G.P.Pai

ADVOCATE

Reliable Prestige, 1st Floor,
Above IDBI Bank, Achole Road,
Nallasopara (East), Tal. Vasai,
Dist. Palghar, Pin – 401 209
Mob. No. 9823612613

Date : 17/03/2025

Format – A

(Circular No.28/2021)

To

MahaRERA

Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Land bearing Survey No.**232 B,** Plot No.**3,** Area admeasuring **44338.67 Sq. Mtrs.**, Assessment of **Rs.44338.67 Paise,** along with all benefits, lying, being and situated at Village : **PELHAR**, Taluka Vasai, District: Palghar, within the area of Sub - Registrar 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.**232 B,** Plot No.**3,** Area admeasuring **44338.67 Sq. Mtrs.**, Assessment of **Rs.44338.67 Paise** along with all benefits, belonging to **1] M/S. AVORA REALTY** and **2] M/S. METRO DEVELOPERS.**

I have investigated the title of the said land on the request of (Developers (Promoter) i.e. **Diamond Palm Infrastructure Private Limited**) and following documents i.e.:-

1) Description of the property-

FSI of Building No.20 for (Ground + 14th Floors) for construction of 234 Flats for Total built-up area of 12675.290 Sq. Meters, i.e. 136386.12 Sq. Ft. (Built-up) the said FSI Sanctioned on the property on some portion of land bearing Survey No.**232 B,** Plot

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No.**3,** Area admeasuring **44338.67 Sq. Mtrs.**, Assessment of **Rs.44338.67 Paise,** lying, being and situated at Village : **PELHAR**, Taluka : Vasai, District : Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai.

2) 7/12 extract or property card issued by Talathi Saja : **PELHAR**, Taluka : VASAI, District : Palghar Dated : 13/02/2025.

3) Search report for 70 years from 1955 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, Survey No.**232 B,** Plot No.**3,** Area admeasuring **44338.67 Sq. Mtrs.**, Assessment of **Rs.44338.67 Paise,** along with all benefits, lying being and situated at Village - **PELHAR**, Taluka - Vasai, District Palghar, within the area of Sub - Registrar VASAI belonging to **1] M/S. AVORA REALTY** and **2] M/S. METRO DEVELOPERS.**

Owner of the land **1] M/S. AVORA REALTY** and **2] M/S. METRO DEVELOPERS.**

The title to the land is clear, marketable and without any encumbrance.

The report reflecting the flow of the title of the owners on the said land is enclosed herewith as annexure.

Date : 17/03/2025.

Advocate
G. P. PAI
ADVOCATE

G.P.Pai

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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. **Diamond Palm Infrastructure Private Limited**) and following documents i.e.:-

1) Description of the property : **FSI of Building No.20 for (Ground + 14th Floors) for construction of 234 Flats for Total built-up area of 12675.290 Sq. Meters, i.e. 136386.12 Sq. Ft. (Built-up) the said FSI Sanctioned on the property** on some portion of land bearing Survey No.**232 B,** Plot No.**3,** Area admeasuring **44338.67 Sq. Mtrs.**, Assessment of **Rs.44338.67 Paise,** lying, being and situated at Village : **PELHAR**, Taluka : Vasai, District : Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai.

2) The documents of allotment of plot : As per Mutation Entry No.379, dated 10/08/1956 as per the Taluka Order No.TSR 1030, dt.29/02/1956 the land owned by Bhau Nana Naik & Others was distributed amongst than more particularly described in the said mutation entry. As per the said Partition the said land came to the share of Mr. Pandurang Naik.

As per Mutation Entry No.354, Dated 20/10/1962, by a Conveyance Deed dated 22/04/1962, 1) Mehmud Miyya Mullah, 2) Gulamnabbi Miyya Mullah

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have purchased land bearing Survey No.244, 245/- from Mr. Dattatreya Sakharam Naik.

As per Mutation Entry No.1649, dated 24/02/1998, Shri. Dattatreya Sakharam Naik died on 17/11/1980 leaving behind his legal heirs 1] Kamalakar Dattatreya Naik, 2] Moreshwar Dattatreya Naik, 3] Naresh Dattatreya Naik, 4] Jaywant Dattatreya Naik, 5] Chhagan Dattatreya Naik, 6] Renuka Janardan Naik, 7] Tai Ganesh Naik, 8] Tara Anant Naik.

As per Mutation Entry No.1757, Dated 05/09/2000, by a Conveyance Deed dated 26/06/2000, 1] Mohammed Jameer Wajid Ali, 2] Mohammed Zuber Wajid Ali, 3] Mohammed Yunus Mohammed Issa, 4] Mohammed Faruk Mohammed Issa, 5] Mohammed Salim Mohammed Issa, 6] Mohammed Kalim Mohammed Issa, 7] Mohammed Rafik Yahia, 8] Mohammed Rafik Mohammed Yahia have purchased the said land from Mr. Shri. Gulam Nabi Miyan Saheb Mullah. Their names are inserted in the record of rights.

As per Mutation Entry No.1776, Dated 16/02/2001, by a Conveyance Deed dated 07/05/1979, Mehamood Miyya Mullah has purchased land bearing Survey No.234/- from Mr. Dattatreya Sakharam Naik.

As per Mutation Entry No.1790, Dated 07/09/2001, Mehmud Miyya Mullah executed the Will dated 05/02/1997, executor Mr. Gulam Gaus Miyya

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Mullah obtained the probate through The Civil Court Palghar, bearing probate No. 28/1998 on 13/12/2000 by which the aforesaid land bearing Survey No. 244/-, 245 goes to the share of 1] Mr. Imtiyaz Gulam Gaus Mullah, 2] Smt. Ayesha Gulamnabi Mullah, 3] Mr. Imran Gulamnabi Mullah.

As per Mutation Entry No.1813, dated13/04/2002, as per the Hissa Form Number 12 (Aakarphod patrak) and Gutbook -Pot Hissa Mojani has been made in respect of all hissa numbers of Survey No.242/Part, 242/Part, 243/Part, 243/Part accordingly as per the Rectified an Akarphod Patrak and Gutbook is made and as per the same the entries has been made in the Village records of rights in the following manner:-

As per 7/12 extract of Village			**As per Hissa Form No.12**				
S.No.	H.No.	Possession Holder	S.No.	H. No.	Area	Assest.	Possession Holder
242	-	Mohammed Jameer Wajid Ali & others	242	1	0-06-9 P.K. 0-03-5	0.92	Mohammed Jameer Wajid Ali & others
242	Part	Mahasanchlak Bhujal Parivahan	242	2	0-30-4 P.K. 0-03-0	5.98	Mahasanchlak Bhujal Parivahan
			242	3	0-15-5	3.15	Mohammed Rahiya & Others 3
			242	4	0-24-5	3.91	Mohammed Juber Wajid Ali & Mohammed Jameer Wajid Ali
			242	5	0-00-7 P.K.0-00-5	0.02	Gulamnabi Miyya Mullah
243	Part	Gulamnabi Miyya Mullah	243	1	0-71-4 P.K.0-06-8	12.74	Gulamnabi Miyya Saheb Mullah
243	Part	Mohammed Jameer Wajid Ali & others 7	243	2	0-23-4 P.K.0-01-6	4.51	Jameer Wajid Ali & others 7
			243	3	0-46-8 P.K.0-03-2	9.18	Mohammed Yunus Moh. Isa & others 6

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	243	4	0-38-2 P.K.0-02-8	7.49	Mohammed Juber Wajid Ali & Mohammed Jameer Wajid Ali

The entry is made as per order no.Bhumapan/Mo.R. No.624/Pelhar/Gav Daftari Amal/2000, dt.30/09/2000 issued by the Hon'ble Taluka Inspector of Land Records.

As per Mutation Entry No. 1815, dated 27/06/2002, Gulamnabi Miyya Mullah died on 08/09/2001 leaving behind his legal heir 1] Ayesha Gulmnabi Mullah, 2] Khalid Gulmnabi Mullah, 3] Imran Gulamnabi Mullah, 4] Ippat Aasim Mullah.

As per Mutation Entry No.1921, Dated 01/01/2005, by a Registered Conveyance Deed dated 30/12/2004, M/s. Reliance Industries Ltd. through its Director Mr. Anil D. Ambani through his C.A. Mr. Piyush Harikishan Sanghavi have purchased area 134.5 Gunthas out of total area 182.1 Gunthas from 1] Imtiyaz Gulam Gaus Mullah, 2] Gulam Mustffa Miyya Mullah which is registered in the office of Sub-registrar Vasai, on 30/12/2004, bearing Sr. No. 9004/2004. As per the same and Sub Divisional Officer Bhivandi, of Bhivandi order dated 04/11/2004 bearing order No.BD/KV/VASAI/SR-124/2004. Their names have been inserted in the record of rights.

As per Mutation Entry No. 2170, dated 03/05/2007, Shri. Gulam Mustaffa Miyan Mullah died on 13/09/2006 leaving behind his legal heirs 1] Smt.

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Shahnaj G. M. Mullah, 2] Fardin J. Chorghe, 3] Munaf G. M. Mullah, 4] Saraf G. M. Mullah, 5] Mohd. Danish G. M. Mullah. Their names are inserted in the record of rights.

As per Mutation Entry No.2245, Dated 27/08/2007, by a Gift Deed dated 10/07/2007, the land bearing Survey no.243/1, 244, 245 were recorded in the name of 1] Ayesha Gulmnabi Mullah, 2] Khalid Gulmnabi Mullah, 3] Imran Gulamnabi Mullah, 4] Ippat Asim Mullah on the records of rights as a co-owners. Aforesaid No.4 Ippat Asim Mullah has gifted her share i.es. area admeasuring area 0-31-0 H.R. out of land bearing Survey no.243/1, 244, 245 to Mr. Asif Sharfuddin Mullah, which is registered in the office of Sub-Registrar Vasai, bearing Sr. No. 06992/2007, dt. 10/07/2007. The changes are made accordingly.

As per Mutation Entry No.2354, Dated 30/02/2008, the land bearing Survey no.243/1 was recorded in the name of 1] Ayesha Gulmnabi Mullah, 2] Khalid Gulmnabi Mullah, 3] Imran Gulamnabi Mullah, 4] Asif Sharfuddin Mullah on the records of rights as a co-owner. By a Partition Deed dated 29/02/2008, entered into between the aforesaid co-owners the area admeasuring 0-68-2 H.R. out of land bearing Survey no.243, Hissa No.1, total area admeasuring 0-78-2 H.R. comes to the share of 1] Ayesha Gulmnabi Mullah, 2] Khalid Gulmnabi Mullah, 3] Imran Gulamnabi Mullah and the remaining area

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admeasuring 0-10-0 H.R. out of land bearing Survey no.243, Hissa No.1, total area admeasuring 0-78-2 H.R. comes to the share of Asif Sharfuddin Mullah. The changes are made accordingly, registered partition dated 29/02/2008, which is registered in the office of Sub-Registrar Vasai, bearing Sr. No.2821/2008, dt.29/02/2008.

As per Mutation Entry No.2355, Dated 30/02/2008, by a Deed of Exchange dated 29/02/2008, bearing Sr.No.2820/2008, the said land was in the name of 1] Ayesha Gulmnabi Mullah, 2] Khalid Gulmnabi Mullah, 3] Imran Gulamnabi Mullah, 4] Asif Sharfuddin Mullah, 5] Mr. Imtiyaz Gulam Gaus Mullah. The said Deed of Exchange dated 29/02/2008 entered into between 1] Mr. Khalid Gulamnabi Mullah & 2] Mr. Imtiyaz Gulam Gaus Mullah, Mr. Khalid Gulamnabi Mullah's share in the plots of land i.e. S.No. 243/1, 244/- & 245/- admeasuring area 0-62-0 H.R. is exchanged and given by him to Mr. Imtiyaz Gulam Gaus Mullah and Mr. Imtiyaz Gulam Gaus Mullah's share in the said plot i.e. S.No. 241/Part, admeasuring area 0-15-0 H.R. is exchanged and given by him to Mr. Khalid Gulamnabi Mullah.

As per Mutation Entry No.2356, Dated 30/02/2008, by a Deed of Exchange dated 29/02/2008, bearing Sr. No. 2819/2008 the said land was in the name of 1] Mr. Imtiyaz Gulam Gaus Mullah 2] Ayesha Gulmnabi Mullah, 3] Khalid Gulmnabi Mullah, 4]

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Imran Gulamnabi Mullah, 5] Asif Sharfuddin Mullah. The said Deed of Exchange dated 29/02/2008 entered into between 1] Mr. Asif Sharfuddin Mullah & 2] Mr. Imtiyaz Gulam Gaus Mullah, Mr. Asif Sharfuddin Mullah's share in the plots of land i.e. S. No. 244/- & 245/- admeasuring area 0-21-0 H.R. is exchanged and given by him to Mr. Imtiyaz Gulam Gaus Mullah and Mr. Imtiyaz Gulam Gaus Mullah's share in the said plot i.e. S.No. 241/-, admeasuring area 0-05-0 H.R. is exchanged and given by him to Mr. Asif Sharfuddin Mullah.

As per Mutation Entry No.2756, Dated 05/08/2010, by a Deed of Conveyance dated 06/07/2010, Mr. Khalid Gulamnabi Mullah has purchased area admeasuring 0-06-0 H. R. out of owners share of land i.es.area admeasuring 0-17-4 H. R. from land bearing Survey no.241/Part, area admeasuring 0-37-4H.R., from land owner Mr. Imtiyaz Gulam Gaus Mullah through its Power of Attorney Holder Mr. Gulam Gaus Miyya Mullah, which is registered in the office of Sub-Registrar Vasai – I, bearing Sr. No.7341/2010.

As per Mutation Entry No.2801, dated 10/12/2010, Abdul Rehman Miya so. Mullah died on 16/08/2010 leaving behind his legal heirs 1] Mehrunisa Abdul Rehman Mullah and 2] Lubna Jubed Achare.

As per Mutation Entry No.3109, Dated 03/02/2012, by a Deed of Conveyance dated 26/09/2011, M/S.

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STUTI DEVELOPERS through its Partners 1] MR. ALIASGAR ABID BHANPURWALA, 2] MR. GOVIND VELJI VIKMANI, 3] MR. BHARAT KARSAN SATARA has purchased the aforesaid land bearing Survey No. 232/4, 234/-, 244/-, 245/- from 1] Gulam Gaus, 2] Mehrunisa Abdul Rehman Mullah, 3] Lubna Jubed Amer, 4] Taslim Shafi Mukadam, 5] Imtiyaz Gulam Gaus Mullah, 6] Munaf G. M. Mullah, 7] Shahnaj G. M. Mullah, 8] Fardin J. Chorghe, 9] Sadaf G. M. Mullah, No. 6 for himself and P.A. holder for no. 7 to 9, 10] Danish G. M. Mulla, 11] Ayesha Gulamnabi Mullah, 12] Imran Gulamnabi Mulla, which is registered in the office of Sub-Registrar Vasai – II, bearing Sr. No.11258/2011.

As per Mutation Entry No.3110, Dated 03/02/2012, by a Deed of Conveyance dated 26/09/2011, M/S. STUTI DEVELOPERS through its Partners 1] Mr. Aliasgar Abid Bhanpurwala, 2] Mr. Govind Velji Vikmani, 3] Mr. Sanjay Ramanikatmal Vora, & 4] Mr. Bharat Karsan Satara have purchased owner's share of land i.es. area admeasuring 0-11-4 H.R. out of land bearing Survey no.241/Part, area admeasuring 0-37-4H.R. from land owner Imtiyaz Gulam Gaus Mullah, which is registered in the office of Sub-Registrar Vasai – II, bearing Sr. No.11259/2011.

As per Mutation Entry No.3270, as per the Hissa Form Number 12 (Aakarphodpatrak) and Pot Hissa Mojani has been made in respect of all hissa numbers of Survey No.232/Part and accordingly as

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per the Rectified an Akarphod Patrak and Pot Hissa is made and as per the same the entries has been made in the Village records of rights in the following manner:-

As per 7/12 extract of Village				As per Hissa Form No.12		
S. No.	Area	Assest.	Possession Holder	S. No.	H. No.	Possession Holder
232/ Part	1-40-0	27.97	Harishchandra Desai & Others	232	1	Pravinbhai Hirabhai Verat
232/ Part	1-33-4 P.K.0-15-4	27.97	M/s. Stuti Developers	232	2	Chandrakant R. Barot & others
				232	3	Harishchandra Desai & Others
				232	4	1] Gulam Gaus 2] M/s. Stuti Developers

The entry is made as per order no.Bhumapan/Mauje-Pelhar/A.T.P.H., dated 13/12/2012 issued by the Hon'ble Taluka Inspector of Land Records, alongwith Taluka Order No.Rev/K-1/T-1/Hakkanond/Kavi 3232, dt.08/11/2011.

As per Mutation Entry No.3437, Dated 08/08/2013, the said land bearing Survey No. 232, Hissa No. 4, Survey No.234, Survey No. 241, Hissa No. 1, Survey No. 241, Hissa No. 2, Survey No. 243, Hissa No. 1, Survey No.244, Survey No.245 have converted into Non-Agricultural Land by the order of The Collector Office Thane vide their Order No. REV/K-1/T-9/NAP/Pelhar – Vasai/SR-20/2013, dated 06/07/2013.

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As per Mutation Entry No.3608, Dated 20/02/2014, by a registered Conveyance Deed dated 10/01/2014, M/S. RELIABLE TARANG through its Partners 1] MR. ALIASGAR ABID BHANPURWALA & 2] MR. ZARIWALA GHAZAFFER HUSSAIN RIZVI have purchase the said land bearing (1) Survey No. 232, Hissa No. 4, Area admeasuring 1-19-0 H.R., P.K. 0-14-4 H.R. Assessment Rs.27-97 Ps., (2) Survey No.234, Hissa No.-, Area admeasuring 0-30-0 H. R, P. K. 0-02-0 H. R. Assessment Rs.0-44 Ps., *out of this 30Gunthas,* (3) Survey No. 241, Hissa No. 1, Area Admeasuring 1-62-4 H. R, P. K. 0-16-7 H.R, *out of this Area Admeasuring 0-44-6 H.R.,* Assessment Rs.24-32 paisa, (4) Survey No. 241, Hissa No. 2, Area Admeasuring 0-37-4 H. R, *out of this Area Admeasuring 0-11-4 H. R.,* Assessment Rs.6-00 paisa, (5) Survey No. 243, Hissa No. 1, Area Admeasuring 0-71-4 H. R., P. K. 0-06-8 H. R., *out of this Area Admeasuring 0-68-2 H.R.* Assessment Rs.12-74 paisa, (6) Survey No.244, Hissa No.-, Area admeasuring 1-06-2 H. R, P. K. 0-05-1 H.R., Assessment Rs.20-25 Ps., (7) Survey No.245, Hissa No.-, Area admeasuring 1-06-3 H. R, P. K. 0-04-5 H. R., Assessment Rs.20-62 Ps., from M/S. STUTI DEVELOPERS through its Partners 1] MR. ALIASGAR ABID BHANPURWALA, 2] MR. GOVIND VELJI VIKMANI, 3] MR. SANJAY RAMNIKLAL VORA & 4] MR. BHARAT KARSAN SATRA, which is registered in the office of Sub-Registrar Vasai – IV,

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bearing Sr. No.216/2014 on 10/01/2014.

As per Mutation Entry No.4311, dated 23/05/2017, Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.29/05/2017 and by reference to order stated in the circular with Government No.Ra.Bhu.A/Pra.Kra.180/L-1, dt.07/05/2016 correction in Computerized 7/12 extract are done & noted.

As per Mutation Entry No.4314, dated 09/06/2017, Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.29/05/2017 and by reference to order stated in the circular with Government No.Ra.Bhu.A/Pra.Kra.180/L-1, dt.07/05/2016 correction in Computerized 7/12 extract are done & noted.

As per Mutation Entry No.4315, dated 09/06/2017, Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.29/05/2017 and by reference to order stated in the circular with Government No.Ra.Bhu.A/Pra.Kra.180/L-1, dt.07/05/2016 correction in Computerized 7/12 extract are done & noted.

As per Mutation Entry No.4355, dated 15/07/2017, Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.14/07/2017 and by reference to order stated in the circular with Government No.Ra.Bhu.A/Pra.Kra.180/L-1, dt.07/05/2016 correction in Computerized 7/12 extract are done &

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noted.

As per Mutation Entry No.4977, dated 28/08/2018, Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.28/08/2018 and by reference to order stated in the circular with Government No.Ra.Bhu.A/Pra.Kra.180/L-1, dt.07/05/2016 correction in Computerized 7/12 extract are done & noted.

As per Mutation Entry No.5082, dated 15/10/2018, the aforesaid land was in the name of M/S. RELIABLE TARANG through its Partners 1] MR. ALIASGAR ABID BHANPURWALA & 2] MR. ZARIWALA GHAZAFFER HUSSAIN RIZVI. As per Indian Partnership Act 1932, the said company is registered dated 01/04/2017, from the said partnership Firm partner MR. ALIASGAR ABID BHANPURWALA died on 04/03/2017, therefore this name was deleted from the said partnership firm and SMT. FATEMA ALIASGAR BHAANPURWALA name was incorporated as the partner of said firm.

As per Mutation Entry No.6035, dated 01/02/2021, Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.11/12/2019 and by reference to order stated in the circular with Government No.Ra.Bhu.A/Pra.Kra.180/L-1, dt.07/05/2016 correction in Computerized 7/12 extract are done & noted.

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As per Mutation Entry No.6104, dated 31/05/2021, Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.06/01/2020 and by reference to order stated in the circular with Government No.Ra.Bhu.A/Pra.Kra.180/L-1, dt.07/05/2016 correction in Computerized 7/12 extract are done & noted.

As per Mutation Entry No.8215, dated 23/03/2023, as per the order given by the competent officer Tahsildar Vasai vide its order No.REV/K-1/T-2/HAKKANOND/KAVI/241/2023 /2023, dated 17/02/2023 with respect to Kami Jast Patrak (K.Ja.P) Order for conversion of new survey number and closer of old survey number and accordingly new Pot Hissa is formed and the same has been recorded in record of rights in the following manner:-

As per Old 7/12 extract of Village		**As per New 7/12 extract of Village**			
S./ H. No.	Area	Survey/ Plot. No.	Area	Assest.	Name
232/4	13340-00	232B Plot No.1	1031-33	1031.33	M/s. Reliable Tarang through its Partners 1] Mrs. Fatima Aliasgar Bhanpurwala & 2] Mr. Zariwala Ghazaffer Hussain Rizvi
		232B Plot No.2	5600-00	5600.00	Zariwala Amir Ghazaffer Hussain Rizvi Farhina Riyaz

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					Shaikh
		232B Plot No.3	44338- 67	44338.67	M/s. Reliable Tarang through its Partners 1] Mrs. Fatima Aliasgar Bhanpurwala & 2] Mr. Zariwala Ghazaffer Hussain Rizvi

The aforesaid entry is mutated as per Order No. REV/K-1/T-2/HAKKANOND/KAVI/241/2023/ 2023, dated 17/02/2023 issued by the Hon'ble Tahasildar Vasai, alongwith Order No.Bhumapan/Mauje-Pelhar/A.Ta.Bi.She.1235/ 2022/564, dt.07/02/2023 issued by the Hon'ble Deputy Superintendent Land Records Vasai.

As per Mutation Entry No.8381, dated 11/08/2023, by a registered Deed of Conveyance dated 07/08/2023, **1] M/S. AVORA REALTY** i.es. Purchasers No.1 and **2] M/S. METRO DEVELOPERS** i.es. Purchasers No.2 have jointly purchased the land bearing Survey **No.232B,** Plot No.**3,** Area admeasuring **44338-67 Sq. Mtrs.,** Assessment Rs.**44338-67** Paise, lying, being and situate at Village : **PELHAR**, Taluka : Vasai, District : Palghar, within the area of Vasai - Virar City Municipal Corporation and within the Jurisdiction of Sub - Registrar Vasai from land owners **M/S. RELIABLE TARANG** through its Partners **1] MRS. FATIMA ALIASAGAR BHANPURWALA** and **2] MR. ZARIWALA GHAZAFFER HUSSAIN RIZVI,** through

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its POA Mr. Sukesh Kerkar, which is registered in the office of Sub - Registrar **Vasai – V,** bearing Sr. **No.12021/2023 on 08/08/2023,** on the terms and conditions more particularly mentioned in the said Deed of Conveyance 08/08/2023.

By a registered Irrevocable Power of Attorney dated 07/08/2023, **M/S. RELIABLE TARANG** through its Partners **1] MRS. FATIMA ALIASAGAR BHANPURWALA** and **2] MR. ZARIWALA GHAZAFFER HUSSAIN RIZVI** have executed Power of Attorney in accordance with the said Deed of Conveyance in favour of **1] M/S. AVORA REALTY** and **2] M/S. METRO DEVELOPERS**, which is registered in the office of Sub-Registrar Vasai – V, bearing Sr. No.12075/2023 on 08/08/2023.

By and way of Registered Rectification Deed dated 22/08/2023, and registered in the office of Sub-Registrar Vasai - V under Document No.12612/2023, registered on dated 22/08/2023, the Owners i.es. **M/S. RELIABLE TARANG** have sold, convey and transferred aforesaid land to **1] M/S. AVORA REALTY** i.es. Purchasers No.1 and **2] M/S. METRO DEVELOPERS** i.es. Purchasers No.2, from perusal of the copy of the said Deed of Conveyance dated 07/08/2023, it was found that, being the Joint-Purchaser of the said Property and by virtue of commencement certificates and revised development permission previously obtained and for the betterment of transaction Purchaser no.1 and

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Purchaser no.2 have respectively in the said property to distribute the said building (sanctioned building previously and present) in between themselves being their respective share generated out of the said property, in view to rectify the said mistake and to incorporate description of their share of building as "The Purchaser No.1 i.e. M/S. AVORA REALTY shall develop, commence and complete Building no.3, 6, 16 to be constructed on some portion of land bearing Survey No.232B, Plot No.3, lying, being and situate at Village: PELHAR, Taluka: VASAI, District : PALGHAR, within the area of Vasai-Virar City Municipal Corporation and within the Jurisdiction of Sub-Registrar Vasai and the Purchaser No.2 i.e. M/S. METRO DEVELOPERS shall develop, commence and complete Building no.1, 2, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 to be constructed on some portion of land bearing Survey No.232B, Plot No.3, lying, being and situate at Village: PELHAR, Taluka: VASAI, District : PALGHAR, within the area of Vasai-Virar City Municipal Corporation and within the Jurisdiction of Sub-Registrar Vasai.

By a registered Development Agreement, dated 13/02/2025, entered into between; **M/S. METRO DEVELOPERS,** therein called as the "Vendor/Owner/The Party Of The One Part" and **DIAMOND PALM INFRASTRUCTURE PRIVATE LIMITED,** through its Authorized Signatory/ Director

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1] MR. ABDURRAZAK ABDUL SELIYA, 2] MR. AMZAD KASAM PATEL, therein called as the "Purchasers/Developers/The Party Of The Other Part". The Vendor/Owner/The Party Of The One Part have transfer and assign their development rights in favour of Purchasers/ Developers/The Party Of The Other Part in respect of the said **FSI of Building No.20 for (Ground + 14th Floors) for construction of 234 Flats for Total built-up area of 12675.290 Sq. Meters, i.e. 136386.12 Sq. Ft. (Built-up) the said FSI Sanctioned on the property** on some portion of land bearing Survey No.**232 B,** Plot No.**3,** Area admeasuring **44338.67 Sq. Mtrs.**, Assessment of **Rs.44338.67 Paise,** lying, being and situated at Village : **PELHAR**, Taluka : Vasai, District : Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai, which is registered in the office of Sub-Registrar **Vasai No.III** bearing **Serial No.3714/2025, dated 13/02/2025.**

By a registered Power of Attorney dated 13/02/2025, **M/S. METRO DEVELOPERS** have executed a Power of Attorney in accordance with the said Development Agreement dated 13/02/2025 in favour of **DIAMOND PALM INFRASTRUCTURE PRIVATE LIMITED,** through its Director **1] MR. ABDURRAZAK ABDUL SELIYA, 2] MR. AMZAD KASAM PATEL**, which is registered in the Office of Sub - Registrar **Vasai-III** bearing **Serial No.3720/2025, dt.13/02/2025.**

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3)	7/12 extract issued by	Talathi office **PELHAR**, Taluka : Vasai, District : Palghar.
	Mutation Entry No.	**379, dated 10/08/1956, 354, dated 20/10/1962,1649, dated 24/02/1998,1757, dated 05/09/2000, 1776, dated 16/02/2001, 1790, dated 07/09/2001, 1813, dated13/04/2002, 1815, dated 27/06/2002, 1921, dated 01/01/2005, 2170, dated03/05/2007, 2245, dated 27/08/2007, 2354, dated 30/02/2008, 2355, dated 30/02/2008, 2356, dated 30/02/2008, 2756, dated 05/08/2010, 2801, dated 10/12/2010, 3109, dated 03/02/2012, 3110, dated 03/02/2012, 3270, 3437, dated 08/08/2013, 3608, dated 20/02/2014, 4311, dated 23/05/2017, 4314, dated 09/06/2017, 4315, dated 09/06/2017, 4355, dated 15/07/2017, 4977, dated 28/08/2018, 5082, dated 15/10/2018, 6035, dated 01/02/2021, 6104, dated 31/05/2021, 8215, dated 23/03/2023 and 8381, dated 11/08/2023.**
4)	Search report for 70 years from	**1955** 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 owner **1] M/S. AVORA REALTY** and **2] M/S. METRO DEVELOPERS**) are clear, marketable and without any encumbrances.

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Owners of the land :-

1) Survey No.**232B,** Plot No.**3,** Area admeasuring **44338.67 Sq. Mtrs.**, Assessment of **Rs.44338.67 Paise,** along with all benefits, lying being and situated at Village - **PELHAR**, Taluka - Vasai, District Palghar, within the area of Sub - Registrar VASAI; belonging to **1] M/S. AVORA REALTY** and **2] M/S. METRO DEVELOPERS**.

2) Qualifying comments/remarks if any - Nil.

The report reflecting the flow of the title of the (owners - **1] M/S. AVORA REALTY** and **2] M/S. METRO DEVELOPERS**) on the said lands are enclosed herewith as annexure.

Encl : Annexure.

Date : 17/03/2025

Advocate

G. P. Pai

G.P.Pai

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Format – A

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.:- 379, dated 10/08/1956, 354, dated 20/10/1962,1649, dated 24/02/1998,1757, dated 05/09/2000, 1776, dated 16/02/2001, 1790, dated 07/09/2001, 1813, dated13/04/2002, 1815, dated 27/06/2002, 1921, dated 01/01/2005, 2170, dated03/05/2007, 2245, dated 27/08/2007, 2354, dated 30/02/2008, 2355, dated 30/02/2008, 2356, dated 30/02/2008, 2756, dated 05/08/2010, 2801, dated 10/12/2010, 3109, dated 03/02/2012, 3110, dated 03/02/2012, 3270, 3437, dated 08/08/2013, 3608, dated 20/02/2014, 4311, dated 23/05/2017, 4314, dated 09/06/2017, 4315, dated 09/06/2017, 4355, dated 15/07/2017, 4977, dated 28/08/2018, 5082, dated 15/10/2018, 6035, dated 01/02/2021, 6104, dated 31/05/2021, 8215, dated 23/03/2023 and 8381, dated 11/08/2023.**

3) ***Search Report*** for Survey No.**232B,** Plot No.**3,** Area admeasuring **44338.67 Sq. Mtrs.**, Assessment of **Rs.44338.67 Paise,** along with all benefits, lying being and situated at Village - **PELHAR**, Taluka Vasai, District : Palghar, within the area of Sub-Registrar VASAI and within the jurisdiction of Sub-Registrar Vasai. I have taken search from 1955 to 2025. The details of mutation entry year wise are given below.

1952	-	Torn	1971	-	Torn	1990	-	Torn	2009	-	Nil
1953	-	Torn	1972	-	Torn	1991	-	Nil	2010	-	Entry
1954	-	Torn	1973	-	Torn	1992	-	Nil	2011	-	Nil

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

1956 : As per Mutation Entry No. 379, dated 10/08/1956 as per the Taluka Order No. TSR 1030, dt.29/02/1956 the land owned by Bhau Nana Naik & Others was distributed amongst than more particularly described in the said mutation entry. As per the said Partition the said land came to the share of Mr. Pandurang Naik.

1962 : As per Mutation Entry No.354, Dated 20/10/1962, by a Conveyance Deed dated 22/04/1962, 1) Mehmud Miyya Mullah, 2) Gulamnabbi Miyya Mullah have purchased land bearing Survey No.244, 245/- from Mr. Dattatreya Sakharam Naik.

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1998 : As per Mutation Entry No. 1649, dated 24/02/1998, Shri. Dattatreya Sakharam Naik died on 17/11/1980 leaving behind his legal heirs 1] Kamalakar Dattatreya Naik, 2] Moreshwar Dattatreya Naik, 3] Naresh Dattatreya Naik, 4] Jaywant Dattatreya Naik, 5] Chhagan Dattatreya Naik, 6] Renuka Janardan Naik, 7] Tai Ganesh Naik, 8] Tara Anant Naik.

2000 : As per Mutation Entry No.1757, Dated 05/09/2000, by a Conveyance Deed dated 26/06/2000, 1] Mohammed Jameer Wajid Ali, 2] Mohammed Zuber Wajid Ali, 3] Mohammed Yunus Mohammed Issa, 4] Mohammed Faruk Mohammed Issa, 5] Mohammed Salim Mohammed Issa, 6] Mohammed Kalim Mohammed Issa, 7] Mohammed Rafik Yahia, 8] Mohammed Rafik Mohammed Yahia have purchased the said land from Mr. Shri. Gulam Nabi Miyan Saheb Mullah. Their names are inserted in the record of rights.

2001 : As per Mutation Entry No.1776, Dated 16/02/2001, by a Conveyance Deed dated 07/05/1979, Mehamood Miyya Mullah has purchased land bearing Survey No.234/- from Mr. Dattatreya Sakharam Naik.

2001 : As per Mutation Entry No.1790, Dated 07/09/2001, Mehmud Miyya Mullah executed the Will dated 05/02/1997, executor Mr. Gulam Gaus Miyya Mullah obtained the probate through The Civil Court Palghar, bearing probate No. 28/1998 on 13/12/2000 by which the aforesaid land bearing Survey No. 244/-, 245 goes to the share of 1] Mr. Imtiyaz Gulam Gaus Mullah, 2] Smt. Ayesha Gulamnabi Mullah, 3] Mr. Imran Gulamnabi Mullah.

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2002 : As per Mutation Entry No.1813, dated13/04/2002, as per the Hissa Form Number 12 (Aakarphod patrak) and Gutbook -Pot Hissa Mojani has been made in respect of all hissa numbers of Survey No.242/Part, 242/Part, 243/Part, 243/Part accordingly as per the Rectified an Akarphod Patrak and Gutbook is made and as per the same the entries has been made in the Village records of rights in the following manner:-

As per 7/12 extract of Village			**As per Hissa Form No.12**				
S.No.	H.No.	Possession Holder	S.No.	H.No.	Area	Assest.	Possession Holder
242	-	Mohammed Jameer Wajid Ali & others	242	1	0-06-9 P.K. 0-03-5	0.92	Mohammed Jameer Wajid Ali & others
242	Part	Mahasanchlak Bhujal Parivahan	242	2	0-30-4 P.K. 0-03-0	5.98	Mahasanchlak Bhujal Parivahan
			242	3	0-15-5	3.15	Mohammed Rahiya & Others 3
			242	4	0-24-5	3.91	Mohammed Juber Wajid Ali & Mohammed Jameer Wajid Ali
			242	5	0-00-7 P.K.0-00-5	0.02	Gulamnabi Miyya Mullah
243	Part	Gulamnabi Miyya Mullah	243	1	0-71-4 P.K.0-06-8	12.74	Gulamnabi Miyya Saheb Mullah
243	Part	Mohammed Jameer Wajid Ali & others 7	243	2	0-23-4 P.K.0-01-6	4.51	Jameer Wajid Ali & others 7
			243	3	0-46-8 P.K.0-03-2	9.18	Mohammed Yunus Moh. Isa & others 6
			243	4	0-38-2 P.K.0-02-8	7.49	Mohammed Juber Wajid Ali & Mohammed Jameer Wajid Ali

The entry is made as per order no.Bhumapan/Mo.R. No.624/Pelhar/Gav Daftari Amal/2000, dt.30/09/2000 issued by the Hon'ble Taluka Inspector of Land Records.

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2002 : As per Mutation Entry No. 1815, dated 27/06/2002, Gulamnabi Miyya Mullah died on 08/09/2001 leaving behind his legal heir 1] Ayesha Gulmnabi Mullah, 2] Khalid Gulmnabi Mullah, 3] Imran Gulamnabi Mullah, 4] Ippat Aasim Mullah.

2005 : As per Mutation Entry No.1921, Dated 01/01/2005, by a Registered Conveyance Deed dated 30/12/2004, M/s. Reliance Industries Ltd. through its Director Mr. Anil D. Ambani through his C.A. Mr. Piyush Harikishan Sanghavi have purchased area 134.5 Gunthas out of total area 182.1 Gunthas from 1] Imtiyaz Gulam Gaus Mullah, 2] Gulam Mustffa Miyya Mullah which is registered in the office of Sub-registrar Vasai, on 30/12/2004, bearing Sr. No. 9004/2004. As per the same and Sub Divisional Officer Bhivandi, of Bhivandi order dated 04/11/2004 bearing order No.BD/KV/VASAI/SR-124/2004. Their names have been inserted in the record of rights.

2007 : As per Mutation Entry No. 2170, dated 03/05/2007, Shri. Gulam Mustaffa Miyan Mullah died on 13/09/2006 leaving behind his legal heirs 1] Smt. Shahnaj G. M. Mullah, 2] Fardin J. Chorghe, 3] Munaf G. M. Mullah, 4] Saraf G. M. Mullah, 5] Mohd. Danish G. M. Mullah. Their names are inserted in the record of rights.

2007 : As per Mutation Entry No.2245, Dated 27/08/2007, by a Gift Deed dated 10/07/2007, the land bearing Survey no.243/1, 244, 245 were recorded in the name of 1] Ayesha Gulmnabi Mullah, 2] Khalid Gulmnabi Mullah, 3] Imran Gulamnabi Mullah, 4] Ippat Asim Mullah on the records of rights as a co-owners. Aforesaid No.4 Ippat Asim Mullah has gifted her share

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i.es. area admeasuring area 0-31-0 H.R. out of land bearing Survey no.243/1, 244, 245 to Mr. Asif Sharfuddin Mullah, which is registered in the office of Sub-Registrar Vasai, bearing Sr. No. 06992/2007, dt. 10/07/2007. The changes are made accordingly.

2008 : As per Mutation Entry No.2354, Dated 30/02/2008, the land bearing Survey no.243/1 was recorded in the name of 1] Ayesha Gulmnabi Mullah, 2] Khalid Gulmnabi Mullah, 3] Imran Gulamnabi Mullah, 4] Asif Sharfuddin Mullah on the records of rights as a co-owner. By a Partition Deed dated 29/02/2008, entered into between the aforesaid co-owners the area admeasuring 0-68-2 H.R. out of land bearing Survey no.243, Hissa No.1, total area admeasuring 0-78-2 H.R. comes to the share of 1] Ayesha Gulmnabi Mullah, 2] Khalid Gulmnabi Mullah, 3] Imran Gulamnabi Mullah and the remaining area admeasuring 0-10-0 H.R. out of land bearing Survey no.243, Hissa No.1, total area admeasuring 0-78-2 H.R. comes to the share of Asif Sharfuddin Mullah. The changes are made accordingly, registered partition dated 29/02/2008, which is registered in the office of Sub-Registrar Vasai, bearing Sr. No.2821/2008, dt.29/02/2008.

2008 : As per Mutation Entry No.2355, Dated 30/02/2008, by a Deed of Exchange dated 29/02/2008, bearing Sr.No.2820/2008, the said land was in the name of 1] Ayesha Gulmnabi Mullah, 2] Khalid Gulmnabi Mullah, 3] Imran Gulamnabi Mullah, 4] Asif Sharfuddin Mullah, 5] Mr. Imtiyaz Gulam Gaus Mullah. The said Deed of Exchange dated 29/02/2008 entered into between 1] Mr. Khalid Gulamnabi Mullah & 2] Mr. Imtiyaz Gulam Gaus Mullah, Mr. Khalid Gulamnabi Mullah's share in

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the plots of land i.e. S.No. 243/1, 244/- & 245/- admeasuring area 0-62-0 H.R. is exchanged and given by him to Mr. Imtiyaz Gulam Gaus Mullah and Mr. Imtiyaz Gulam Gaus Mullah's share in the said plot i.e. S.No. 241/Part, admeasuring area 0-15-0 H.R. is exchanged and given by him to Mr. Khalid Gulamnabi Mullah.

2008 : As per Mutation Entry No.2356, Dated 30/02/2008, by a Deed of Exchange dated 29/02/2008, bearing Sr. No. 2819/2008 the said land was in the name of 1] Mr. Imtiyaz Gulam Gaus Mullah 2] Ayesha Gulmnabi Mullah, 3] Khalid Gulmnabi Mullah, 4] Imran Gulamnabi Mullah, 5] Asif Sharfuddin Mullah. The said Deed of Exchange dated 29/02/2008 entered into between 1] Mr. Asif Sharfuddin Mullah & 2] Mr. Imtiyaz Gulam Gaus Mullah, Mr. Asif Sharfuddin Mullah's share in the plots of land i.e. S. No. 244/- & 245/- admeasuring area 0-21-0 H.R. is exchanged and given by him to Mr. Imtiyaz Gulam Gaus Mullah and Mr. Imtiyaz Gulam Gaus Mullah's share in the said plot i.e. S.No. 241/-, admeasuring area 0-05-0 H.R. is exchanged and given by him to Mr. Asif Sharfuddin Mullah.

2010 : As per Mutation Entry No.2756, Dated 05/08/2010, by a Deed of Conveyance dated 06/07/2010, Mr. Khalid Gulamnabi Mullah has purchased area admeasuring 0-06-0 H. R. out of owners share of land i.es.area admeasuring 0-17-4 H. R. from land bearing Survey no.241/Part, area admeasuring 0-37-4H.R., from land owner Mr. Imtiyaz Gulam Gaus Mullah through its Power of Attorney Holder Mr. Gulam Gaus Miyya Mullah, which is registered in the office of Sub-Registrar Vasai – I, bearing Sr. No.7341/2010.

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2010 : As per Mutation Entry No.2801, dated 10/12/2010, Abdul Rehman Miya so. Mullah died on 16/08/2010 leaving behind his legal heirs 1] Mehrunisa Abdul Rehman Mullah and 2] Lubna Jubed Achare.

2012 : As per Mutation Entry No.3109, Dated 03/02/2012, by a Deed of Conveyance dated 26/09/2011, M/S. STUTI DEVELOPERS through its Partners 1] MR. ALIASGAR ABID BHANPURWALA, 2] MR. GOVIND VELJI VIKMANI, 3] MR. BHARAT KARSAN SATARA has purchased the aforesaid land bearing Survey No. 232/4, 234/-, 244/-, 245/- from 1] Gulam Gaus, 2] Mehrunisa Abdul Rehman Mullah, 3] Lubna Jubed Amer, 4] Taslim Shafi Mukadam, 5] Imtiyaz Gulam Gaus Mullah, 6] Munaf G. M. Mullah, 7] Shahnaj G. M. Mullah, 8] Fardin J. Chorghe, 9] Sadaf G. M. Mullah, No. 6 for himself and P.A. holder for no. 7 to 9, 10] Danish G. M. Mulla, 11] Ayesha Gulamnabi Mullah, 12] Imran Gulamnabi Mulla, which is registered in the office of Sub-Registrar Vasai – II, bearing Sr. No.11258/2011.

2012 : As per Mutation Entry No.3110, Dated 03/02/2012, by a Deed of Conveyance dated 26/09/2011, M/S. STUTI DEVELOPERS through its Partners 1] Mr. Aliasgar Abid Bhanpurwala, 2] Mr. Govind Velji Vikmani, 3] Mr. Sanjay Ramanikatmal Vora, & 4] Mr. Bharat Karsan Satara have purchased owner's share of land i.es. area admeasuring 0-11-4 H.R. out of land bearing Survey no.241/Part, area admeasuring 0-37-4H.R. from land owner Imtiyaz Gulam Gaus Mullah, which is registered in the office of Sub-Registrar Vasai – II, bearing Sr. No.11259/2011.

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2012 : As per Mutation Entry No.3270, as per the Hissa Form Number 12 (Aakarphodpatrak) and Pot Hissa Mojani has been made in respect of all hissa numbers of Survey No.232/Part and accordingly as per the Rectified an Akarphod Patrak and Pot Hissa is made and as per the same the entries has been made in the Village records of rights in the following manner:-

As per 7/12 extract of Village				As per Hissa Form No.12		
S. No.	Area	Assest.	Possession Holder	S. No.	H. No.	Possession Holder
232/ Part	1-40-0	27.97	Harishchandra Desai & Others	232	1	Pravinbhai Hirabhai Verat
232/ Part	1-33-4 P.K.0-15-4	27.97	M/s. Stuti Developers	232	2	Chandrakant R. Barot & others
				232	3	Harishchandra Desai & Others
				232	4	1] Gulam Gaus 2] M/s. Stuti Developers

The entry is made as per order no.Bhumapan/Mauje-Pelhar/A.T.P.H., dated 13/12/2012 issued by the Hon'ble Taluka Inspector of Land Records, alongwith Taluka Order No.Rev/K-1/T-1/Hakkanond/Kavi 3232, dt.08/11/2011.

2013 : As per Mutation Entry No.3437, Dated 08/08/2013, the said land bearing Survey No. 232, Hissa No. 4, Survey No.234, Survey No. 241, Hissa No. 1, Survey No. 241, Hissa No. 2, Survey No. 243, Hissa No. 1, Survey No.244, Survey No.245 have converted into Non-Agricultural Land by the order of The Collector Office Thane vide their Order No. REV/K-1/T-9/NAP/Pelhar – Vasai/SR-20/2013, dated 06/07/2013.

2014 : As per Mutation Entry No.3608, Dated 20/02/2014, by a registered Conveyance Deed dated 10/01/2014, M/S. RELIABLE TARANG through its Partners 1] MR. ALIASGAR ABID BHANPURWALA & 2] MR. ZARIWALA GHAZAFFER

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HUSSAIN RIZVI have purchase the said land bearing (1) Survey No. 232, Hissa No. 4, Area admeasuring 1-19-0 H.R., P.K. 0-14-4 H.R. Assessment Rs.27-97 Ps., (2) Survey No.234, Hissa No.-, Area admeasuring 0-30-0 H. R, P. K. 0-02-0 H. R. Assessment Rs.0-44 Ps., *out of this 30Gunthas,* (3) Survey No. 241, Hissa No. 1, Area Admeasuring 1-62-4 H. R, P. K. 0-16-7 H.R, *out of this Area Admeasuring 0-44-6 H.R.,* Assessment Rs.24-32 paisa, (4) Survey No. 241, Hissa No. 2, Area Admeasuring 0-37-4 H. R, *out of this Area Admeasuring 0-11-4 H. R.,* Assessment Rs.6-00 paisa, (5) Survey No. 243, Hissa No. 1, Area Admeasuring 0-71-4 H. R., P. K. 0-06-8 H. R., *out of this Area Admeasuring 0-68-2 H.R.* Assessment Rs.12-74 paisa, (6) Survey No.244, Hissa No.-, Area admeasuring 1-06-2 H. R, P. K. 0-05-1 H.R., Assessment Rs.20-25 Ps., (7) Survey No.245, Hissa No.-, Area admeasuring 1-06-3 H. R, P. K. 0-04-5 H. R., Assessment Rs.20-62 Ps., from M/S. STUTI DEVELOPERS through its Partners 1] MR. ALIASGAR ABID BHANPURWALA, 2] MR. GOVIND VELJI VIKMANI, 3] MR. SANJAY RAMNIKLAL VORA & 4] MR. BHARAT KARSAN SATRA, which is registered in the office of Sub-Registrar Vasai – IV, bearing Sr. No.216/2014 on 10/01/2014.

2017 : As per Mutation Entry No.4311, dated 23/05/2017, Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.29/05/2017 and by reference to order stated in the circular with Government No.Ra.Bhu.A/Pra.Kra.180/L-1, dt.07/05/2016 correction in Computerized 7/12 extract are done & noted.

2017 : As per Mutation Entry No.4314, dated 09/06/2017, Hon'ble Tahasildar Vasai, District Palghar vide their Order

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dt.29/05/2017 and by reference to order stated in the circular with Government No.Ra.Bhu.A/Pra.Kra.180/L-1, dt.07/05/2016 correction in Computerized 7/12 extract are done & noted.

2017 : As per Mutation Entry No.4315, dated 09/06/2017, Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.29/05/2017 and by reference to order stated in the circular with Government No.Ra.Bhu.A/Pra.Kra.180/L-1, dt.07/05/2016 correction in Computerized 7/12 extract are done & noted.

2017 : As per Mutation Entry No.4355, dated 15/07/2017, Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.14/07/2017 and by reference to order stated in the circular with Government No.Ra.Bhu.A/Pra.Kra.180/L-1, dt.07/05/2016 correction in Computerized 7/12 extract are done & noted.

2018 : As per Mutation Entry No.4977, dated 28/08/2018, Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.28/08/2018 and by reference to order stated in the circular with Government No.Ra.Bhu.A/Pra.Kra.180/L-1, dt.07/05/2016 correction in Computerized 7/12 extract are done & noted.

2018 : As per Mutation Entry No.5082, dated 15/10/2018, the aforesaid land was in the name of M/S. RELIABLE TARANG through its Partners 1] MR. ALIASGAR ABID BHANPURWALA & 2] MR. ZARIWALA GHAZAFFER HUSSAIN RIZVI. As per Indian Partnership Act 1932, the said company is registered dated 01/04/2017, from the said partnership Firm partner

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MR. ALIASGAR ABID BHANPURWALA died on 04/03/2017, therefore this name was deleted from the said partnership firm and SMT. FATEMA ALIASGAR BHAANPURWALA name was incorporated as the partner of said firm.

2021 : As per Mutation Entry No.6035, dated 01/02/2021, Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.11/12/2019 and by reference to order stated in the circular with Government No.Ra.Bhu.A/Pra.Kra.180/L-1, dt.07/05/2016 correction in Computerized 7/12 extract are done & noted.

2021 : As per Mutation Entry No.6104, dated 31/05/2021, Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.06/01/2020 and by reference to order stated in the circular with Government No.Ra.Bhu.A/Pra.Kra.180/L-1, dt.07/05/2016 correction in Computerized 7/12 extract are done & noted.

2023 : As per Mutation Entry No.8215, dated 23/03/2023, as per the order given by the competent officer Tahsildar Vasai vide its order No.REV/K-1/T-2/HAKKANOND/KAVI/241/2023/2023, dated 17/02/2023 with respect to Kami Jast Patrak (K.Ja.P) Order for conversion of new survey number and closer of old survey number and accordingly new Pot Hissa is formed and the same has been recorded in record of rights in the following manner:-

As per Old 7/12 extract of Village		**As per New 7/12 extract of Village**			
S./ H. No.	Area	Survey/ Plot. No.	Area	Assest.	Name
232/4	13340-00	232B Plot No.1	1031-33	1031.33	M/s. Reliable Tarang through its Partners

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					1] Mrs. Fatima Aliasgar Bhanpurwala & 2] Mr. Zariwala Ghazaffer Hussain Rizvi
		232B Plot No.2	5600-00	5600.00	Zariwala Amir Ghazaffer Hussain Rizvi Farhina Riyaz Shaikh
		232B Plot No.3	44338-67	44338.67	M/s. Reliable Tarang through its Partners 1] Mrs. Fatima Aliasgar Bhanpurwala & 2] Mr. Zariwala Ghazaffer Hussain Rizvi

The aforesaid entry is mutated as per Order No. REV/K-1/T-2/HAKKANOND/KAVI/241/2023/2023, dated 17/02/2023 issued by the Hon'ble Tahasildar Vasai, alongwith Order No.Bhumapan/ Mauje-Pelhar/A.Ta.Bi.She.1235/2022/564, dt.07/02/2023 issued by the Hon'ble Deputy Superintendent Land Records Vasai.

2023 : As per Mutation Entry No.8381, dated 11/08/2023, by a registered Deed of Conveyance dated 07/08/2023, **1] M/S. AVORA REALTY** i.es. Purchasers No.1 and **2] M/S. METRO DEVELOPERS** i.es. Purchasers No.2 have jointly purchased the land bearing Survey **No.232B,** Plot No.**3,** Area admeasuring **44338-67 Sq. Mtrs.,** Assessment Rs.**44338-67** Paise, lying, being and situate at Village : **PELHAR**, Taluka : Vasai, District : Palghar, within the area of Vasai - Virar City Municipal Corporation and within the Jurisdiction of Sub - Registrar Vasai from land owners **M/S. RELIABLE TARANG** through its Partners **1] MRS. FATIMA ALIASAGAR BHANPURWALA** and **2] MR. ZARIWALA GHAZAFFER HUSSAIN RIZVI,** through its POA Mr. Sukesh Kerkar, which is registered in the office of Sub - Registrar **Vasai – V,** bearing Sr.

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No.12021/2023 on 08/08/2023, on the terms and conditions more particularly mentioned in the said Deed of Conveyance 08/08/2023.

2023 : By a registered Irrevocable Power of Attorney dated 07/08/2023, **M/S. RELIABLE TARANG** through its Partners **1] MRS. FATIMA ALIASAGAR BHANPURWALA** and **2] MR. ZARIWALA GHAZAFFER HUSSAIN RIZVI** have executed Power of Attorney in accordance with the said Deed of Conveyance in favour of **1] M/S. AVORA REALTY** and **2] M/S. METRO DEVELOPERS**, which is registered in the office of Sub-Registrar Vasai – V, bearing Sr. No.12075/2023 on 08/08/2023.

2023 : By and way of Registered Rectification Deed dated 22/08/2023, and registered in the office of Sub-Registrar Vasai -V under Document No.12612/2023, registered on dated 22/08/2023, the Owners i.es. **M/S. RELIABLE TARANG** have sold, convey and transferred aforesaid land to **1] M/S. AVORA REALTY** i.es. Purchasers No.1 and **2] M/S. METRO DEVELOPERS** i.es. Purchasers No.2, from perusal of the copy of the said Deed of Conveyance dated 07/08/2023, it was found that, being the Joint-Purchaser of the said Property and by virtue of commencement certificates and revised development permission previously obtained and for the betterment of transaction Purchaser no.1 and Purchaser no.2 have respectively in the said property to distribute the said building (sanctioned building previously and present) in between themselves being their respective share generated out of the said property, in view to rectify the said mistake and to incorporate description of their share of building as "The

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Purchaser No.1 i.e. M/S. AVORA REALTY shall develop, commence and complete Building no.3, 6, 16 to be constructed on some portion of land bearing Survey No.232B, Plot No.3, lying, being and situate at Village: PELHAR, Taluka: VASAI, District : PALGHAR, within the area of Vasai-Virar City Municipal Corporation and within the Jurisdiction of Sub-Registrar Vasai and the Purchaser No.2 i.e. M/S. METRO DEVELOPERS shall develop, commence and complete Building no.1, 2, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 to be constructed on some portion of land bearing Survey No.232B, Plot No.3, lying, being and situate at Village: PELHAR, Taluka: VASAI, District : PALGHAR, within the area of Vasai-Virar City Municipal Corporation and within the Jurisdiction of Sub-Registrar Vasai.

2025 : By a registered Development Agreement, dated 13/02/2025, entered into between; **M/S. METRO DEVELOPERS,** therein called as the "Vendor/Owner/The Party Of The One Part" and **DIAMOND PALM INFRASTRUCTURE PRIVATE LIMITED,** through its Authorized Signatory/ Director **1] MR. ABDURRAZAK ABDUL SELIYA, 2] MR. AMZAD KASAM PATEL,** therein called as the "Purchasers/Developers/The Party Of The Other Part". The Vendor/Owner/The Party Of The One Part have transfer and assign their development rights in favour of Purchasers/ Developers/The Party Of The Other Part in respect of the said **FSI of Building No.20 for (Ground + 14th Floors) for construction of 234 Flats for Total built-up area of 12675.290 Sq. Meters, i.e. 136386.12 Sq. Ft. (Built-up) the said FSI Sanctioned on the property** on some portion of land bearing Survey No.**232 B,** Plot No.**3,** Area

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admeasuring **44338.67 Sq. Mtrs.**, Assessment of **Rs.44338.67 Paise,** lying, being and situated at Village : **PELHAR**, Taluka : Vasai, District : Palghar, within the area of Vasai-Virar City Municipal Corporation, within the limits of Sub-Registrar Vasai, which is registered in the office of Sub-Registrar **Vasai No.III** bearing **Serial No.3714/2025, dated 13/02/2025.**

2025 : By a registered Power of Attorney dated 13/02/2025, **M/S. METRO DEVELOPERS** have executed a Power of Attorney in accordance with the said Development Agreement dated 13/02/2025 in favour of **DIAMOND PALM INFRASTRUCTURE PRIVATE LIMITED,** through its Director **1] MR. ABDURRAZAK ABDUL SELIYA, 2] MR. AMZAD KASAM PATEL**, which is registered in the Office of Sub - Registrar **Vasai-III** bearing **Serial No.3720/2025, dt.13/02/2025.**

4) Any other relevant title : **Nil**

5) Litigations if any : **Nil**

Date : 17/03/2025

Advocate

G. P. Pai