

LeRoy Collaco
Prachi Collaco
Satyanarayan Hegde

LeRoy Collaco & Associates
Advocates

To,
Mah. RERA,
Mumbai
5th November 2022

LEGAL TITLE REPORT

SUB: Title Clearance Certificate with respect of Survey No. 23 A Hissa No. 1, Survey No. 23 A Hissa No. 2, Survey No. 23 A Hissa No. 3 and Survey No. 23 B of Village- Umela, Taluka- Vasai, District- Palghar (hereinafter referred as "the said plot").

I have investigated the title of the said plot on the request of **M/s. Ruby Lifespaces**, the owners of the said land and following documents i.e.: -

1. Description of the property -

All that part and parcel of non-agricultural land situated within the municipal limits of Vasai Virar City Municipal Corporation and within the jurisdiction of Joint Registrar of Assurances, Vasai at Village- Umela, Taluka- Vasai, District- Palghar bearing –

- a. Survey No. 23A Hissa No. 1 admeasuring 1520 sq.mt. assessed for Rs. 152;
- b. Survey No. 23A Hissa No. 2 admeasuring 1060 sq.mt. assessed for Rs. 106;
- c. Survey No. 23A Hissa No. 3 admeasuring 960 sq.mt. assessed for Rs. 96;
- d. Survey No. 23B admeasuring 1100 sq.mt. assessed for Rs. 110;

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2. The documents of allotment of plot :-

- a. Photocopy of Village Form No. II dated 31st March 2018 issued by the Talathi Vadavali;
- b. Photocopy of Village Form No. 8 A dated 23rd September 2022 issued by the Talathi Vadavali;
- c. Photocopy of Order granting N.A. usage of the said land dated 5th September 2017 by Tahsildar , Vasai bearing no. महसूल /क १/ टे १/ जमिनबाब १/ कावि १२८६/ एसआर १८४/२०१७;
- d. Photocopy of certified copy of Consent Decree dated 3rd December 2016 in R.C.S. No. 74 of 2005 before the Civil Judge (J.D.) Vasai;
- e. Photocopy of Deed of Conveyance dated 12th October 2017 registered in the office of the Joint Registrar of Assurances Vasai 6 at Sr. no. 5605/ 2017 between Mr. Sunil Bankatlal Garodia, Mr. Anil Bankatlal Garodia, Mr. Purushottam Bankatlal Garodia, Smt. Manju Santosh Garodia, Smt. Dolly Pravin Agarwal, Smt. Rani Santosh Garodia (Vendors) and M/s. Ruby Lifespaces (Purchasers);
- f. Photocopy of Power-of -attorney dated 12th October 2017 registered in the office of the Joint Registrar of Assurances Vasai 6 at Sr. no. 5608/2017 granted by Mr. Sunil Bankatlal Garodia, Mr. Anil Bankatlal Garodia, Mr. Purushottam Bankatlal Garodia, Smt. Manju Santosh Garodia, Smt. Dolly Pravin Agarwal, Smt. Rani Santosh Garodia to Mr. Jude S. Pereira and Mr. Jordan S. Pereira as directors of Ruby Structures Pvt. Ltd., Mr. Bhvnesh A. Magdani, and Mr. Pravin Shantaram Vartak;



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3. 7/12 extract and mutation entry

- a. Digital 7/12 extracts of Survey No. 23A Hissa No. 1, Survey No. 23A Hissa No. 2, Survey No. 23A Hissa No. 3 and Survey No. 23B all dated 22nd September 2022;
- b. Copies of Mutation Entry no. 295, 563, 761, 784, 1309, 1396, 1415, 1509, 3045, 3062, 3106, 3113, 3118, 3128, 3146;

4. Search report for 71 years from 1952 to 2022

Annexed herewith alongwith receipt of Challan paid by GRN MH010134128202223E

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. Ruby Lifespaces is clear, marketable and without any encumbrances.

Owners of the land M/s. Ruby Lifespaces

All that part and parcel of non-agricultural land situated within the municipal limits of Vasai Virar City Municipal Corporation and within the jurisdiction of Joint Registrar of Assurances, Vasai at Village- Umela, Taluka- Vasai, District- Palghar bearing –

- i. Survey No. 23A Hissa No. 1 admeasuring 1520 sq.mt. assessed for Rs. 152;
- ii. Survey No. 23A Hissa No. 2 admeasuring 1060 sq.mt. assessed for Rs. 106;
- iii. Survey No. 23A Hissa No. 3 admeasuring 960 sq.mt. assessed for Rs. 96;
- iv. Survey No. 23B admeasuring 1100 sq.mt. assessed for Rs. 110;



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The report reflecting the flow of the title of the M/s. Ruby Lifespaces on the said land is enclosed herewith as annexure.

5th November 2022

Encl : Annexure

For LeRoy Collaco & Associates



Prachi Collaco
Advocate



LeRoy Collaco
Prachi Collaco
Satyanarayan Hegde

LeRoy Collaco & Associates
Advocates

5th November 2022

TO WHOM SO EVER IT MAY CONCERN

We have caused search in respect of the all that part and parcel of non-agricultural land situated within the municipal limits of Vasai Virar City Municipal Corporation and within the jurisdiction of Joint Registrar of Assurances, Vasai at Village- Umela, Taluka- Vasai, District- Palghar bearing –

- a. Survey No. 23A Hissa No. 1 admeasuring 1520 sq.mt. assessed for Rs. 152;
- b. Survey No. 23A Hissa No. 2 admeasuring 1060 sq.mt. assessed for Rs. 106;
- c. Survey No. 23A Hissa No. 3 admeasuring 960 sq.mt. assessed for Rs. 96;
- d. Survey No. 23B admeasuring 1100 sq.mt. assessed for Rs. 110


(hereinafter the entire property referred to as the SAID PROPERTY for brevity's sake) more particularly described in the schedule written hereinunder.

Search in respect of the above mentioned property has been conducted and has gone through the available Index II Registers kept in the office of Sub-Registrar of Vasai for the period of 71 years that is 1952- 2022 a receipt is attached Challan paid by GRN MH010134128202223E herewith:-

Following is the result of the search:-

Year	Entry	Year	Entry
1952	Nil	1988	Nil
1953	Nil	1989	Nil
1954	Nil	1990	Nil
1955	Nil	1991	Nil
1956	Nil	1992	Nil
1957	Nil	1993	Nil
1958	Nil	1994	Nil
1959	Nil	1995	Nil
1960	Nil	1996	Nil
1961	Nil	1997	Nil
1962	Nil	1998	Nil
1963	Nil	1999	Nil
1964	Nil	2000	Nil
1965	Nil	2001	Nil

104/A, Richmond Town Phase- II, Bldg No.4, Bhabola, Vasai (w), P.O. Vasai- 401202, Dist- Thane, Maharashtra, India.
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1966	Nil	2002	Nil
1967	Nil	2003	Entry
1968	Nil	2004	Nil
1969	Nil	2005	Nil
1970	Nil	2006	Nil
1971	Nil	2007	Nil
1972	Nil	2008	Nil
1973	Nil	2009	Nil
1974	Nil	2010	Nil
1975	Nil	2011	Nil
1976	Nil	2012	Nil
1977	Nil	2013	Nil
1978	Nil	2014	Nil
1979	Nil	2015	Nil
1980	Nil	2016	Nil
1981	Nil	2017	Entry
1982	Nil	2018	Nil
1983	Nil	2019	Nil
1984	Nil	2020	Nil
1985	Nil	2021	Nil
1986	Nil	2022	Index- II not ready
1987	Nil		

Note:- This Title Clearance Certificate and Search Report is subject to the indexes which are in torn condition and indexes which are sent to the Thane Collector and the indexes which are not ready for inspection which please note.

➤ **Entry 2003**

Will

Testator Mr. Bankatlal Hazarimal Garodia

Date :- 7/03/2003

No. Vasai -1 -01258/2002



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➤ **Entry 2017**

Decree/ Deed of Partition

Amount- 1/-

Market Value -1/-

Land bearing Survey No. 23/A, Hissa No. 1 admesuring 0- 15-2 H-R-P assert for Rs 152 paise, Survey No. 23/A, Hissa No. 2 admesuring 10-60-00 H-R-P assert for Rs 160 paise, Survey No. 23/A, Hissa No. 3 admesuring 9-60-0 H-R-P assert for Rs 96 paise, Survey No. 23/B admesuring 11-0-0 H-R-P assert for Rs 110 paise, Village – Umele
Parties - Shri. Sunil Bankatlal Garodia, Shri. Anil Bankatlal Garodia, Shri. Purushottam Bankatlal Garodia, Smt. Manju Santosh Garodia, Shri. Deep Santosh Garodia, Ms. Rani Santosh Garodia and Ms. Dolly Santosh Garodia, Urmila Suresh Jain, Smt. Meena Sunil Agarwal and the heirs of late Shri. Nirmala Narendra Srinivas Agarwal namely Shri. Narendra Srinivas Agarwal, Shri. Nilesh Narendra Agarwal, Shri. Hira Narendra Agarwal and Smt. Nisha Yogesh Lohia

Stamp duty – 500/-

Date – 24/04/2017

Document No. Vasai-6- 1838/2017

Registration fee – 30000/-

Registration date – 24/04/2017

➤ **Entry 2017**

Deed of Conveyance

Amount- 38280000/-

Market Value -38280000/-

Land bearing Survey No. 23/A, Hissa No. 1 admesuring 0_15-2 H-R-P assert for Rs 152 paise, Survey No. 23/A, Hissa No. 2 admesuring 10-60-00 H-R-P assert for Rs 160 paise, Survey No. 23/A, Hissa No. 3 admesuring 9-60-0 H-R-P assert for Rs 96 paise, Survey No. 23/B admesuring 11-0-0 H-R-P assert for Rs 110 paise, Village – Umele
(Vendors) – Mr. Sunil Bankatlal Garodia and Others



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(Purchasers) - M/s Ruby Lifespaces and others

Stamp duty – 2296800/-

Date – 12/10/2017

Document No. Vasai-6- 5605/2017

Registration fee – 30000/-

Registration date – 12/10/2017

➤ **Entry 2017**

Power of Attorney

Amount- 1/-

Market Value – 1/-

Land bearing Survey No. 23/A, Hissa No. 1 admesuring 0-15-2 H-R-P
assert for Rs 152 paise, Survey No. 23/A, Hissa No. 2 admesuring 10-60-
00 H-R-P assert for Rs 160 paise, Survey No. 23/A, Hissa No. 3
admesuring 9-60-0 H-R-P assert for Rs 96 paise, Survey No. 23/B
admesuring 11-0-0 H-R-P assert for Rs 110 paise, Village – Umele

(Vendors) - Mr. Sunil Bankatlal Garodia and Others

(Purchasers)- Mrs. Manju Santosh Garodia and others

Stamp duty –500/-

Date – 12/10/2017

Document No. Vasai-6- 5608/2017

Registration fee – 100/-

Registration date – 12/10/2017

For LeRoy Collaco & Associates



Prachi Collaco

Advocate

