

Tushar R. Patil

B. Com., LL. B.

ADVOCATE - HIGH COURT

Tam Talao, Vasai Gaon, Dist. Thane 401 201

Mobile No. 9767416807

Date-03/09/2021

Title Report reflecting the Flow of the said Property

a) That Mr. Yusuf Usman Mastan was The Owner of The Aforesaid Land same was incorporated in the revenue records

b) That Mr. Yusuf Usman Mastan Died intestate on 25/12/1988 hence his interest in the aforesaid Land has been transmitted to his Legal Heirs 1) Mr Salim Yusuf Mastan 2) Mrs. Shahida Yusuf Mastan 3) Mrs. Suraiya Yusuf Mastan same was incorporated in the revenue records

c) That on The Oath , Jabab And On The Panchanama it was Found That Mrs. Shahida Yusuf Mastan Died intestate on 27/09/2000 hence her interest in the aforesaid Land has been transmitted to her Legal Heirs 1) Mr Salim Yusuf Mastan 2) Mrs. Suraiya Yusuf Mastan same was incorporated in the revenue records

d) That By the Virtue of Released Deed Dated 02/06/2014 Reg. No – 5165/2014 Registered at Sub – Registrar office of Assurances Vasai,- 1 Mrs. Suraiya Yusuf Mastan Released Her Right on The Said Land For Mr Salim Yusuf Mastan Same was incorporated in the revenue record Bearing Mutation

e) That By the Virtue of Gift Deed Dated - 23/06/2016 Reg. No –3873/2016 Registered at Sub – Registrar office of Assurances Vasai,- 6 Mr Salim Yusuf Mastan Through his P.O.A. Holder Mrs. Shayada Salim Mastan Gifted Part of The Said Land To 1) Mr. Yusufsani Salim Mastan 2) Mr. Salaman Salim Mastan Same was incorporated in the revenue

e) That on The application And N.O.C. from the Munucipal Corporation , the Land Bearing C.T.S. No – 2769 was Divide into 1) C.T.S. No – 2769A Area Adm. 410.30 Sq. Mtrs. And 2) C.T.S. No – 2769B Area Adm. 362.28 Sq. Mtrs. By which they Get Separate Property Card same was incorporated in the revenue records

f) That By the Virtue of Conveyance Deed Dated - 13/11/2017 Reg. No –6251/2017 Registered at Sub – Registrar office of Assurances Vasai,- 6 1) Mr. Yusufsani Salim Mastan 2) Mr. Salaman Salim Mastan 3) Mr Salim Yusuf Mastan 4) Mrs. Shayada Salim Mastan Gifted (Confirming Party) Sold The Said Land To M/S Vivan Enterprises Through its Partners 1) Mr. Prakash Pandurang Mashelkar 2) Mrs Namrata Prasad

IMH,

Mashelkar (Land Bearing Pardi No – 277 pt , C.T.S. No – 2769B , Area Admeasuring 362.28 Sq. Mtrs. And House ion that Land bearing Municipal Ward No – 5 , house No – 104 Municipal No – VV05/3424 Area Adm . 300 Sq. Ft. lying, being and situate in Village– Dhovali, Taluka – Vasai, District- Palghar)

Date - 03/09/2021



Advocate

TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201

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To,
MahaRERA

LEGAL TITLE REPORT

Sub – Title Clearance Certificate with respect to Land Bearing Pardi No – 277 pt C.T.S. No – 2769B , Area Admeasuring 362.28 Sq. Mtrs. And House ion that Land bearing Municipal Ward No – 5 , house No – 104 Municipal No – VV05/3424 Area Adm . 300 Sq. Ft. lying, being and situate in Village – Dhovali, Taluka – Vasai, District- Palghar Within the limits of Sub – Registrars office at Vasai-1,2,3,4,5,6 with the help of Books of records available for search and Documents submitted to me in respect of above mentioned property (herein after referred as “ the said Property ”)

I have investigated the title of the said Land on the request of M/S Vivan Enterprises Through its Partners 1) Mr. Prakash Pandurang Mashelkar 2) Mrs Namrata Prasad Mashelkar (Owners) and Following Documents i.e.

1) Property Card of the aforesaid Land of 2018

2) Search report for 67 years From me. From 1952 To 2018 . and from 2018

To 2021



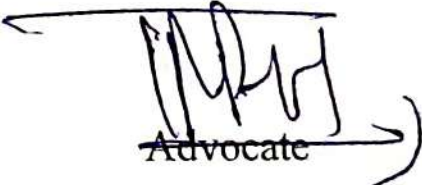
On the Perusal of the above mentioned Documents And All other relevant Documents relating to the Title of the said Property . I am of the opinion that the title of M/S Vivan Enterprises Through its Partners 1) Mr. Prakash Pandurang Mashelkar 2) Mrs Namrata Prasad Mashelkar (the Owners) is Clear, Marketable And without any encumbrances.

And By the said Conveyance Deed M/S Vivan Enterprises Through its Partners 1) Mr. Prakash Pandurang Mashelkar 2) Mrs Namrata Prasad Mashelkar have full rights to Develop the said property Legally and Lawfully .

Owners of the Land

1) M/S Vivan Enterprises Through its Partners 1) Mr. Prakash Pandurang Mashelkar 2) Mrs Namrata Prasad Mashelkar - Pardi No – 277 pt C.T.S. No – 2769B ,

Date - 03/09/2021


Advocate

**TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201**