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Date : 3rd August, 2015

TITLE REPORT

Ref : F.S.I of Wing B, C and D in Residential Building consisting of FSI admeasuring 3318.43 Sq. Mtrs. Built up area to be constructed over the Land bearing Survey No. 241, Hissa No.2, area 2540 Sq. Mtrs. assessment Rs.1-96 Paise, and Survey No.242, Hissa No.4, area 2230 Sq. Mtrs, assessment Rs.1-94 Paise lying, being and situated at revenue Village Virar, Taluka Vasai, District Palghar.

THIS IS TO CERTIFY THAT I have taken Search in respect of above property by causing search at the office of the Sub-Registrar of Assurance, Vasai I, II, III, IV, V and VI and by examine the documents produced before me, in my opinion the title to above mentioned property is as under :

1) Mr. Chandrakant Govind Raut, 2) Mr. Madhusudan Govind Raut, and 3) Mr. Krishna Govind Raut are the owners and possess ancestral Agriculture Land situated at Village Virar, Tal. Vasai Dist. Palghar.

1) Mr. Chandrakant Govind Raut, 2) Mr. Madhusudan Govind Raut, and 3) Mr. Krishna Govind Raut has mutually decided to distribute their ancestral land among them and therefore they had submitted an vardi application to the Tahsildar, Vasai for partition of their respective share in ancestral land among them.

By considering 1) Mr. Chandrakant Govind Raut, 2) Mr. Madhusudan Govind Raut, and 3) Mr. Krishna Govind Raut oral depositions and statements, their



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ancestral Agriculture Land were partitioned between themselves and same was certified by the Appar Tahasildar, Vasai.

Out of total ancestral Agriculture Land, the Land bearing Survey No. 241, Hissa No. 2, and Land bearing Survey No. 242, Hissa No. 4, and other properties partitioned shares are transferred in the name of Mr. Chandrakant Govind Raut and the name of Mr. Chandrakant Govind Raut was recorded in revenue records and in 7/12 Extract vide mutation entry No. 3618.

Late Chandrakant Govind Raut died on 23/04/1982 intestate leaving behind him 1) Smt. Vasanti Chandrakant Raut (wife), 2) Shri Manoj Chandrakant Raut (son), 3) Shri Dhanesh Chandrakant Raut (son), 4) Smt. Smita Chandrakant Raut alies Smt. Smita Dattatray Bhoir (daughter), 5) Smt. Sangeeta Chandrakant Raut alies Smt. Sangeeta Dhanesh Mhatre (daughter) and 6) Smt. Manisha Chandrakant Raut alies Smt. Manisha Salil Thakur (daughter) being the legal heirs according to the Hindu Succession Act by which they was goverried at the time of his death and all aforesaid legal heirs become a Owners of all land and properties of Late Chandrakant Govind Raut.

Being the owners of Agriculture Land bearing 1) Survey No. 241, Hissa No. 2, admeasuring 2540 Sq. Mtrs assessed at Rs. 1.96 Paise, 2) Survey No. 242, Hissa No. 4. admeasuring 2230 Sq. Mtrs, assessed at Rs. 1.94 Paise and 3) Survey No. 241, Hissa No. 3 (P), admeasuring 50 Sq. Mtrs assessed at Rs. 0.03 Paise, by 1) Smt. Vasanti Chandrakant Raut (wife), 2) Shri Manoj Chandrakant Raut (son), 3) Shri Dhanesh Chandrakant Raut (son) 4) Smt. Smita Chandrakant Raut alies Smt. Smita Dattatray Bhoir (daughter), 5) Smt. Sangeeta Chandrakant Raut alies Smt. Sangeeta Dhanesh Mhatre (daughter)



and 6) Smt. Manisha Chandrakant Raut alias Smt. Manisha Salil Thakur (daughter) has nominated and appointed Mr. Hemant Ramesh Mhatre their lawful Attorney holder towards the said land, vide Power of Attorney dated 12/02/2003 bearing Notarised serial no. 722.

Mr. Hemant Ramesh Mhatre, has made an application for Non-Agriculture purpose of land bearing Survey No. 241, Hissa No. 2, and Survey No. 242, Hissa No. 4, which have been converted into N.A. by the office of Collector, Thane vide its order bearing No. REV/D-1/T-9/NAP/Virar-Vasai/SR-104/2011, Dated 14/02/2012

Late Dhanesh Chandrakant Raut died on 09/04/2014 intestate leaving behind him 1) Smt. Haripriya Dhanesh Raut (wife) and 2) Anuli Dhanesh Raut (daughter) being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

By Three different Deed of Conveyances i.e. 1) dated 24/06/2014 bearing registration No. VASAI-5/3132/2014, 2) dated 26/06/2014 bearing registration No. VASAI-1/6018/2014 and 3) dated 15/09/2014 bearing registration no. VASAI-1/8592/2014, 1) Smt. Vasanti Chandrakant Raut (wife), 2) Shri Manoj Chandrakant Raut (son), 3) Shri Dhanesh Chandrakant Raut (son) died on 09/04/2014 through their legal heirs 3)a) Haripriya Dhanesh Raut and 3)b) Ku. Anuli Dhanesh Raut, 4) Smt. Smita Chandrakant Raut alias Smt. Smita Dattatray Bhoir (daughter), 5) Smt. Sangeeta Chandrakant Raut alias Smt. Sangeeta Dhanesh Mhatre (daughter) and 6) Smt. Manisha Chandrakant Raut alias Smt. Manisha Salil Thakur (daughter) the Owners therein has sold, transferred and assigned their ownership title, right and interest to Mr. Hemant Ramesh Mhatre, the Non-Agriculture Land bearing 1) Survey No. 241, Hissa



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No. 2, admeasuring 2540 Sq. Mtrs 2) Survey No. 242, Hissa No. 4, admeasuring 2230 Sq. Mtrs, and Agriculture Land bearing Survey No. 241, Hissa No. 3 (P), admeasuring 50 Sq. Mtrs lying being and situate, lying and being at village Virar, Taluka Vasai, District: Palghar, for the consideration and on the terms and conditions mentioned in the said Three Deed of Conveyance.

In pursuant to the above referred Deed of Conveyances Mr. Hemant Ramesh Mhatre is absolutely owner to the aforesaid Land and out of Said Land, Mr. Hemant Ramesh Mhatre has decided to developed the Non-Agriculture (N.A.) land bearing 1) Survey No. 241, Hissa No. 2, admeasuring 2540 Sq. Mtrs assessed at Rs. 1.96 Paise, 2) Survey no. 242, Hissa No. 4, admeasuring 2230 Sq. Mtrs, assessed at Rs. 1.94 Paise lying being and situate at village: Virar Taluka: Vasai, District: Palghar, within the area of Sub-Registrar at Vasai.

Mr. Hemant Ramesh Mhatre had submitted the proposal of development for layout/plan of Residential Building on part and portion of the Said Property to Virar Vasai City Municipal Corporation. AND The VVCMC has granted and issued the Commencement Certificate bearing No.VVCMC/TP/CC/VP-0133/3654/2014-15 dated 13/01/2015 to construct Building Wing B, C & D, having 84 Nos. of Flats consisting of Still/ plus 7. upper floors, total admeasuring constructed Built up area 3318.43 square meters.

AND WHEREAS By virtue of duly registered Development Agreement dated 27/07/2015 duly registered within the limit of Sub-registrar Vasai-1, vide its registration No.Vasai-1-6976-2015 on dated 27/07/2015, Mr. Hemant Ramesh Mhatre has granted Development Right to M/S. D. G. LAND DEVELOPERS

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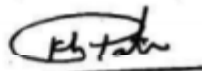
PVT. LTD., of F.S.I admeasuring 3318.43 sq. mtrs. (Built-up area) in respect of Wing B, C & D, having 84 Nos. of Flats consisting of Stilt/ plus 7 upper floor to be constructed over the Land bearing Survey No. 241, Hissa No.2, and Survey No.242, Hissa No.4, lying, being and situated at revenue Village Virar, Taluka Vasai, District Palghar.

By virtue of Development Agreement dated 15/05/2013 and Development Agreement dated 18/10/2013 M/S. D. G. LAND DEVELOPERS PVT. LTD., has a right to construct building in respect of Wing B, C & D, admeasuring 3318.43 Sq. Mtrs. having 84 Nos. of Flats consisting of Stilt/ plus 7 upper floor to be constructed over the Land bearing Survey No. 241, Hissa No.2, and Survey No.242, Hissa No.4, lying, being and situated at revenue Village Virar, Taluka Vasai, District Palghar.

AND M/S. D. G. LAND DEVELOPERS PVT. LTD. has right to sale the flats etc. in respect of Wing B, C & D, admeasuring 3318.43 Sq. Mtrs. situated at revenue Village Virar, Taluka Vasai, District Palghar in their own name to the prospective purchaser/s and appropriate consideration amount as they deem fit and proper.

I have investigated the title and the same is found clear, marketable and without any encumbrance.

Dated : 3rd August, 2015



Kailash H. Patil
(ADVOCATE)
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