

KALPANA S. MHATRE

B.A. LL.B.

ADVOCATE HIGH COURT, MUMBAI

Off: 203, Ali Plaza, Annasaheb Vartak Road, Virar (West),
Tal. Vasai, Dist. Palghar, Pin - 401 303.
Mobile No. 9970699728

Date : 24/07/2019

TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT I have investigated the title of land bearing Survey No. 302, Hissa No. 1/2, admeasuring H.R. 0-03-25, assessed at Rs.0.61 Paise, lying being and situate at Village BOLINJ, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. II (Virar).

Mr. Arjun Laxman Raut was the owner of the land bearing Survey No. 302, Hissa No. 1, admeasuring 11 Gunthas.

Mr. Arjun Laxman Raut died intestate on 12/04/1948 leaving behind him 1) Mr. Ramchandra Arjun Raut 2) Mr. Bhalchandra Arjun Raut 2) Mr. Mahadev Arjun Raut, 4) Mr. Manohar Moreshwar Raut, being the legal heirs according to Hindu Succession Act, by which he was governed at the time of his death. The name of the said legal heirs were recorded in 7/12 Extract vide Mutation Entry No. 1518.

Mr. Ramchandra Arjun Raut died intestate on 01/04/1967 leaving behind him Mr. Pandurang Ramchandra Raut, being the legal heir according to Hindu Succession Act, by which he was governed at the time of his death. The name of the said legal heir was recorded in 7/12 Extract vide Mutation Entry No. 2413. The said Mutation Entry was certified by Addl. Tahasildar.

The said land alongwith other land ancestral was jointly owned by 1) Mr. Bhalchandra Arjun Raut 2) Mr. Mahadev Arjun Raut, 3) Mr. Manohar Moreshwar Raut, and 4) Mr. Pandurang Ramchandra Raut and others. They have partitioned the said land alongwith other land amongst themselves as per their possession and as per the said Partition land admeasuring 3.I. Gunthas, out of Survey No. 302, Hissa No. 1, has come to the share of Mr. Pandurang Ramchandra Raut, land admeasuring 2.III. Gunthas, out of Survey No. 302, Hissa No. 1, has come to the share of Mr. Bhalchandra Arjun Raut land admeasuring 5 Gunthas, out of Survey No. 302, Hissa No. 1, has come to the share of Mr. Manohar Moreshwar Raut. The effect of the said Family Partition was given on 7/12 extract and such other revenue Records vide Mutation Entry No. 3323. The said Mutation Entry was certified by Circle Inspector, Virar.

Mr. Pandurang Ramchandra Raut died intestate on 07/05/1991, leaving behind him 1) Mr. Nandkumar Pandurang Raut 2) Mr. Bhushan Pandurang Raut 2) Mrs. Ujjwala Ramesh Raut, 4) Mrs. Jyotsna Narendra Patil, 5) Miss. Prabhavati Pandurang Raut 6) Smt. Piroj Pandurang Raut, being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death. The names of the said legal heirs were recorded in 7/12 Extract vide Mutation Entry No. 3781. The said Mutation Entry was certified by Circle Inspector, Virar.

The land bearing Survey No. 302, Hissa No. 1, admeasuring 11 gunthas was surveyed through T.I.L.R. vide अ.ता.पो.हि.मो.र.नं. ७८४/२०१३, and Modified Tag No. 335/13, and as per दुरुस्ती आकारफोड पत्रक and Modified Gut-Book Sketch the said land has been sub-divided into Hissa Nos. 1/1, 1/2, 1/3. As per मा. तहसिलदार वसई यांचेकडील आदेश क्र. मशा/कक्ष १/टे १/ हक्कनोंद/कावि १९२८, दिनांक ०७/१२/२०१५ व उपअधिक्षक भुमि अभिलेख वसई यांचेकडील पत्रक भुमापन/मौजे बोर्डीज/अ.ता.पो.हि. ७८७/२०१३, दिनांक २७/०६/२०१३.

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As per Mutation Entry No. 6784 the land bearing Survey No. 302, Hissa No. 1/2 was recoded in the names of 1) Mr. Nandkumar Pandurang Raut, 2) Mr. Bhushan Pandurang Raut, 2) Mrs. Ujjwala Ramesh Raut, 4) Mrs. Jyotsna Narendra Patil, 5) Miss. Prabhavati Pandurang Raut, 6) Smt. Piroj Pandurang Raut.

By Development Agreement dated 21st June 2019 and registered in the office of Sub-Registrar Vasai No. V (Virar) at Serial No. 4936/2019, dated 21/06/2019, 1) Mr. Nandkumar Pandurang Raut, 2) Mr. Bhushan Pandurang Raut, 2) Mrs. Ujjwala Ramesh Raut, 4) Mrs. Jyotsna Narendra Patil, 5) Miss. Prabhavati Pandurang Raut, 6) Smt. Piroj Pandurang Raut (therein called "The Vendors") of the First Part and M/s. L.P. Developers (therein called "The Developers") of the Second Part, Mr. Nandkumar Pandurang Raut & others have granted the development right in respect of land bearing Survey No. 302, Hissa No. 1/2, 2, to M/s. L.P. Developers, on the terms and conditions mentioned in the said Development Agreement.

In my opinion the title of the said land is clear and free from encumbrances, beyond reasonable doubts. The title Certificate is given subject to availability of the records.



ADVOCATE

MRS. KALPANA S. MHATRE

B.A., LL.B.

ADVOCATE HIGH COURT (Bom)

Office: 203, Ali Plaza,

near Railway Phatak, Vartak Road,

Virar (W), Tal. Vasai, Dist. Thane

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Date : 24/07/2019

SEARCH REPORT

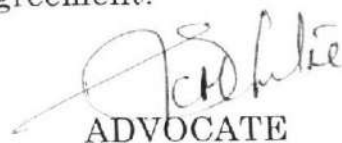
THIS IS TO CERTIFY THAT I have taken search in the office of Sub-Registrar at Vasai No. II (Virar) of land bearing Survey No. 302, Hissa No. 1/2, admeasuring H.R. 0-03-25, assessed at Rs.0.61 Paise, lying being and situate at Village BOLINJ, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No. II Virar.

I have taken search from 1952 to 2019 upto date. The details year wise is given below :

| YEAR | | YEAR | | YEAR |
|------|-----|------|-----|----------|
| 1952 | NIL | 1953 | NIL | 1954 NIL |
| 1955 | NIL | 1956 | NIL | 1957 NIL |
| 1958 | NIL | 1959 | NIL | 1960 NIL |
| 1961 | NIL | 1962 | NIL | 1963 NIL |
| 1964 | NIL | 1965 | NIL | 1966 NIL |
| 1967 | NIL | 1968 | NIL | 1969 NIL |
| 1970 | NIL | 1971 | NIL | 1972 NIL |
| 1973 | NIL | 1974 | NIL | 1975 NIL |
| 1976 | NIL | 1977 | NIL | 1978 NIL |
| 1979 | NIL | 1980 | NIL | 1981 NIL |
| 1982 | NIL | 1983 | NIL | 1984 NIL |
| 1985 | NIL | 1986 | NIL | 1987 NIL |
| 1988 | NIL | 1989 | NIL | 1990 NIL |
| 1991 | NIL | 1992 | NIL | 1993 NIL |

| | | | | | |
|------|-----|------|-----|------|-----|
| 1994 | NIL | 1995 | NIL | 1996 | NIL |
| 1997 | NIL | 1998 | NIL | 1999 | NIL |
| 2000 | NIL | 2001 | NIL | 2002 | NIL |
| 2003 | NIL | 2004 | NIL | 2005 | NIL |
| 2006 | NIL | 2007 | NIL | 2008 | NIL |
| 2009 | NIL | 2010 | NIL | 2011 | NIL |
| 2012 | NIL | 2013 | NIL | 2014 | NIL |
| 2015 | NIL | 2016 | NIL | 2017 | NIL |
| 2018 | NIL | | | | |

2019 By Development Agreement dated 21st June 2019 and registered in the office of Sub-Registrar Vasai No. V (Virar) at Serial No. 4936/2019, dated 21/06/2019, 1) Mr. Nandkumar Pandurang Raut, 2) Mr. Bhushan Pandurang Raut, 2) Mrs. Ujjwala Ramesh Raut, 4) Mrs. Jyotsna Narendra Patil, 5) Miss. Prabhavati Pandurang Raut, 6) Smt. Piroj Pandurang Raut (therein called "The Vendors") of the First Part and M/s. L.P. Developers (therein called "The Developers") of the Second Part, Mr. Nandkumar Pandurang Raut & others have granted the development right in respect of land bearing Survey No. 302, Hissa No. 1/2, 2, to M/s. L.P. Developers. on the terms and conditions mentioned in the said Development Agreement.


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VIRAR (W), Tal. Vasai, Dist. Thane