. Mtrs., Assessment of Rs.355.94 Paise, [5] Survey No.19 (Old 19/A, 1A/21), Hissa No.A/21, Area admeasuring 152.00 Sq. Mtrs., Assessment of Rs.112.48 Paise, [6] Survey No.350 (Old 350/A/1, A/2), Hissa No.A/1/A/2, Area admeasuring 1889.59 Sq. Mtrs., Assessment of Rs.1398.30 Paise and [7] Survey No.350 (Old 350/1A-3-7), Hissa No.1/A/3/7, Area admeasuring 0-01-34 H. R., Assessment of Rs.0.34 Paise, lying, being and situated at Village : **VIRAR**, Taluka - Vasai, District - Palghar, within the area of Sub - Registrar at Vasai and within the Jurisdiction of Sub - Registrar Vasai. (Hereinafter referred as the said plot of Lands) which stands in the name of;

- (1) Survey No.19 (Old 19/2 Pt.), Hissa No.10/C, Area admeasuring 518.38 Sq. Mtrs., Assessment of Rs.383.61 Paise, lying, being and situated at Village : **VIRAR**, Taluka -



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Vasai, District – Palghar, belonging to 1] **Smt. Sangita Vasant Patil**, 2] **Mr. Manish Vasant Patil**, 3] **Mr. Jaydeep Vasant Patil**, 4] **Mr. Raj Vasant Patil**.

- (2) Survey **No.19**, Hissa **No.13**, Area admeasuring **300.00 Sq. Mtrs.**, Assessment of **Rs.222 Paise**, **Out of this Area admeasuring 200.00 Sq. Mtrs.**, belonging to 1] **Smt. Sangita Vasant Patil**, 2] **Mr. Manish Vasant Patil**, 3] **Mr. Jaydeep Vasant Patil**, 4] **Mr. Raj Vasant Patil** and **Out of this Area admeasuring 100.00 Sq. Mtrs.**, belonging to **Smt. Smita Gajanan Raut**; lying, being and situated at Village : **VIRAR**, Taluka - Vasai, District – Palghar.
- (3) Survey **No.19 (Old 19/14A)**, Hissa **No.A/14**, Area admeasuring **560.00 Sq. Mtrs.**, Assessment of **Rs.414.40 Paise**, **Out of this Area admeasuring 373.33 Sq. Mtrs.**, belonging to 1] **Smt. Sangita Vasant Patil**, 2] **Mr. Manish Vasant Patil**, 3] **Mr. Jaydeep Vasant Patil**, 4] **Mr. Raj Vasant Patil** and **Out of this Area admeasuring 186.67 Sq. Mtrs.**, belonging to **Smt. Smita Gajanan Raut**; lying, being and situated at Village : **VIRAR**, Taluka - Vasai, District – Palghar.
- (4) Survey **No.19**, Hissa **No.17**, Area admeasuring **481.00 Sq. Mtrs.**, Assessment of **Rs.355.94 Paise**, belonging to **Smt. Sangita Vasant Patil**.
- (5) Survey **No.19 (Old 19/A, 1A/21)**, Hissa **No.A/21**, Area admeasuring **152.00 Sq. Mtrs.**, Assessment of **Rs.112.48 Paise**, lying, being and situated at Village : **VIRAR**, Taluka - Vasai, District – Palghar; belonging to 1] **Smt. Sangita Vasant Patil**, 2] **Mr. Manish Vasant Patil**, 3] **Mr. Jaydeep Vasant Patil**, 4] **Mr. Raj Vasant Patil**.



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- (6) Survey No.350 (Old 350/A/1, A/2), Hissa No.A/1/A/2, Area admeasuring 1889.59 Sq. Mtrs., Assessment of Rs.1398.30 Paise, Out of this Area admeasuring 1259.60 Sq. Mtrs., belonging to 1] Smt. Sangita Vasant Patil, 2] Mr. Manish Vasant Patil, 3] Mr. Jaydeep Vasant Patil, 4] Mr. Raj Vasant Patil and Out of this Area admeasuring 629.99 Sq. Mtrs., belonging to Smt. Smita Gajanan Raut; lying, being and situated at Village : VIRAR, Taluka - Vasai, District – Palghar.
- (7) Survey No.350 (Old 350/1A-3-7), Hissa No.1/A/3/7, Area admeasuring 0-01-34 H. R., Assessment of Rs.0.34 Paise, lying, being and situated at Village : VIRAR, Taluka - Vasai, District – Palghar; belonging to 1] Smt. Sangita Vasant Patil, 2] Mr. Manish Vasant Patil, 3] Mr. Jaydeep Vasant Patil, 4] Mr. Raj Vasant Patil, 5] Smt. Smita Gajanan Raut.

I have investigated the title of the said land on the request of (Developers (Promoter) i.e. M/S. MANGALMURTI ESTATE DEVELOPERS LLP) and following documents i.e.:-

- 1) Description of the property-

F.S.I. admeasuring 12036.34 Square Meters (P-Line) area of Residential Building No.2, consisting of Stilt + 21 (Part) upper Floors to be consume on land admeasuring 664.97 Square Meters out of land bearing 1] Survey No.350 (Old 350/A/1, A/2), Hissa No.A/1/A/2, Area admeasuring 1889.59 Sq. Mtrs., Assessment of Rs.1398.30 Ps., 2] Survey No.350 (Old 350/1A-3-7), Hissa No.1/A/3/7, Area admeasuring 0-01-34 H. R., Assessment of Rs.0.34 Ps., 3] Survey No.19 (Old 19/2 Pt.), Hissa No.10/C, Area admeasuring 518.38 Sq. Mtrs., Assessment of Rs.383.61 Ps., 4] Survey No.19, Hissa No.13, Area admeasuring 300.00 Sq. Mtrs.,



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Assessment of **Rs.222 Ps.**, 5] Survey No.19 (Old 19/14A), Hissa No.A/14, Area admeasuring **560.00 Sq. Mtrs.**, Assessment of **Rs.414.40 Ps.**, 6] Survey No.19, Hissa No.17, Area admeasuring **481.00 Sq. Mtrs.**, Assessment of **Rs.355.94 Ps.**, 7] Survey No.19 (Old 19/A, 1A/21), Hissa No.A/21, Area admeasuring **152.00 Sq. Mtrs.**, Assessment of **Rs.112.48 Ps.**, lying, being and situated at Village – **VIRAR**, Taluka - Vasai, District – Palghar and right to use the garden area and right of way over the roads and other common facilities, out of total FSI approved by the VVCMC in the larger land.

- 2) 7/12 extract or property card issued by Talathi Saja : **VIRAR**, Taluka : VASAI, District : Palghar Dated : 07/02/2025.
- 3) Search report for 73 years from 1952 till 2025.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am opinion that the title of, [1] Survey No.19 (Old 19/2 Pt.), Hissa No.10/C, Area admeasuring **518.38 Sq. Mtrs.**, Assessment of **Rs.383.61 Paise**, belonging to 1] **Smt. Sangita Vasant Patil**, 2] **Mr. Manish Vasant Patil**, 3] **Mr. Jaydeep Vasant Patil**, 4] **Mr. Raj Vasant Patil**, [2] Survey No.19, Hissa No.13, Area admeasuring **300.00 Sq. Mtrs.**, Assessment of **Rs.222 Paise**, Out of this Area admeasuring 200.00 Sq. Mtrs., belonging to 1] **Smt. Sangita Vasant Patil**, 2] **Mr. Manish Vasant Patil**, 3] **Mr. Jaydeep Vasant Patil**, 4] **Mr. Raj Vasant Patil** and Out of this Area admeasuring 100.00 Sq. Mtrs., belonging to **Smt. Smita Gajanan Raut**; [3] Survey No.19 (Old 19/14A), Hissa No.A/14, Area admeasuring **560.00 Sq. Mtrs.**, Assessment of **Rs.414.40 Paise**, Out of this Area admeasuring 373.33 Sq. Mtrs., belonging to 1] **Smt. Sangita Vasant Patil**, 2] **Mr. Manish Vasant Patil**, 3] **Mr. Jaydeep Vasant Patil**, 4] **Mr. Raj Vasant Patil** and Out of this Area admeasuring 186.67 Sq. Mtrs., belonging to **Smt. Smita Gajanan Raut**; [4] Survey No.19, Hissa No.17, Area admeasuring **481.00 Sq. Mtrs.**,



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Assessment of **Rs.355.94 Paise**, belonging to **Smt. Sangita Vasant Patil**, [5] Survey No.19 (Old 19/A, 1A/21), Hissa No.A/21, Area admeasuring **152.00 Sq. Mtrs.**, Assessment of **Rs.112.48 Paise**, belonging to 1] **Smt. Sangita Vasant Patil**, 2] **Mr. Manish Vasant Patil**, 3] **Mr. Jaydeep Vasant Patil**, 4] **Mr. Raj Vasant Patil**, [6] Survey No.350 (Old 350/A/1, A/2), Hissa No.A/1/A/2, Area admeasuring **1889.59 Sq. Mtrs.**, Assessment of **Rs.1398.30 Paise**, Out of this Area admeasuring 1259.60 Sq. Mtrs., belonging to 1] **Smt. Sangita Vasant Patil**, 2] **Mr. Manish Vasant Patil**, 3] **Mr. Jaydeep Vasant Patil**, 4] **Mr. Raj Vasant Patil** and Out of this Area admeasuring 629.99 Sq. Mtrs., belonging to **Smt. Smita Gajanan Raut** and [7] Survey No.350 (Old 350/1A-3-7), Hissa No.1/A/3/7, Area admeasuring **0-01-34 H. R.**, Assessment of **Rs.0.34 Paise**, belonging to 1] **Smt. Sangita Vasant Patil**, 2] **Mr. Manish Vasant Patil**, 3] **Mr. Jaydeep Vasant Patil**, 4] **Mr. Raj Vasant Patil**, 5] **Smt. Smita Gajanan Raut**; lying, being and situated at Village : **VIRAR**, Taluka - Vasai, District - Palghar.

Owners of the lands 1] **Smt. Sangita Vasant Patil**, 2] **Mr. Manish Vasant Patil**, 3] **Mr. Jaydeep Vasant Patil**, 4] **Mr. Raj Vasant Patil**, 5] **Smt. Smita Gajanan Raut**. The title to the land is clear, marketable and without any encumbrance.

The report reflecting the flow of the title of the owners (**SMT. SANGITA VASANT PATIL & OTHERS**) on the said land and **M/S. PRASADAM ASSOCIATES** was the previous Developer of the said land and now **M/S. MANGALMURTI ESTATE DEVELOPERS LLP** are the Developers by virtue of Development Agreement dated **07/02/2025**. And have legal rights to give structure conveyance of the said land admeasuring 664.97 Square meter to the society or association or Limited Company by virtue of Power of Attorney dated 07/02/2025

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SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

I have investigated the title of the said land on the request of (Developers (Promoter) i.e. **M/S. MANGALMURTI ESTATE DEVELOPERS LLP**) and following documents i.e.:-

1)	Description of the property	: <u>F.S.I. admeasuring 12036.34 Square Meters (P-Line) area of Residential Building No.2, consisting of Stilt + 21 (Part) upper Floors to be consume on land admeasuring 664.97 Square Meters</u> out of land bearing 1] Survey No.350 (Old 350/A/1, A/2), Hissa No.A/1/A/2, Area admeasuring 1889.59 Sq. Mtrs., Assessment of Rs.1398.30 Ps., 2] Survey No.350 (Old 350/1A-3-7), Hissa No.1/A/3/7, Area admeasuring 0-01-34 H. R., Assessment of Rs.0.34 Ps., 3] Survey No.19 (Old 19/2 Pt.), Hissa No.10/C, Area admeasuring 518.38 Sq. Mtrs., Assessment of Rs.383.61 Ps., 4] Survey No.19, Hissa No.13, Area admeasuring 300.00 Sq. Mtrs., Assessment of Rs.222 Ps., 5] Survey No.19 (Old 19/14A), Hissa No.A/14, Area admeasuring 560.00 Sq. Mtrs., Assessment of Rs.414.40 Ps., 6] Survey No.19, Hissa No.17, Area admeasuring 481.00 Sq. Mtrs., Assessment of Rs.355.94 Ps., 7] Survey No.19 (Old 19/A, 1A/21), Hissa No.A/21, Area admeasuring 152.00 Sq. Mtrs., Assessment of Rs.112.48 Ps., lying, being and situated at Village –
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		Virar , Taluka - Vasai, District - Palghar and right to use the garden area and right of way over the roads and other common facilities, out of total FSI approved by the VVCMC in the larger land.
2)	The documents of allotment of plot :	As per Mutation Entry No.3103, dated 22/01/1963, by a Conveyance Deed dated 26/11/1962, Tayyebali Mullah Jivabhai had purchased the said land from Imrahim Ismailali Butwala. His name was inserted in the records of rights. The said Mutation Entry has been passed in respect of Survey No.19/17.
		As per Mutation Entry No.3920, dated 12/10/1974, as per the Order the name of Vitthal Maya Patil had been inserted as a tenant on the records of rights in the aforesaid land. The said Mutation Entry has been passed in respect of Survey No.19/13.
		As per Mutation Entry No.3940, dated 08/03/1975, by a Conveyance Deed dated 20/08/1974, Ashok Narhar Chansikar & Smita Ashok Chansikar have purchased the land bearing S. No.19/13 from 1] Dattatreya Keshav, 2] Bhalchandra Keshav & 3] Gajanan Keshav Raut. Their names were inserted on the records of rights. The said Mutation Entry has been passed in respect of Survey No.19/13.
		As per Mutation Entry No.3990, dated 05/02/1976, as per the Order of Apper Tahasildar bearing Order



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		No.4/74, dated 20/09/1975, the tenant Vitthal Maya Patil had purchased the land bearing Survey No.19/13 from the owner Hari Govindrao Vartak. As the said land was subject to Sec.43 of Bombay Tenancy Act and hence the said certification made in 7/12 extract of the aforesaid land. The said Mutation Entry has been passed in respect of Survey No.19/13.
		As per Mutation Entry No.4699, dated 11/09/1981, Vitthal Maya Patil died on 02/05/1981 leaving behind his legal heirs 1] Vasant Vitthal Patil, 2] Padmavati Vitthal Patil, 3] Samita Gajanan Raut. Their names were inserted on the records of rights. The said Mutation Entry has been passed in respect of Survey No.19/A/14, 19/13, 350/A/1A/2, 350/1/A/3/7.
		As per Mutation Entry No.8320, dated 09/07/1987, as per the order of Sub Divisional Officer Bhivandi, Division Bhivandi, bearing No.TNC/SP/Vasai/SR/324, dated 03/06/1987 the permission has been granted to use the said land for Non -Agricultural purpose as per the application made by Vasant Vitthal Patil as he have paid 40 Pat Najrana (40 पट नजराना) in respect of the said land therefore, the entry of section 43 of Bombay Tenancy Act has been deleted from the records of rights. The said Mutation Entry has been passed in respect of



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		Survey No.19/A/14, 19/13.
		As per Mutation Entry No.8605, dated 09/09/1988, by a Conveyance Deed dated 07/09/1988, Sangita Vasant Patil, had purchased the said land from 1] Abidbhai Tayyebali Bohrinwala, 2] Najmuddin Tayyebali Bohrinwala, 3] Saifuddin Tayyebali Bohrinwala, 4] Akbarali Tayyebali Bohrinwala, 5] Kaizarbhai Tayyebali Bohrinwala, 6] Banubai Hakimuddin Sherawala & 7] Zohrabai Agashiwala. The said Mutation Entry has been passed in respect of Survey No.19/17.
		As per Mutation Entry No.9905, dated 11/07/2001, as per the registered Will dated 14/11/1991 bearing registration No. 230, Lt. Smt. Padmavati Vitthal Patil has given her 1/3 rd share to her son Vasant Vitthal Patil. Accordingly his name is inserted on the records of rights. The said Mutation Entry has been passed in respect of Survey No.19/10/C, 19/A/14, 19/13, 19/A/21, 350/1/A/3/7.
		By the Development Agreement dated 26/08/2004, registered in the office of Sub-Registrar Vasai No. II, at Serial No. 04759/2004, registered on 26/08/2004, SMT. SANGEETA VASANT PATIL has transfer and assigns the development rights in favour of M/S. PANDAV ASSOCIATES in respect of aforesaid land. The said Mutation Entry has been passed in respect



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		of Survey No.19/17.
		By the Development Agreement dated 26/08/2004, registered in the office of Sub-Registrar Vasai No.II , at Serial No.04758/2004 , registered on 26/08/2004 , MR. VASANT VITTHAL PATIL has transfer and assigns the development rights in respect of his share of land out of Survey No. 19/10/C, 19/A/14, 19/13, 19/A/21, 350/1/A/3/7, 350/A/1/A/2 in favour of M/S. PANDAV ASSOCIATES . The said Mutation Entry has been passed in respect of Survey No.19/10/C, 19/A/14, 19/13, 19/A/21, 350/1/A/3/7, 350/A/1/A/2.
		By the Development Agreement dated 22/03/2006, registered in the office of Sub-Registrar Vasai No.II, at Serial No.05204/2006, registered on 13/06/2006, SMT. SAMITA GAJANAN RAUT has transfer and assigns the development rights in respect of her share of land out of Survey No. 19/10/C, 19/A/14, 19/13, 19/A/21, 350/1/A/3/7, 350/A/1/A/2, in favour of M/S. PANDAV ASSOCIATES . The said Mutation Entry has been passed in respect of Survey No.19/10/C, 19/A/14, 19/13, 19/A/21, 350/1/A/3/7, 350/A/1/A/2.
		As per Partnership Deed dated 24/03/2015, M/S. PANDAV ASSOCIATES has been incorporated as one of the partner in the partnership firm of M/S.



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		PRASADAM ASSOCIATES by virtue of their development rights mergers as their share of capital.
		As per Mutation Entry No.13412, dated 30/09/2020, Lt. Vasant Vitthal Patil, died on 10/11/2018, leaving behind his legal heirs 1] Sangita Vasant Patil, 2] Manish Vasant Patil, 3] Jaydeep Vasant Patil, 4] Raj Vasant Patil. Their names were inserted in the records of rights. The said Mutation Entry has been passed in respect of Survey No.19/10/C, 19/13, 19/A/14, 19/A/21, 350/1/A/3/7 & 350/A/1/A/2.
		By a Power of Attorney Mr. Mahesh Hari Patil have executed a Power of Attorney of land bearing Survey No.18 (Old 18/Part), Hissa No.3, Area admeasuring 0-20-20 H. R., Pot Kharaba 0-00-50 H. R., <u>Out of this Area admeasuring 01 Gunthas,</u> Assessment of Rs.4.03 Ps., lying, being and situate at Village : VIRAR, Taluka : Vasai, District : Palghar (Old Thane), within the area of Vasai-Virar City Municipal Corporation & within the Jurisdiction of Sub - Registrar Vasai in favour of M/S. PRASADAM ASSOCIATES through its Partner Mr. Sugandha Narhari Soparkar and on the terms and conditions more particularly mentioned in the said Power of Attorney.
		Mr. Mahesh Hari Patil has executed Power of Attorney in favour of M/s. Prasadam Associates for



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		area admeasuring 01 Gunthas out of total 20 Gunthas of his property and M/s. Prasadam Associates has amalgamate his 01 Gunthas in the larger property by virtue of the Power of Attorney.
		By the registered Development Agreement, dated 07/02/2025 and registered in the office of Sub-Registrar Vasai - II, at Serial No.3138/2025, registered on 07/02/2025, entered into by and between, M/S. PRASADAM ASSOCIATES through its Partner MR. SUGANDHA NARHARI SOPARKAR [therein called as "The Vendors/The Party of the First Part"] and M/S. MANGALMURTI ESTATE DEVELOPERS LLP through its Partner MR. DEVENDRA KHEMRAJ JAIN [therein called as "The Developers/The Party of The Second Part"] and 1] SANGITA VASANT PATIL, 2] MANISH VASANT PATIL, 3] JAYDEEP VASANT PATIL, 4] RAJ VASANT PATIL [therein called as "The Confirming Party/The Party of The Third Part"]. The Vendors/The Party of the First Part have allowed the Developers/The Party of The Second Part to transfer the development rights in favour of The Developers/The Party of The Second Part in respect of <u>F.S.I. admeasuring 12036.34 Square Meters (P-Line) area of Residential Building No.2, consisting of Stilt + 21 (Part) upper Floors to be consume on land admeasuring 664.97 Square Meters</u> out of land bearing 1] Survey No.350 (Old 350/A/1, A/2), Hissa No.A/1/A/2, Area



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		admeasuring 1889.59 Sq. Mtrs., Assessment of Rs.1398.30 Ps., 2] Survey No.350 (Old 350/1A-3-7), Hissa No.1/A/3/7, Area admeasuring 0-01-34 H. R., Assessment of Rs.0.34 Ps., 3] Survey No.19 (Old 19/2 Pt.), Hissa No.10/C, Area admeasuring 518.38 Sq. Mtrs., Assessment of Rs.383.61 Ps., 4] Survey No.19, Hissa No.13, Area admeasuring 300.00 Sq. Mtrs., Assessment of Rs.222 Ps., 5] Survey No.19 (Old 19/14A), Hissa No.A/14, Area admeasuring 560.00 Sq. Mtrs., Assessment of Rs.414.40 Ps., 6] Survey No.19, Hissa No.17, Area admeasuring 481.00 Sq. Mtrs., Assessment of Rs.355.94 Ps., 7] Survey No.19 (Old 19/A, 1A/21), Hissa No.A/21, Area admeasuring 152.00 Sq. Mtrs., Assessment of Rs.112.48 Ps., lying, being and situated at Village - Virar, Taluka - Vasai, District - Palghar and right to use the garden area and right of way over the roads and other common facilities, out of total FSI approved by the VVCMC in the larger land on the terms and conditions more particularly mentioned in the said Development Agreement, dated 07/02/2025.
		By a registered Substitute Power of Attorney dated 07/02/2025 and registered in the office of Sub-Registrar Vasai - II, at Serial No. 3140/2025, registered on 07/02/2025, 1] M/S. PRASADAM ASSOCIATES through its Partner MR. SUGANDHA NARHARI SOPARKAR, 2] SMT. SANGITA VASANT PATIL, 3] MR. MANISH VASANT PATIL, 4] MR. JAYDEEP VASANT PATIL, 5] MR. RAJ VASANT



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		PATIL have executed a Substitute Power of Attorney in accordance with the said Development Agreement, dated 07/02/2025 in favour of M/S. MANGALMURTI ESTATE DEVELOPERS LLP through its Partner MR. DEVENDRA KHEMRAJ JAIN and appointed them as their lawful Attorney in respect of the said property to do various acts, deeds and things mentioned in the said Substitute Power of Attorney dated 07/02/2025 .
3)	7/12 extract issued by	Talathi office VIRAR , Taluka : Vasai, District : Palghar.
	Mutation Entry No.	3103, dated 22/01/1963, 3920, dated 12/10/1974, 3940, dated 08/03/1975, 3990, dated 05/02/1976, 4699, dated 11/09/1981, 8320, dated 09/07/1987, 8605, dated 09/09/1988, 9905, dated 11/07/2001, 13412, dated 30/09/2020.
4)	Search report for 73 years from	1952 till 2025

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 owners **Smt. Sangita Vasant Patil & Others**) are clear, marketable and without any encumbrances.



Date : 18/02/2025

Owners of the land :-

- 1) [1] Survey No.19 (Old 19/2 Pt.), Hissa No.10/C, Area admeasuring 518.38 Sq. Mtrs., Assessment of Rs.383.61 Paise, belonging to 1] Smt. Sangita Vasant Patil, 2] Mr. Manish Vasant Patil, 3] Mr. Jaydeep Vasant Patil, 4] Mr. Raj Vasant Patil, [2] Survey No.19, Hissa No.13, Area admeasuring 300.00 Sq. Mtrs., Assessment of Rs.222 Paise, Out of this Area admeasuring 200.00 Sq. Mtrs., belonging to 1] Smt. Sangita Vasant Patil, 2] Mr. Manish Vasant Patil, 3] Mr. Jaydeep Vasant Patil, 4] Mr. Raj Vasant Patil and Out of this Area admeasuring 100.00 Sq. Mtrs., belonging to Smt. Smita Gajanan Raut; [3] Survey No.19 (Old 19/14A), Hissa No.A/14, Area admeasuring 560.00 Sq. Mtrs., Assessment of Rs.414.40 Paise, Out of this Area admeasuring 373.33 Sq. Mtrs., belonging to 1] Smt. Sangita Vasant Patil, 2] Mr. Manish Vasant Patil, 3] Mr. Jaydeep Vasant Patil, 4] Mr. Raj Vasant Patil and Out of this Area admeasuring 186.67 Sq. Mtrs., belonging to Smt. Smita Gajanan Raut; [4] Survey No.19, Hissa No.17, Area admeasuring 481.00 Sq. Mtrs., Assessment of Rs.355.94 Paise, belonging to Smt. Sangita Vasant Patil, [5] Survey No.19 (Old 19/A, 1A/21), Hissa No.A/21, Area admeasuring 152.00 Sq. Mtrs., Assessment of Rs.112.48 Paise, belonging to 1] Smt. Sangita Vasant Patil, 2] Mr. Manish Vasant Patil, 3] Mr. Jaydeep Vasant Patil, 4] Mr. Raj Vasant Patil, [6] Survey No.350 (Old 350/A/1, A/2), Hissa No.A/1/A/2, Area admeasuring 1889.59 Sq. Mtrs., Assessment of Rs.1398.30 Paise, Out of this Area admeasuring 1259.60 Sq. Mtrs., belonging to 1] Smt. Sangita Vasant Patil, 2] Mr. Manish Vasant Patil, 3] Mr. Jaydeep Vasant Patil, 4] Mr. Raj Vasant Patil and Out of this Area admeasuring 629.99 Sq. Mtrs., belonging to Smt. Smita Gajanan Raut and [7] Survey No.350 (Old 350/1A-3-7), Hissa No.1/A/3/7, Area admeasuring 0-01-34 H. R., Assessment of Rs.0.34 Paise,



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belonging to 1] **Smt. Sangita Vasant Patil**, 2] **Mr. Manish Vasant Patil**, 3] **Mr. Jaydeep Vasant Patil**, 4] **Mr. Raj Vasant Patil**, 5] **Smt. Smita Gajanan Raut**; lying, being and situated at Village : **VIRAR**, Taluka - Vasai, District - Palghar.

2) Qualifying comments/remarks if any - Nil.

The report reflecting the flow of the title of the (owners - **Smt. Sangita Vasant Patil & Others**) on the said lands are enclosed herewith as annexure.

Encl : Annexure.

Date : 18/02/2025





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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.:- 3103, dated 22/01/1963, 3920, dated 12/10/1974, 3940, dated 08/03/1975, 3990, dated 05/02/1976, 4699, dated 11/09/1981, 8320, dated 09/07/1987, 8605, dated 09/09/1988, 9905, dated 11/07/2001, 13412, dated 30/09/2020.**
- 3) **Search Report for [1] Survey No.19 (Old 19/2 Pt.), Hissa No.10/C, Area admeasuring 518.38 Sq. Mtrs., Assessment of Rs.383.61 Paise, [2] Survey No.19, Hissa No.13, Area admeasuring 300.00 Sq. Mtrs., Assessment of Rs.222 Paise, [3] Survey No.19 (Old 19/14A), Hissa No.A/14, Area admeasuring 560.00 Sq. Mtrs., Assessment of Rs.414.40 Paise, [4] Survey No.19, Hissa No.17, Area admeasuring 481.00 Sq. Mtrs., Assessment of Rs.355.94 Paise, [5] Survey No.19 (Old 19/A, 1A/21), Hissa No.A/21, Area admeasuring 152.00 Sq. Mtrs., Assessment of Rs.112.48 Paise, [6] Survey No.350 (Old 350/A/1, A/2), Hissa No.A/1/A/2, Area admeasuring 1889.59 Sq. Mtrs., Assessment of Rs.1398.30 Paise and [7] Survey No.350 (Old 350/1A-3-7), Hissa No.1/A/3/7, Area admeasuring 0-01-34 H. R., Assessment of Rs.0.34 Paise, lying, being and situated at Village : **VIRAR**, Taluka - Vasai, District - Palghar, within the area of Sub - Registrar VASAI and within the jurisdiction of Sub-Registrar Vasai. I have taken search from 1952 to 2025 (Till Present date of issue of this Search Report). The details of mutation entry year wise are given below.**



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1952	-	Torn	1971	-	Torn	1990	-	Torn	2009	-	Nil
1953	-	Torn	1972	-	Torn	1991	-	Nil	2010	-	Nil
1954	-	Torn	1973	-	Torn	1992	-	Nil	2011	-	Nil
1955	-	Torn	1974	-	Entry	1993	-	Nil	2012	-	Nil
1956	-	Torn	1975	-	Entry	1994	-	Nil	2013	-	Nil
1957	-	Torn	1976	-	Entry	1995	-	Nil	2014	-	Nil
1958	-	Torn	1977	-	Torn	1996	-	Nil	2015	-	Entry
1959	-	Torn	1978	-	Torn	1997	-	Nil	2016	-	Nil
1960	-	Torn	1979	-	Torn	1998	-	Nil	2017	-	Nil
1961	-	Torn	1980	-	Torn	1999	-	Nil	2018	-	Nil
1962	-	Torn	1981	-	Entry	2000	-	Nil	2019	-	Nil
1963	-	Entry	1982	-	Torn	2001	-	Entry	2020	-	Entry
1964	-	Torn	1983	-	Torn	2002	-	Nil	2021	-	Nil
1965	-	Torn	1984	-	Torn	2003	-	Entry	2022	-	Nil
1966	-	Torn	1985	-	Torn	2004	-	Entry	2023	-	Nil
1967	-	Torn	1986	-	Torn	2005	-	Nil	2024	-	Nil
1968	-	Torn	1987	-	Entry	2006	-	Entry	2025	-	Entry
1969	-	Torn	1988	-	Entry	2007	-	Nil			
1970	-	Torn	1989	-	Torn	2008	-	Nil			

1963 : As per Mutation Entry No.3103, dated 22/01/1963, by a Conveyance Deed dated 26/11/1962, Tayyebali Mullah Jivabhai had purchased the said land from Imrahim Ismailali Butwala. His name was inserted in the records of rights. The said Mutation Entry has been passed in respect of Survey No.19/17.

1974 : As per Mutation Entry No.3920, dated 12/10/1974, as per the Order the name of Vitthal Maya Patil had been inserted as a tenant on the records of rights in the aforesaid land. The said



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Mutation Entry has been passed in respect of Survey No.19/13.

- 1975 : As per Mutation Entry No.3940, dated 08/03/1975, by a Conveyance Deed dated 20/08/1974, Ashok Narhar Chansikar & Smita Ashok Chansikar have purchased the land bearing S. No.19/13 from 1] Dattatreya Keshav, 2] Bhalchandra Keshav & 3] Gajanan Keshav Raut. Their names were inserted on the records of rights. The said Mutation Entry has been passed in respect of Survey No.19/13.
- 1976 : As per Mutation Entry No.3990, dated 05/02/1976, as per the Order of Apper Tahasildar bearing Order No.4/74, dated 20/09/1975, the tenant Vitthal Maya Patil had purchased the land bearing Survey No.19/13 from the owner Hari Govindrao Vartak. As the said land was subject to Sec.43 of Bombay Tenancy Act and hence the said certification made in 7/12 extract of the aforesaid land. The said Mutation Entry has been passed in respect of Survey No.19/13.
- 1981 : As per Mutation Entry No.4699, dated 11/09/1981, Vitthal Maya Patil died on 02/05/1981 leaving behind his legal heirs 1] Vasant Vitthal Patil, 2] Padmavati Vitthal Patil, 3] Samita Gajanan Raut. Their names were inserted on the records of rights. The said Mutation Entry has been passed in respect of Survey No.19/A/14, 19/13, 350/A/1A/2, 350/1/A/3/7.
- 1987 : As per Mutation Entry No.8320, dated 09/07/1987, as per the order of Sub Divisional Officer Bhivandi, Division Bhivandi, bearing No.TNC/SP/Vasai/SR/324, dated 03/06/1987 the permission has been granted to use the said land for Non - Agricultural purpose as per the application made by Vasant



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Vitthal Patil as he have paid 40 Pat Najrana (40 पट नजराना) in respect of the said land therefore, the entry of section 43 of Bombay Tenancy Act has been deleted from the records of rights. The said Mutation Entry has been passed in respect of Survey No.19/A/14, 19/13.

- 1988 : As per Mutation Entry No.8605, dated 09/09/1988, by a Conveyance Deed dated 07/09/1988, Sangita Vasant Patil, had purchased the said land from 1] Abidbhai Tayyebali Bohrinwala, 2] Najmuddin Tayyebali Bohrinwala, 3] Saifuddin Tayyebali Bohrinwala, 4] Akbarali Tayyebali Bohrinwala, 5] Kaizarbhai Tayyebali Bohrinwala, 6] Banubai Hakimuddin Sherawala & 7] Zohrabai Agashiwala. The said Mutation Entry has been passed in respect of Survey No.19/17.
- 2001 : As per Mutation Entry No.9905, dated 11/07/2001, as per the registered Will dated 14/11/1991 bearing registration No. 230, Lt. Smt. Padmavati Vitthal Patil has given her 1/3rd share to her son Vasant Vitthal Patil. Accordingly his name is inserted on the records of rights. The said Mutation Entry has been passed in respect of Survey No.19/10/C, 19/A/14, 19/13, 19/A/21, 350/1/A/3/7.
- 2003 : By the Development Agreement dated 26/08/2004, registered in the office of Sub-Registrar Vasai No. II, at Serial No. 04759/2004, registered on 26/08/2004, **SMT. SANGEETA VASANT PATIL** has transfer and assigns the development rights in favour of **M/S. PANDAV ASSOCIATES** in respect of aforesaid land. The said Mutation Entry has been passed in respect of Survey No.19/17.



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- 2004 : By the Development Agreement dated 26/08/2004, registered in the office of Sub-Registrar **Vasai No.II**, at Serial **No.04758/2004**, registered on **26/08/2004**, **MR. VASANT VITTHAL PATIL** has transfer and assigns the development rights in respect of his share of land out of Survey No. 19/10/C, 19/A/14, 19/13, 19/A/21, 350/1/A/3/7, 350/A/1/A/2 in favour of **M/S. PANDAV ASSOCIATES**. The said Mutation Entry has been passed in respect of Survey No.19/10/C, 19/A/14, 19/13, 19/A/21, 350/1/A/3/7, 350/A/1/A/2.
- 2006 : By the Development Agreement dated 22/03/2006, registered in the office of Sub-Registrar Vasai No.II, at Serial No.05204/2006, registered on 13/06/2006, **SMT. SAMITA GAJANAN RAUT** has transfer and assigns the development rights in respect of her share of land out of Survey No. 19/10/C, 19/A/14, 19/13, 19/A/21, 350/1/A/3/7, 350/A/1/A/2, in favour of **M/S. PANDAV ASSOCIATES**. The said Mutation Entry has been passed in respect of Survey No.19/10/C, 19/A/14, 19/13, 19/A/21, 350/1/A/3/7, 350/A/1/A/2.
- 2015 : As per Partnership Deed dated 24/03/2015, **M/S. PANDAV ASSOCIATES** has been incorporated as one of the partner in the partnership firm of **M/S. PRASADAM ASSOCIATES** by virtue of their development rights mergers as their share of capital.
- 2020 : As per Mutation Entry No.13412, dated 30/09/2020, Lt. Vasant Vitthal Patil, died on 10/11/2018, leaving behind his legal heirs 1] Sangita Vasant Patil, 2] Manish Vasant Patil, 3] Jaydeep Vasant Patil, 4] Raj Vasant Patil. Their names were



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inserted in the records of rights. The said Mutation Entry has been passed in respect of Survey No.19/10/C, 19/13, 19/A/14, 19/A/21, 350/1/A/3/7 & 350/A/1/A/2.

By a Power of Attorney Mr. Mahesh Hari Patil have executed a Power of Attorney of land bearing Survey No.18 (Old 18/Part), Hissa No.3, Area admeasuring 0-20-20 H. R., Pot Kharaba 0-00-50 H. R., Out of this Area admeasuring 01 Gunthas, Assessment of Rs.4.03 Ps., lying, being and situate at Village : **VIRAR**, Taluka : Vasai, District : Palghar (Old Thane), within the area of Vasai-Virar City Municipal Corporation & within the Jurisdiction of Sub - Registrar Vasai in favour of **M/S. PRASADAM ASSOCIATES** through its Partner Mr. Sugandha Narhari Soparkar and on the terms and conditions more particularly mentioned in the said Power of Attorney.

Mr. Mahesh Hari Patil has executed Power of Attorney in favour of M/s. Prasadam Associates for area admeasuring 01 Gunthas out of total 20 Gunthas of his property and M/s. Prasadam Associates has amalgamate his 01 Gunthas in the larger property by virtue of the Power of Attorney.

2025 : By the registered Development Agreement, dated 07/02/2025 and registered in the office of Sub-Registrar **Vasai - II**, at Serial **No.3138/2025**, registered on **07/02/2025**, entered into by and between, **M/S. PRASADAM ASSOCIATES** through its Partner **MR. SUGANDHA NARHARI SOPARKAR** [therein called as "The Vendors/The Party of the First Part"] and **M/S. MANGALMURTI ESTATE DEVELOPERS LLP** through its Partner **MR. DEVENDRA KHEMRAJ JAIN** [therein called as "The Developers/The Party of The Second Part"] and 1]



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SANGITA VASANT PATIL, 2] MANISH VASANT PATIL, 3] JAYDEEP VASANT PATIL, 4] RAJ VASANT PATIL [therein called as "The Confirming Party/The Party of The Third Part"]. The Vendors/The Party of the First Part have allowed the Developers/The Party of The Second Part to transfer the development rights in favour of The Developers/The Party of The Second Part in respect of **F.S.I. admeasuring 12036.34 Square Meters (P-Line) area of Residential Building No.2, consisting of Stilt + 21 (Part) upper Floors to be consume on land admeasuring 664.97 Square Meters** out of land bearing 1] Survey No.350 (Old 350/A/1, A/2), Hissa No.A/1/A/2, Area admeasuring 1889.59 Sq. Mtrs., Assessment of Rs.1398.30 Ps., 2] Survey No.350 (Old 350/1A-3-7), Hissa No.1/A/3/7, Area admeasuring 0-01-34 H. R., Assessment of Rs.0.34 Ps., 3] Survey No.19 (Old 19/2 Pt.), Hissa No.10/C, Area admeasuring 518.38 Sq. Mtrs., Assessment of Rs.383.61 Ps., 4] Survey No.19, Hissa No.13, Area admeasuring 300.00 Sq. Mtrs., Assessment of Rs.222 Ps., 5] Survey No.19 (Old 19/14A), Hissa No.A/14, Area admeasuring 560.00 Sq. Mtrs., Assessment of Rs.414.40 Ps., 6] Survey No.19, Hissa No.17, Area admeasuring 481.00 Sq. Mtrs., Assessment of Rs.355.94 Ps., 7] Survey No.19 (Old 19/A, 1A/21), Hissa No.A/21, Area admeasuring 152.00 Sq. Mtrs., Assessment of Rs.112.48 Ps., lying, being and situated at Village - **Virar**, Taluka - Vasai, District - Palghar and right to use the garden area and right of way over the roads and other common facilities, out of total FSI approved by the VVCMC in the larger land on the terms and conditions more particularly mentioned in the said Development Agreement, dated **07/02/2025**.



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2025 : By a registered Substitute Power of Attorney dated **07/02/2025** and registered in the office of Sub-Registrar **Vasai - II**, at Serial No. **3140/2025**, registered on **07/02/2025**, 1] **M/S. PRASADAM ASSOCIATES** through its Partner **MR. SUGANDHA NARHARI SOPARKAR**, 2] **SMT. SANGITA VASANT PATIL**, 3] **MR. MANISH VASANT PATIL**, 4] **MR. JAYDEEP VASANT PATIL**, 5] **MR. RAJ VASANT PATIL** have executed a Substitute Power of Attorney in accordance with the said Development Agreement, dated **07/02/2025** in favour of **M/S. MANGALMURTI ESTATE DEVELOPERS LLP** through its Partner **MR. DEVENDRA KHEMRAJ JAIN** and appointed them as their lawful Attorney in respect of the said property to do various acts, deeds and things mentioned in the said Substitute Power of Attorney dated **07/02/2025**.

- 4) Any other relevant title : **Nil**
5) Litigations if any : **Nil**

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