

# 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

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Date : 14/08/2017

## TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT I have investigated the title of land bearing:

i) Survey No. 396, Hissa No. 2/1/1/A, admeasuring 429.58 Square metres, AND Survey No. 396, Hissa No. 2/1/1/D, admeasuring 3267 Square metres, lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No.II (Virar), belonging to MR. HEMANT RAMESH MHATRE.

ii) Survey No. 396, Hissa No. 2/1/1/B, admeasuring 683 Square metres, AND Survey No. 396, Hissa No. 2/1/1/C, admeasuring 2190.42 Square metres, lying being and situate at Village VIRAR, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No.II (Virar), belonging to VASAI VIRAR CITY MUNICIPAL CORPORATION.

Mr. Krishna Jivan Chaudhari was the owner of the said land bearing Survey No. 396, Hissa No. 2/1Part admeasuring H.R. 0-91-0.

By Conveyance Deed dated 08/05/1950, Mr. Krishna Jivan Chaudhari sold and conveyed the said land to Mr. Pandurang Hira Chaudhari. The effect of the said Conveyance Deed was given in 7/12 extract and such other revenue records vide Mutation Entry No. 2234.

Mr. Pandurang Hira Chaudhari died intestate on 16/07/1961, leaving behind him 1) Mr. Yashwant Pandurang Chaudhari 2) Mr. Vasudev Pandurang Chaudhari 3) Mr. Mahadev Pandurang Chaudhari 4) Mr. Sadashiv Pandurang Chaudhari 5) Mr. Kashinath Pandurang Chaudhari 6) Janabai Jagannath Vartak, being the legal heirs according to 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. 3739. The said Mutation Entry was certified by Upper Tahasildar, Vasai.

Mr. Vasudev Pandurang Chaudhari died intestate on 05/02/1977, leaving behind him 1) Mr. Bhalchandra Vasudev Chaudhari 2) Pravin Vasudev Chaudhari 3) Mrs. Pushpa Narsinh Vartak 4) Kalpana Vasudev Chaudhari 5) Yamunabai Vasudev Chaudhari being the legal heirs according to 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. 4118. The said Mutation Entry was certified by Upper Tahasildar, Vasai.

Mr. Yashwant Pandurang Chaudhari died intestate on 12/06/1978, leaving behind him 1) Mr. Madhukar Yashwant Chaudhari 2) Mr. Dinanath Yashwant Chaudhari 3) Mr. Harihar Yashwant Chaudhari 4) Mr. Ravindra Yashwant Chaudhari 5) Lilavati Moreshwar Patil 6) Malti Hareshwar Patil 7) Sakhubai Yashwant Chaudhari being the legal heirs according to 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. 4256.

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Mr. Sadashiv Pandurang Chaudhari died intestate on 13/02/1984, leaving behind him 1) Mr. Prakash Sadashiv Chaudhari 2) Mr. Kishor Sadashiv Chaudhari 3) Mr. Nandkumar Sadashiv Chaudhari 4) Mr. Deepak Sadashiv Chaudhari 5) Mr. Pradeep Sadashiv Chaudhari 6) Mr. Avinash Sadashiv Chaudhari 7) Prabhavati Sadashiv Chaudhari being the legal heirs according to 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. 6017. The said Mutation Entry was certified by Circle Inspector, Virar.

Mr. Prakash Sadashiv Chaudhari died intestate on 20/03/1990, leaving behind him 1) Smt. Pushpa Prakash Chaudhari 2) Mr. Mukesh Prakash Chaudhari 3) Vindali Prakash Chaudhari 4) Anita Prakash Chaudhari being the legal heirs according to 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. 9111. The said Mutation Entry was certified by Circle Inspector, Virar.

Smt. Janabai Alias Janibai Jagannath Vartak died intestate on 14/08/1998, leaving behind her 1) Mr. Ashok Jagannath Vartak Alias Phadake 2) Mr. Harish Jagannath Vartak Alias Phadake 3) Mr. Deepak Alias Dilip Jagannath Vartak Alias Phadake 4) Mr. Mahesh Jagannath Vartak Alias Phadake 5) Pratibha Pandurang Vani Alias Kalavati Jagannath Vartak 6) Nalini Jagannath Vartak Alias Phadake 7) Usha Jagannath Vartak Alias Phadake 8) Shakuntala Jagannath Vartak Alias Phadake 9) Shalini Jagannath Vartak Alias Phadake 10) Alka Jagannath Vartak Alias Phadake being the legal heirs according to 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. 10185. The said Mutation Entry was certified by Circle Officer, Virar.

Mr. Nandkumar Sadashiv Chaudhari died intestate on 29/07/1989, leaving behind him 1) Smt. Vasanti Nandkumar Chaudhari 2) Deepali Nandkumar Chaudhari being the legal heirs according to 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. 9112. The said Mutation Entry was certified by Circle Inspector, Virar.

By Partition Deed dated 24/11/2006 and registered in the office of Sub-Registrar Vasai No.II (Virar), at Serial No. 10473/2006, the said land came to the share of 1) Mr. Kishor Sadashiv Chaudhari 2) Mr. Deepak Sadashiv Chaudhari 3) Mr. Pradeep Sadashiv Chaudhari 4) Mr. Avinash Sadashiv Chaudhari 5) Smt. Vasanti Nandkumar Chaudhari 6) Deepali Nandkumar Chaudhari 7) Smt. Pushpa Prakash Chaudhari 8) Mr. Mukesh Prakash Chaudhari 9) Vindali Prakash Chaudhari 10) Anita Prakash Chaudhari. The effect of the said Partition Deed was given in 7/12 extract and such other revenue records vide Mutation Entry No. 10780. The said Mutation Entry was certified by Circle Officer, Virar.

By Conveyance Deed dated 29/05/2007 and registered in the office of Sub-Registrar Vasai No.II (Virar), at Serial No.6956/2007, dated 29/05/2007, 1) Smt. Pushpa Prakash Chaudhari 2) Mr. Mukesh Prakash Chaudhari 3) Vindali Prakash Chaudhari 4) Anita Prakash Chaudhari 5) Smt. Vasanti Nandkumar Chaudhari 6) Deepali Nandkumar Chaudhari sold and conveyed their 1/6<sup>th</sup> share i.e. admeasuring H.R. 0-30-2 in the said land to Mr. Hemant Ramesh Mhatre. The effect of the said Conveyance Deed was given in 7/12 extract and such other revenue records vide Mutation Entry No. 11017. The said Mutation Entry was certified by Circle Officer, Virar.

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By Conveyance Deed dated 22/11/2007 and registered in the office of Sub-Registrar Vasai No.II (Virar), at Serial No. 14450/2007, 1) Mr. Deepak Sadashiv Chaudhari 2) Mrs. Jyoti Deepak Chaudhari 3) Mr. Chetan Deepak Chaudhari 4) Hemangi Deepak Chaudhari sold and conveyed their 1/6<sup>th</sup> share in the said land to Mr. Hemant Ramesh Mhatre. The effect of the said Conveyance Deed was given in 7/12 extract and such other revenue records vide Mutation Entry No. 11021. The said Mutation Entry was certified by Circle Officer, Virar.

By Conveyance Deed dated 13/02/2008 and registered in the office of Sub-Registrar Vasai No.II (Virar), at Serial No. 01962/2008, 1) Mr. Kishor Sadashiv Chaudhari 2) Mrs. Kishori Kishor Chaudhari 3) Shital Kishor Chaudhari 4) Mr. Yogesh Kishor Chaudhari 5) Mr. Pradeep Sadashiv Chaudhari 6) Mrs. Pratibha Pradeep Chaudhari 7) Mr. Avinath Sadashiv Chaudhari sold and conveyed their 1/6<sup>th</sup> share in the said land to Mr. Hemant Ramesh Mhatre. The effect of the said Conveyance Deed was given in 7/12 extract and such other revenue records vide Mutation Entry No. 11020. The said Mutation Entry was certified by Circle Officer, Virar.

The land bearing Survey No. 396, Hissa No. 2/1, admeasuring H.R. 1-21-3, was surveyed through T.I.L.R. vide M.R. No. 976/14, (जावक क्र. ८७१/१५), dated 24/04/2015 and as per Order of Office of Tahsildar, Vasai No. मशा/कक्ष-१/टे-१/हक्कनौद/कावि/८२९, dated 28/04/2015, the said Survey No. 396, Hissa No. 2/1, was sub-divided into Hissa Nos. 2/1/1, 2/1/2, 2/1/3. As per Mutation Entry No. 12317 the land bearing Survey No. 396, Hissa No. 2/1/1, admeasuring H.R. 0-65-7, And Survey No. 396, Hissa No. 2/1/2, admeasuring H.R. 0-25-3, was recorded in the name of Mr. Hemant Ramesh Mhatre. The said Mutation Entry was certified by Circle Officer, Virar.

By Agreement dated 03/10/2015, and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 5000-2015, 1) Mr. Hemant Ramesh Mhatre 2) Mr. Sachin Vasant Raut, have transferred the land under D.P. Road admeasuring 535.00 Square metres, out of Survey No.395, Hissa No. 2/3, land under D.P. Road admeasuring 406.48 Square metres, out of Survey No.396, Hissa No.1/2, land reserved under 30 metres D.P. Road admeasuring 2190.42 Square metres, and land reserved under 20 metres D.P. Road admeasuring 683.00 Square metres, out of Survey No.396, Hissa No. 2/1/1, to Vasai Virar City Municipal Corporation. The effect of the said Deed was given in 7/12 extract and such other revenue records vide Mutation Entry No. 12427. The said Mutation Entry certified by Circle Officer, Virar.

M/s. Swastik Epitome Developers AND M/s. Swastik Spaces Ltd., had obtained the loan from Bank Of India, Opera House Branch and by Deed of Mortgage dated 23/10/2015 and registered in the office of Sub-Registrar Vasai No. II (Virar), under Serial No. 7366/2015, dated 27/10/2015, Mr. Hemant Ramesh Mhatre, Partner of M/s. Swastik Epitome Developers and Mr. Kishor Dattatraya Naik, Partner of M/s. Swastik Spaces Ltd., had mortgaged the said land alongwith other Land to Bank Of India, as a security for repayment of the loan, on the terms and conditions mentioned in the said Deed of Mortgage.

Out of the aforesaid land some land has been reserved for the D.P.Road, Play Ground and Channel and which has been handed over to Vasai Virar City Municipal Corporation by M/s. Swastik Epitome Developers AND M/s. Swastik Spaces Ltd., vide Agreement dated 03/10/2015. Due to oversight the area of reserved land was included in Deed of Mortgage dated 23/10/2015. The said mistake was rectified vide Rectification Deed dated 17/01/2017. The said Rectification Deed was registered in the office of Sub-Registrar Vasai No. II Virar, under Serial No.356-2017, dated 17/01/2017.

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The said land bearing Survey No. 396, Hissa No. 2/1/1 alongwith other land was surveyed through TILR. And as per उपअधिक्षक भुनि अभिलेख वसई यांचेकडील पत्रक क्र. भुमापन/मौजे मनवेल(विरार)/ अ.ता.पो.हि.मोर.नं. १०५५/२०१५-१३०५, दिनांक ०६/०७/२०१७, and Modified Tag No. 521/2017 and as per दुरुस्ती आकारफोड पत्रक and Modified Gut-Book Sketch the said land has been sub-divided into Hissa Nos. 2/1/1/A to to 2/1/1/D. The land bearing Survey No. 396, Hissa No. 2/1/1/A, Survey No. 396, Hissa No. 2/1/1/D, was recorded in the name of Mr. Hemant Ramesh Mhatre, And Survey No. 396 Hissa No. 2/1/1/B, Survey No. 396, Hissa No. 2/1/1/C, Survey No.134, Hissa No. 2, was recorded in the name of Vasa Virar City Municipal Corporation. The effect of the said दुरुस्ती आकारफोड पत्रक and Modified Gut-Book Sketch was given in the 7/12 Extrct and such other Revenue Records Vide Mutation Entry No12774.

I have investigated the title of said land belonging to Mr. Hemant Ramesh Mhatre And Vasai Virar City Municipal Corporation and the title of the said land is found clear, marketable and without any encumbrance (subject to the repayment of the loan of Bank Of India, Opera House Branch obtained by M/s. Swastik Epitome Developers).

  
ADVOCATE

MRS. KALPANA S. MHATRE

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