

YOGESH P. VIRARKAR

(B.A. LL.M.)

A D V O C A T E

A/303, Vedangi Tower, Opp. National English School, Kargil Nagar, Virar (E), Tal. Vasai, Dist. Palghar

Ref No. Malonde/PAM.

Date - 26/7/2017.

SEARCH REPORT & TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

AS PER INSTRUCTIONS of Messers Pam Infrastructure, having office at Near Chimaji Appa Ground, Vasai, Tal Vasai, Dist. Palghar, I have taken search in the office of Sub-Registrar at Vasai, vide Application No.2287/2013 dated 21.3.2013 AND further vide Receipt No.4797 & 4803 dated 26.7.2017 issued by the Sub Registrar Vasai-6, in respect of land bearing CTS No.54 B, area admeasuring 28800 square meters, of Village Malonde, Tal. Vasai, Dist. Palghar and within the limits of the City Land Survey Office, Vasai, Tal. Vasai, Dist. Palghar [Old Survey Number Description (1) Survey No.1, Hissa No.1/54/2 Paiki, area admeasuring 3370 square meters, assessment Rs.8.76 Paise, (2) Survey No.1, Hissa No.2/54/2/2 Paiki, area admeasuring 790 square meters, assessment Rs.2.18 Paise, (3) Survey No.1, Hissa No.3/54/2/5 Paiki, area admeasuring 190 square meters, assessment Rs.0.59 Paise, (4) Survey No.1, Hissa No.4/54/2/6 Paiki, area admeasuring 3300 square meters, assessment Rs.10.07 Paise, (5) Survey No.1, Hissa No.5/54/2/8 Paiki, area admeasuring 4880 square meters, assessment Rs.17.57 Paise, (6) Survey No.1, Hissa No.6/54/2/10 Paiki, area admeasuring 90 square meters, assessment Rs.0.27 Paise, (7) Survey No.1, Hissa No.7/54/2/11 Paiki, area admeasuring 480 square meters, assessment Rs.1.25 Paise, (8) Survey No.1, Hissa No.8/54/2/12 Paiki, area admeasuring 70 square meters, assessment Rs.0.14 Paise, (9) Survey No.2, Hissa No.1/54/2/13 Paiki, area admeasuring 7200 square meters, assessment Rs.17.25 Paise, (10) Survey No.2, Hissa No.2/54/2/15 Paiki, area admeasuring 240 square meters, assessment Rs.0.59 Paise, (11) Survey No.2, Hissa No.3/54/1 Paiki, area admeasuring 8110 square meters, assessment Rs.15.06 Paise, (12) Survey No.2, Hissa No.4/54/2 Paiki, area admeasuring 40 square meters, assessment Rs.0.08 Paise, (13) Survey No.2, Hissa No.5/54/3 Paiki, area admeasuring 40 square meters, assessment Rs.0.08 Paise of Village Malonde, Tal. Vasai, Dist. Palghar (Old. Dist. Thane)]. The search was taken in the office of the Sub Registrar Vasai for the purpose of verifying the registered transactions, if any from the year 1952 to 26.7.2017. The Books for the years 2001 to 2017 are not perfectly ready and they are found mixed and not properly maintained and arranged and some of them are not yet

ready for inspection. The record kept with the sub Registrar found torn and in ruinous condition. The search has been done till the date of the application. The findings on the search are as under:

<u>YEAR</u>	<u>FINDINGS</u>	<u>PRINTED</u>
1952	Nil.	---
1953	Nil.	---
1954	Nil.	---
1955	Nil.	---
1956	Nil.	---
1957	Nil.	---
1958	Nil.	---
1959	Nil.	---
1960	Nil.	---
1961	Nil.	---
1962	Torn.	---
1963	Torn.	---
1964	Torn.	---
1965	Nil.	---
1966	Nil.	---
1967	Nil.	---
1968	Torn.	---
1969	Nil.	---
1970	Nil.	---
1971	Nil.	---
1972	Nil.	---
1973	Nil.	---
1974	Nil.	---
1975	Torn.	---
1976	Nil.	---
1977	Torn.	---
1978	Torn.	---
1979	Torn.	---
1980	Torn.	Torn.
1981	Torn.	Torn.
1982	Torn.	Torn.
1983	Torn.	Torn.
1984	Torn.	Torn.
1985	Torn.	Torn.
1986	Torn.	Torn.
1987	Nil.	Torn.
1988	Torn.	Torn.
1989	Torn.	Torn.
1990	Nil.	Torn.
1991	Nil.	Torn.
1992	Nil.	Nil.


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1993	Nil.	Tom.
1994	Nil.	Nil.
1995	Sent for data entry.	Nil.
1996	Nil.	Sent for data entry.
1997	Nil.	Sent for data entry.
1998	Nil.	Nil.
1999	Nil.	Nil.
2000	Nil.	Nil.
2001	Binding not arranged properly/pages mixed/Nil.	
2002	Binding not arranged properly/pages mixed/Nil.	
2003	Binding not arranged properly/pages mixed/Entry- 1 to 3.	
2004	Binding not arranged properly/pages mixed/Nil.	
2005	Binding not arranged properly/pages mixed/Entry- 4.	
2006	Binding not arranged properly/pages mixed/Nil.	
2007	Binding not arranged properly/pages mixed/Nil.	
2008	Binding not arranged properly/pages mixed/Nil.	
2009	Binding not arranged properly/pages mixed/Entry- 5 to 8.	
2010	Binding not arranged properly/pages mixed/Nil.	
2011	Binding not arranged properly/pages mixed/Nil.	
2012	Binding not arranged properly/pages mixed/Nil.	
2013	Binding not arranged properly/pages mixed/Entry- 9 & 10.	
2014	Binding not arranged properly/pages mixed/Entry- 11 & 12.	
2015	Binding not arranged properly/pages mixed/Entry- 13.	
2016	Binding not arranged properly/pages mixed/Entry- 14.	
2017	Binding not done/pages mixed/Nil.	

ENTRY - 1 : Confirmation Deed date : 10.2.2003, Document No.VSI-1-699/2003,
M.V.Rs.6,00,000/-; Consideration Rs.6,00,000/-; Stamp duty Rs.20/-
(in respect of Agreement for sale dated 4.4.1987)

In respect of land situate at Village Malonde, Tal. Vasai bearing :-

Survey No.	Hissa No.	Area (H-R-P)
2	2/54	0-02-4
2	5/54	0-00-4
1	3/54/2	0-01-9
1	5/54/2	0-33-0
1	1/54/2	0-33-7
1	6/54/2	0-00-9
1	7/54/2	0-04-8
2	1/54	0-72-0
1	8/54/2	0-00-7
1	2/54/2	0-07-9
Pardi No.1	1/54	0-04-0

Vendors: Ijaz Kutubuddin Kazi, Najmuddin Mohammad Amin Kazi,
Through their POA Holder Sad Ahemad Najmuddin Kazi,
Nasir Imamuddin Kazi, Mohammad Amin Imamuddin Kazi,
Shammun Imamuddin Kazi, Nigar Kutubuddin Kazi,
Sufiyan Imamuddin Kazi, Aliya Nadir Farid, Anjuman Shafi Tanki,


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Isharat Shakil Bhatkar, Kanauta Yakub Bubere,
Mariya Sohail Javne, Humera K. Kazi, Nadira M. Pesh Imam,
Tavkir A. Javare, Attahar K. Kazi, Nahid N. Firfire, through their POA
Holder Ajhar Kabiruddin Kazi.

Purchasers: Pradeep Vishnu Tendolkar, Jitendra Manubhai Shaha,
Hemant Ramesh Mhatre for self and POA holder of
Rupali Mhatre, Priya P. Tendolkar, Ajiv Patil, Chhaya A. Patil, Pankaj
Thakur, Pranita Thakur, Meena J. Shaha.

ENTRY - 2 : Confirmation Deed date : 22.12.2003, Document No VSI-1-6319/2003.
M.V.Rs.29,90,000/-, Consideration Rs.28,50,000/-, Stamp duty Rs.20/-.

In respect of land situate at Village Malonde, Tal. Vasai bearing:-

Survey No.	Hissa No.	Area (H-R-P)
2	5/54	0-00-4
2	2/54	0-02-4
1	7/54/2	0-04-8
1	1/54/2	0-33-7
2	4/54	0-00-4
1	5/54/2	0-48-8
1	3/54	0-61-1

Total area 65.475 Gunthas land

Vendors: Late Hemant Sitaram Hasabnis through his legal heirs
Suvrata Hemant Hasabnis alias Suvrata Vasant Sathe,
For self and POA holder of Satchit Hemant Hasabnis,
Bhagvati Hemant Hasabnis alias Mrunalini A. Tapiwal,
Sanjiv Ramchandra Hasabnis for self and POA Holder of
Sunita Ramchandra Hasabnis, Shruti Shamal Mukharji,
Suruchi Sanjay Patil.

Purchasers: Pankaj Bhaskar Thakur, Hemant R. Mhatre, Jitendra M. Shaha,
Pradeep Vishnu Tendolkar, Ajiv Yashwant Patil.

ENTRY - 3 : Conveyance Deed date - 22.12.2003, Document No VSI-1-6320/2003.

M.V.Rs.1/-, Consideration Rs.1/-, Stamp duty Rs.100/-.

In respect of land situate at Village Malonde, Tal. Vasai bearing:-

Survey No.	Hissa No.	Area (H-R-P)
2	5/54	0-00-4
2	2/54	0-02-4
1	7/54/2	0-04-8
1	1/54/2	0-33-7
2	4/54	0-00-4
1	5/54/2	0-48-8
1	3/54	0-61-1

Total area 65.475 Gunthas land and old house in dilapidated condition.

Vendors: Late Hemant Sitaram Hasabnis through his legal heirs
Suvrata Hemant Hasabnis alias Suvrata Vasant Sathe,
For self and POA holder of Satchit Hemant Hasabnis,
Bhagvati Hemant Hasabnis alias Mrunalini A. Tapiwal,
Sanjiv Ramchandra Hasabnis for self and POA Holder of


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Sunita Ramchandra Hasabnis, Shruti Shamal Mukharji,
Suruchi Sanjay Patil.

Purchasers: Pankaj Bhaskar Thakur, Hemant R. Mhatre, Jitendra M. Shaha,
Pradeep Vishnu Tendolkar, Ajiv Yashwant Patil.

ENTRY-4 : Development Agreement date: 27.4.2005, Document No.VSI-1-2553/2005,
M.V.Rs.87,97,500/-, Consideration Rs.81,00,000/-, Stamp duty Rs.87,980/-

In respect of land situate at Village Malonde, Tal Vasai bearing:-

Survey No.	Hissa No.	Area (H-R-P)
2	5/54	0-00-4
2	2/54	0-02-4
2	4/54	0-00-4
2	3/54	0-61-1
1	7/54/2	0-04-8
1	1/54/2	0-33-7
1	5/54/2	0-48-6

Out of the said land 60% share of the Vendors.

Owners: Devki Vinayak Hasabnis minor through her mother
Sadhana Vinayak Hasabnis through their POA holder
Sanjay Govind Date, Shrikant Sitaram Hasabnis for self and
POA holder of Sujata Shrikant Hasabnis & Sudarshan Shrikant
Hasabnis, Mahendra Govind Hasabnis for self & POA holder of
Vidula Vinay Kale, Satyashray Shrikant Hasabnis,
Sarvottam Shrikant Hasabnis, Sucheta Govind Hasabnis.

Developers: Ajiv Yashwant Patil, Pradeep Vishnu Tendolkar,
Jitendra M. Shaha, Hemant R. Mhatre for self & POA holder of Pankaj
Bhaskar Thakur.

ENTRY - 5 : Conveyance Deed date : 31.7.2009, Document No.VSI-2-6185/2009,
M.V.Rs.6,00,000/-, Consideration Rs.6,00,000/-, Stamp duty Rs.100/-

* Reference *

The stamp duty and registration fees is paid by the Deed of Confirmation registered
before the Sub-Registrar Vasai vide No.VSI-1-699/03 on 10.2.03.

In respect of land situate at Village Malonde, Tal Vasai bearing:-

Schedule "A"

Survey No.	Hissa No.	Area (H-R-P)	Assessment
1	3/54/2	0-01-9	Rs.0.59
1	4/54/2	0-33-0	Rs.10.07
1	6/54/2	0-00-9	Rs.0.27
2	1/54	0-72-0	Rs.17.25
1	8/54/2	0-00-7	Rs.0.14
1	2/54/2	0-07-9	Rs.2.18
Pardi No.1	1/54	0-01-0	Rs.0.19

The Vendors are absolute and exclusive owners of Schedule "A" Property.

Schedule "B"

Survey No.	Hissa No.	Area (H-R-P)	Assessment
2	2/54	0-02-4	Rs.0.59
2	5/54	0-00-4	Rs.1.08


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1	5/54/2	0-33-7	Rs. 8.76
1	7/54/2	0-04-8	Rs. 1.25

The Vendors are owners of 20.65 guntha land out of Schedule "B" Property.

Vendors: Anjuman Shafik Tanki, Sufiyan Imamuddin Kazi, Kanauta Yakub Bubere, Nasir Imamuddin Kazi, Mohammad Amin Imamuddin Kazi, Manya Sohail Javne, Shammun Imamuddin Kazi through their POA holder Pankaj Bhaskar Thakur, Iraj Kutubuddin Kazi, Isharat Shakil Bhatkar, Nigar Imamuddin Kazi, Najmuddin Mohammad Amin Kazi, Humera Kabiruddin Kazi, Nadira Masood Pesh Imam, Tavkir Aslam Javare, Attahar Kutubuddin Kazi, Nahid Nazir Firfire, Ajhar Kabiruddin Kazi, Aliya Nadir Farid, Through their POA Holder Sad Ahemad Najmuddin Kazi through their POA holder Ajiv Yashwant Patil, Pradeep Vishnu Tendolkar, Jitendra Manubhai Shaha, Hemant Ramesh Mhatre.

Purchasers: Pranita Pankaj Thakur, Pankaj Bhaskar Thakur, Priya Pradeep Tendolkar, Ajiv Yashwant Patil, Chhaya Ajiv Patil, Pradeep Vishnu Tendolkar, Meena Jitendra Shaha, Rupali Hemant Mhatre, Jitendra Manubhai Shaha, Hemant Ramesh Mhatre.

ENTRY - 6 : Conveyance Deed date : 31.7.2009, Document No.VSI-2-6186/2009,
M.V.Rs.1.51,31,500/-, Consideration Rs.81,00,000/-,
Stamp duty Rs.9,08,000/-.

In respect of land situate at Village Malonde, Tal Vasai bearing -

Survey No.	Hissa No.	Area (H-R-P)	Assessment
2	5/54	0-00-4	Rs. 1.08
2	2/54	0-02-4	Rs.0.59
1	7/54/2	0-04-8	Rs.1.25
1	1/54/2	0-33-7	Rs. 8.76

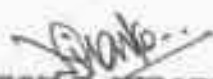
Out of the said land 1/4th share of the Vendors i.e. HRP 0-10-325.

AND

Survey No.	Hissa No.	Area (H-R-P)	Assessment
2	4/54	0-00-4	Rs.0.08
1	5/54/2	0-48-4	Rs. 17.57
2	3/54	0-61-1	Rs. 15.06

Out of the said land 1/2th share of the Vendors i.e. HRP 0-55-15.

Vendors: Shrikant Sitaram Hasabnis, Sujata Shrikant Hasabnis, Sarvottam Shrikant Hasabnis, Sudarshan Shrikant Hasabnis, Satyashray Shrikant Hasabnis, Sucheta Govind Hasabnis, Sadhana Vinayak Hasabnis (Devki Vinayak Hasabnis minor), Vidula Vinay Kaje, Mahendra Govind Hasabnis through their POA holder Hemant Ramesh Mhatre, Shrikant Sitaram Hasabnis, Sujata Shrikant Hasabnis, Sarvottam Shrikant Hasabnis, Sudarshan Shrikant Hasabnis, Satyashray Shrikant Hasabnis, Sucheta Govind Hasabnis.


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Sadhana Vinayak Hasabnis (Devki Vinayak Hasabnis minor),
Vidula Vinay Kale, Mahendra Govind Hasabnis through their POA
holder Jitendra Manubhai Shaha,
Purchasers: Hemant Ramesh Mhatre, Rupali Hemant Mhatre,
Pradeep Vishnu Tendolkar, Priya Pradeep Tendolkar,
Ajiv Yashwant Patil, Chhaya Ajiv Patil,
Pankaj Bhaskar Thakur, Pranita Pankaj Thakur,
Jitendra Manubhai Shaha, Meena Jitendra Shaha,

ENTRY - 7 : Rectification Deed date : 20.10.2009, Document No VSI-2-9196/2009,
M.V Rs. 1/-, Consideration Rs.1/-, Stamp duty Rs.100/-

* Reference *

Deed of Conveyance registered before the Sub-Registrar Vasai vide No.VSI-2-6185/2009 on 31.7.2009. All Properties are Non-Agricultural and having CTS No 54 was not mentioned, therefore it is rectified and mentioned to that extent.

In respect of land situate at Village Malonde, Tal Vasai bearing:-

Schedule "A"

Survey No.	Hissa No.	Area (H-R-P)	Assessment
1	3/54/2	0-01-9	Rs.0.59
1	4/54/2	0-33-0	Rs.10.07
1	6/54/2	0-00-9	Rs.0.27
2	1/54	0-72-0	Rs.17.25
1	8/54/2	0-00-7	Rs.0.14
1	2/54/2	0-07-9	Rs.2.16
Pardi No.1	1/54	0-01-0	Rs.0.19

The Vendors are absolute and exclusive owners of Schedule "A" Property.

Schedule "B"

Survey No.	Hissa No.	Area (H-R-P)	Assessment
2	2/54	0-02-4	Rs.0.59
2	5/54	0-00-4	Rs.1.08
1	5/54/2	0-33-7	Rs.8.76
1	7/54/2	0-04-8	Rs.1.25

The Vendors are owners of 20.65 guntha land out of Schedule "B" Property.

Vendors: Anjuman Shafik Tanki, Sufiyan Imamuddin Kazi,
Kanauta Yakub Bubere, Nasir Imamuddin Kazi,
Mohammad Amin Imamuddin Kazi, Mariya Sohail Javne,
Shammun Imamuddin Kazi through their POA holder
Pankaj Bhaskar Thakur, Ijaz Kutubuddin Kazi,
Isharat Shakil Bhatkar, Nigar Imamuddin Kazi,
Najmuddin Mohammad Amin Kazi, Humera Kabiruddin Kazi,
Nadira Masood Pesh Imam, Tavkir Aslam Javare,
Atahar Kutubuddin Kazi, Nahid Nazir Firfire,
Ajhar Kabiruddin Kazi, Aliya Nadir Farid,
Through their POA Holder Sad Ahemad Najmuddin Kazi
through their POA holder Ajiv Yashwant Patil, Pradeep Vishnu
Tendolkar, Jitendra Manubhai Shaha, Hemant Ramesh Mhatre.

Purchasers: Ajiv Yashwant Patil, Pradeep Vishnu Tendolkar,


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Pankaj Bhaskar Thakur, Hemant Ramesh Mhatre,
Chhaya Ajiv Patil, Pranita Pankaj Thakur,
Meena Jitendra Shaha, Rupali Hemant Mhatre,
Jitendra Manubhai Shaha, Priya Pradeep Tendolkar.

ENTRY - 8 : Rectification Deed date : 20.10.2009, Document No VSI-2-9197/2009,
M.V Rs 1/-, Consideration Rs. 1/-, Stamp duty Rs. 100/-

* Reference *

Deed of Conveyance registered before the Sub-Registrar Vasai vide No.VSI-2-6320/2003 on 22.12.2003 and Document No VSI-2-6186/2003 on 31.7.2009. All Properties are Non-Agricultural and having CTS No.54 was not mentioned, therefore it is rectified and mentioned to that extent.

In respect of land situate at Village Malonde, Tal Vasai bearing:-

Survey No.	Hissa No.	Area (H-R-P)	Assessment
2	5/54	0-00-4	Rs. 1.08
2	2/54	0-02-4	Rs. 0.59
1	7/54/2	0-04-8	Rs. 1.25
1	1/54/2	0-33-7	Rs. 8.76

Out of the said land 1/4th share of the Vendors i.e. HRP 0-10-325.

AND

Survey No.	Hissa No.	Area (H-R-P)	Assessment
2	4/54	0-00-4	Rs. 0.08
1	5/54/2	0-48-4	Rs. 17.57
2	3/54	0-61-1	Rs. 15.08

Out of the said land 1/2th share of the Vendors i.e. HRP 0-55-15.

Vendors: Suvrata Hemant Hasabnis alias Suvrata Vasant Sathe,
Satchit Hemant Hasabnis,
Bhagvati Hemant Hasabnis alias Mrunalani Arvind Tapiwal
through their POA Holder Pradeep Vishnu Tendolkar,
Suvrata Hemant Hasabnis alias Suvrata Vasant Sathe,
Satchit Hemant Hasabnis,
Bhagvati Hemant Hasabnis alias Mrunalani Arvind Tapiwal
through their POA Holder Pankaj Bhaskar Thakur,
Sanjiv Ramchandra Hasabnis for self and POA Holder of
Sunita Ramchandra Hasabnis, Shruti Shamal Mukharji,
Suruchi Sanjay Patil,
Shrikant Sitaram Hasabnis, Sujata Shrikant Hasabnis,
Sarvottam Shrikant Hasabnis, Sudarshan Shrikant Hasabnis,
Satyashray Shrikant Hasabnis, Sucheta Govind-Hasabnis,
Sadhana Vinayak Hasabnis (Devki Vinayak Hasabnis minor),
Vidula Vinay Kale, Mahendra Govind Hasabnis through their POA
holder Jitendra Manubhai Shaha,
Shrikant Sitaram Hasabnis, Sujata Shrikant Hasabnis,
Sarvottam Shrikant Hasabnis, Sudarshan Shrikant Hasabnis,
Satyashray Shrikant Hasabnis, Sucheta Govind Hasabnis,
Sadhana Vinayak Hasabnis (Devki Vinayak Hasabnis minor).


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Vidula Vinay Kale, Mahendra Govind Hasabnis through their POA holder Hemant Ramesh Mhatre, Suvrata Hemant Hasabnis alias Suvrata Vasant Sathe, Satchit Hemant Hasabnis, Bhagvati Hemant Hasabnis alias Mrunalani Arvind Tapliwal through their POA Holder Ajiv Yashwant Patil, Suvrata Hemant Hasabnis alias Suvrata Vasant Sathe, Satchit Hemant Hasabnis, Bhagvati Hemant Hasabnis alias Mrunalani Arvind Tapliwal through their POA Holder Jitendra Manubhai Shaha, Jitendra Manubhai Shaha Hemant Ramesh Mhatre, Purchasers: Ajiv Yashwant Patil, Chhaya Ajiv Patil, Pranita Pankaj Thakur, Pankaj Bhaskar Thakur, Meena Jitendra Shaha, Rupali Hemant Mhatre, Jitendra Manubhai Shaha, Priya Pradeep Tendolkar, Hemant Ramesh Mhatre, Pradeep Vishnu Tendolkar,

ENTRY - 9 : Deed of Mortgage dated 19.6.2013 (Regd. on 19.6.2013), Document No.VSI-2-5364/2013, M.V.Rs.0/-, Consideration Rs.7,50,00,000/-, Stamp duty Rs.3,75,000/-.

In respect of land situate at Village Malonde, Tal Vasai bearing

Survey No.	Hissa No.	Area (H-R-P)
2	5/54	0-00-4
2	2/54	0-02-4
1	7/54/2	0-04-8
1	1/54/2	0-33-7
2	4/54	0-00-4
1	5/54/2	0-48-8
2	3/54	0-61-1
1	3/54/2	0-01-9
1	4/54/2	0-33-0
1	6/54/2	0-00-8
2	1/54	0-72-0
1	8/54/2	0-00-7
1	2/54/2	0-07-9
Pardi No.1	1/54	0-01-0

Mortgagors: M/s. Pam Infrastructure through its partners (1) Hemant Ramesh Mhatre, (2) Rupali Hemant Mhatre, (3) Pradeep Vishnu Tendolkar, (4) Priya Pradeep Tendolkar, (5) Ajiv Yashwant Patil, (6) Chhaya Ajiv Patil, (7) Pranita Pankaj Thakur, (8) Pankaj Bhaskar Thakur, (9) Jitendra Manubhai Shaha, (10) Meena Jitendra Shaha through their power of Attorney holder Swapnil Jitendra Shah

Mortgagee: Vasai Vikas Sahakar Bank Ltd through its clerk Deepak Harishchandra Tambade

ENTRY - 10 : Agreement for Sale dated 26.7.2013, Document No.VSI-2-6538/2013, M.V.Rs.7,17,44,105/-, Consideration Rs.7,97,66,670/-,


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Stamp duty Rs. 4,80,000/-

In respect of CFC Building for Vasai Vikas Sahakari Bank Ltd., Head Office having land area 926.54 square meters, on the land bearing Survey No.1, 2, CTS No.54, Hissa No.1 to 8, Hissa No.1 to 5 of Village Malonde, Tal Vasai:

Vendors: M/s. Pam infrastructure through its partners
(1) Hemant Ramesh Mhatre, (2) Rupali Hemant Mhatre,
(3) Pradeep Vishnu Tendolkar, (4) Priya Pradeep Tendolkar,
(5) Ajiv Yashwant Patil, (6) Chhaya Ajiv Patil,
(7) Pranita Pankaj Thakur, (8) Pankaj Bhaskar Thakur,
(9) Jitendra Manubhai Shaha, (10) Meena Jitendra Shaha
through their power of Attorney holder Swapnil Jitendra Shah.

Purchaser: Vasai Vikas Sahakari Bank Ltd. through its clerk
Deepak Harshchandra Tambde.

ENTRY-11: Gift Deed date: 9.5.2014, Document No.VSI-6-1865/2014,
M.V.Rs.2,20,35,000/-, Consideration Rs.0/-, Stamp duty Rs.200/-

In respect of land situate at Village Malonde, Tal Vasai bearing:-
CTS No.54 Part having

Survey No.	Hissa No.	Area (sq. meter)	Reservation area
1	1 to 8	13170	2825 (in sq. meter)
2	1 to 5	13630	

Donors: (1) Pankaj Bhaskar Thakur, (2) Hemant Ramesh Mhatre,
(3) Jitendra Manubhai Shaha, (4) Pradeep Vishnu Tendolkar,
(5) Ajiv Yashwant Patil, (6) Pranita Pankaj Thakur,
(7) Rupali Hemant Mhatre, (8) Meena Jitendra Shaha,
(9) Priya Pradeep Tendolkar, (10) Chhaya Ajiv Patil
through their power of Attorney holder Swapnil Jitendra Shah.

Doneee: Vasai Virar City Municipal Corporation through its Engineer Prakash Satam.

ENTRY-12: Gift Deed date: 9.5.2014, Document No.VSI-6-1866/2014,
M.V.Rs.3,67,93,500/-, Consideration Rs.0/-, Stamp duty Rs.100/-

In respect of (1) 20 meter DP Road admeasuring 3275.88 square meters, (2) 12 meter DP Road admeasuring 541.82 square meters, (3) ESR admeasuring 507.41 square meters, (4) PG reservation admeasuring 142.71 square meters, (5) Nala admeasuring 249.71 square meters, out of CTS No.54 Part having the land situate at Village Malonde, Tal Vasai bearing (1) Survey No.1, Hissa No.1 to 8, area 13170 square meters, (2) Survey No.2, Hissa No.1 to 5, area 13630 square meters,

Donors: (1) Pankaj Bhaskar Thakur, (2) Hemant Ramesh Mhatre,
(3) Jitendra Manubhai Shaha, (4) Pradeep Vishnu Tendolkar,
(5) Ajiv Yashwant Patil, (6) Pranita Pankaj Thakur,
(7) Rupali Hemant Mhatre, (8) Meena Jitendra Shaha,
(9) Priya Pradeep Tendolkar, (10) Chhaya Ajiv Patil
through their power of Attorney holder Swapnil Jitendra Shah.

Doneee: Vasai Virar City Municipal Corporation through its Engineer Prakash Satam.

ENTRY - 13 : Supplementary Agreement dated 14.5.2015 (Regd. on 22.5.2015),
Document No.VSI-6-2491/2015, M.V.Rs.0/-,
Consideration Rs.1,04,94,738/-, Stamp duty Rs.6,29,700/-


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In respect of CFC Building consisting of Basement area 3108 square feet carpet + Ground Floor/stilt area 3044 square feet carpet + First Floor area 3076 square feet carpet excluding Balcony + Second Floor area 3076 square feet carpet excluding Balcony + Third Floor area 3076 square feet carpet excluding Balcony AND Terrace 3076 square feet carpet total area 18366 square feet excluding Balcony for Vasai Vikas Sahakari Bank Ltd., Head Office Building Project Solitaire Castle, on the land bearing Survey No 1/1 and others of Village Malonde, Tal Vasai.

Vendors: M/s. Pam Infrastructure through its partner
Hemant Ramesh Mhatre through his power of Attorney holder Pritam Chandrakant Vartak.

Confirming Party: (1) Hemant Ramesh Mhatre, (2) Rupali Hemant Mhatre,
(3) Pradeep Vishnu Tendolkar, (4) Priya Pradeep Tendolkar,
(5) Ajiv Yashwant Patil, (6) Chhaya Ajiv Patil,
(7) Pranita Pankaj Thakur, (8) Pankaj Bhaskar Thakur,
(9) Jitendra Manubhai Shaha, (10) Meena Jitendra Shaha
through his power of Attorney holder Pritam Chandrakant Vartak.

Purchaser: Vasai Vikas Sahakari Bank Ltd. through its the Chairman - Jagdish Abaji Raut, the Vice Chairman - Prabhakar Daji Vartak, the CEO - Dilip Shantaram Sant.

ENTRY - 14: Reconveyance dated 5.4.2016, Document No.VSI-8-2365/2016,

M.V.Rs.1/-, Consideration Rs.1/-, Stamp duty Rs.500/-

In respect of land situate at Village Malonde, Tal Vasai bearing

Survey No	Hissa No.	Area (H-R-P)
2	5/54	0-00-4
2	2/54	0-02-4
1	7/54/2	0-04-8
1	1/54/2	0-33-7
2	4/54	0-00-4
1	5/54/2	0-48-8
2	3/54	0-61-1
1	3/54/2	0-01-9
1	4/54/2	0-33-0
1	6/54/2	0-00-9
2	1/54	0-72-0
1	8/54/2	0-00-7
1	2/54/2	0-07-9
Pardi No.1	1/54	0-01-0

Mortgagors: M/s. Pam Infrastructure through its partners
(1) Hemant Ramesh Mhatre, (2) Rupali Hemant Mhatre,
(3) Pradeep Vishnu Tendolkar, (4) Priya Pradeep Tendolkar,
(5) Ajiv Yashwant Patil, (6) Chhaya Ajiv Patil,
(7) Pranita Pankaj Thakur, (8) Pankaj Bhaskar Thakur,
(9) Jitendra Manubhai Shaha, (10) Meena Jitendra Shaha
through their power of Attorney holder Yogesh Ashok Raut.

Mortgagee: Vasai Vikas Sahakari Bank Ltd. through its signatory
Tushar Kashinath Raut.


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Except the above, no other transaction being sale, mortgage, exchange, lease and lien or otherwise is noticed.

*** Mutation Entries ***

As per the Partition deed and an order No.RTS/WS-660 dated 12.1.1946 passed by of the Tahasildar Vasai, the properties of Narayan Shankar Hasabnis through his Power of Attorney Mohd. Amin Bala Miya were partitioned and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.567 dated 8.2.1946.

On 30.10.1945, (1) Kutubuddin Mohd. Amin Kazi, (2) Najmuddin Mohd. Amin Kazi, (3) Kabiuddin Mohd. Amin Kazi, (4) Imamuddin Mohd. Amin Kazi purchased the said land and other Properties from (1) Narayan Shankar Hasabnis, (2) Madav Narayan Hasabnis, (3) Ramchandra Narayan Hasabnis, (4) Vishwanath Narayan Hasabnis for Rs.19,000/- and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.574 dated 1.7.1946.

In pursuance to the order No.LAG-71 dated 27.10.1953 passed by of the Tahasildar Vasai, the name of Ganesh Hari Kane was deleted and names of (1) Sitaram Vinayak, (2) Gangadhar Vinayak, (3) Keshav Vinayak were entered and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.651 dated 2.11.1953.

In pursuance of Section 4 of the Bombay Personal Abolition Act 1952 and an order of the Tahasildar No.WTN-SR 102 dated 13.11.1953, the community Inam lands are declared as "khalsa-Government" and therefore from 1.8.1953 full assessment is to be recovered in respect of the lands mentioned therein and accordingly an entry to that effect is recorded on 7/12 extract vide Mutation Entry No.661 dated 25.2.1954.

Pursuant to the Bombay Tenancy & Agricultural Lands Act 1948, the names of several protected tenants were recorded in the several lands of village Malonde and accordingly an entry to that effect is recorded on 7/12 extract vide Mutation Entry No.701 dated 28.8.1956.

In pursuance to the order No.LAG/SR/96/1559 passed by the Sub Divisional Officer and further the order No.LTS/53A66 dated 25.2.1966 passed by the Tahasildar, several part and portions of lands were acquired for Maharashtra State Road Transport Corporation and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.855 dated 4.3.1966.

As per the registered Partition deed dated 4.7.1966 and an order No.RTS/ WS-1876 F dated 22.8.1972 passed by of the Tahasildar Vasai, the properties of (1) Sitaram Vinayak Hasabnis, (2) Gangadhar Vinayak Hasabnis, (3) Keshav Vinayak Hasabnis were partitioned and as per the partition deed the lands mentioned therein came to exclusive and absolute share of Sitaram Vinayak Hasabnis and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.941 dated 26.8.1972.

Sitaram Vinayak Hasabnis expired on 10.12.1966 leaving behind him his legal heirs and representatives i.e. (1) Govind Sitaram Hasabnis (son), (2) Shrikant Sitaram Hasabnis (son), (3) Hemant Sitaram Hasabnis (son), (4) Kamalabai Sitaram Hasabnis (wife), (5) Sunita Ramchandra Hasabnis (daughter in law), (6) Sanjeev Ramchandra Hasabnis (grandson) and their names were recorded as the legal heirs of the said deceased in the record of rights of the lands mentioned therein and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.942 dated 26.8.1972.

Pandurang Keshav Raut expired on 24.12.1987 leaving behind him his legal heirs and representatives i.e. (1) Bhivaribai Pandurang Raut (wife), (2) Bhalchandra Pandurang Raut (son), (3) Uday Pandurang Raut (son), (4) Nira Pandurang Raut (daughter), (5)


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Babibai Pandurang Raut (daughter), (6) Sushila Parshuram Patil (daughter), (7) Nalini Ravindra Pednekar (daughter), (8) Latabai Pravin Patil (daughter), (9) Jayashree Anant Naik (daughter) and their names were recorded as the legal heirs of the said deceased in the record of rights of the lands mentioned therein and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.1447 dated 3.5.1989.

Ramchandra Laxman Raut expired on 18.12.1986 leaving behind him his legal heirs and representatives i.e. (1) Janibai Ramchandra Raut (wife), (2) Haribhau Ramchandra Raut (son), (3) Bhalchandra Ramchandra Raut (son), (4) Kashinath Ramchandra Raut (son), (5) Arun Ramchandra Raut (son), (6) Ranjan Ramchandra Raut (son), (7) Vikas Prabhakar Raut (Grandson), (8) Dilip Ramchandra Raut (son), (9) Shantabai Ramchandra Raut (daughter), (10) Gangubai Ramchandra Raut (daughter), (11) Padma Ramchandra Raut (daughter), (12) Rajani Ramchandra Raut (daughter), (13) Shakuntala Ramchandra Raut (daughter) and their names were recorded as the legal heirs of the said deceased in the record of rights of the lands mentioned therein and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.1448 dated 3.5.1989.

Ranjan Ramchandra Raut expired on 25.9.1990 leaving behind him his only legal heir and representative i.e. Vanita Ranjan Raut (wife) and her name was recorded as the legal heir of the said deceased in the record of rights of the lands mentioned therein and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.1592 dated 22.7.1993.

Govind Sitaram Hasabnis expired on 22.11.1993 leaving behind him his legal heirs and representatives i.e. (1) Sucheta Govind Hasabnis (wife), (2) Vidula Vinayak Kale (daughter), (3) Vinayak Govind Hasabnis (son), (4) Mahendra Govind Hasabnis (son) and their names were recorded as the legal heirs of the said deceased in the record of rights of the lands mentioned therein and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.1615 dated 25.3.1994.

Ranjan Ramchandra Raut expired on 25.9.1990 leaving behind him his only legal heir and representative i.e. Vanita Ranjan Raut (wife) and her name was recorded as the legal heir of the said deceased in the record of rights of the lands mentioned therein and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.1641 dated 21.1.1997.

Bhalchandra Ramchandra Raut expired on 28.9.1999 leaving behind him his legal heirs and representatives i.e. (1) Vijaya Bhalchandra Raut (wife), (2) Rupa Rakesh Save (daughter), (3) Prashant Bhalchandra Raut (son) and their names were recorded as the legal heirs of the said deceased in the record of rights of the lands mentioned therein and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.1792 dated 2.9.2005.

Vinayak Govind Hasabnis expired on 25.5.2003 leaving behind him his legal heirs and representatives i.e. (1) Sadhna Vinayak Hasabnis (wife), (2) Devki Vinayak Hasabnis (daughter) and their names were recorded as the legal heirs of the said deceased in the record of rights of the lands mentioned therein and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.1793 dated 2.9.2005.

Jayashree Anant Naik expired on 21.10.1994 leaving behind her legal heirs and representatives i.e. (1) Rakhi Anant Naik (daughter), (2) Vikrant Anant Naik (son) and their names were recorded as the legal heirs of the said deceased in the record of rights of the lands mentioned therein and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.1870 dated 7.5.2008.


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Uday Pandurang Raut expired on 8.8.2003 leaving behind him his legal heirs and representatives i.e. (1) Damayanti Uday Raut (wife), (2) Sarika Uday Raut (daughter), (3) Pratik Uday Raut (son) and their names were recorded as the legal heirs of the said deceased in the record of rights of the lands mentioned therein and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.1871 dated 7.5.2008.

Anibai Ramchandra Raut expired on 1.8.1991 leaving behind her legal heirs and representatives i.e. (1) Kamal Prabhakar Raut (daughter in law), (2) Vikas Prabhakar Raut (grandson), (3) Haribhau Ramchandra Raut (son), (4) Vijaya Bhalchandra Raut (daughter in law), (5) Prashant Bhalchandra Raut (grandson), (6) Rupa Rakesh Save (grand daughter), (7) Kashinath Ramchandra Raut (son), (8) Vanita Ranjan Raut (daughter in law), (9) Dilip Ramchandra Raut (son), (10) Arun Ramchandra Raut (son), (11) Padma Ramchandra Raut (daughter), (12) Rajani Shashikant Javkar (daughter), (13) Shakuntala Gajanan Mhatre (daughter), (14) Gangubai Ramchandra Raut (daughter) and their names were recorded as the legal heirs of the said deceased in the record of rights of the lands mentioned therein and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.1879 dated 2.8.2008.

Kutubuddin Mohd. Amin Kazi expired on 23.12.1989 leaving behind him his legal heirs and representatives i.e. (1) Ijaz Kutubuddin Kazi (son), (2) Isarat Shakil Bhatkar (daughter), (3) Nigar Kutubuddin Kazi (daughter). AND Kabiruddin Mohd. Amin Kazi expired on 30.12.2001 leaving behind him his legal heirs and representatives i.e. (1) Azhar Kabiruddin Kazi (son), (2) Attar Kabiruddin Kazi (son), (3) Nadira Masund Peshman (daughter), (4) Taukir Aslam Javare (daughter), (5) Jahid Najir Firaferi (daughter), (6) Humera alias Nasrin Kabiruddin Kazi (daughter) AND Imamuddin Mohd. Amin Kazi expired on 25.2.2000 leaving behind him his legal heirs and representatives i.e. (1) Sufiyan Imamuddin Kazi (son), (2) Nasir Imamuddin Kazi (son), (3) Mohd. Amin Imamuddin Kazi (son), (4) Shamun Imamuddin Kazi (son), (5) Anjuman Shakil Tanki (daughter), (6) Alim Nadir Farid (daughter), (7) Fanita Yakub Buvir (daughter), (8) Mariya Saheb Javane (daughter) and their names were recorded as the legal heirs of the said deceased in the record of rights of the lands mentioned therein and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.1880 dated 2.8.2008.

Kamalabai Sitaram Hasabnis expired on 15.6.1997 leaving behind her legal heirs and representatives i.e. (1) Shrikant Sitaram Hasabnis (son), (2) Sunita Ramchandra Hasabnis (daughter in law), (3) Sanjeev Ramchandra Hasabnis (grandson), (4) Sucheta Govind Hasabnis (daughter in law), (5) Vidula Vinayak Kale (grand daughter), (6) Mahendra Govind Hasabnis (grandson), (7) Sadhna Vinayak Hasabnis (daughter in law), (8) Devki Vinayak Hasabnis (grand daughter), (9) Suvrata Hemant Hasabnis (daughter in law), (10) Satchit Hemant Hasabnis (grandson), (11) Bhagvati Hemant Hasabnis (grand daughter) and their names were recorded as the legal heirs of the said deceased in the record of rights of the lands mentioned therein and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.1885 dated 17.10.2008.

A suit filed by Shrikant Sitaram Hasabnis and others under section 70 B of the Bombay Tenancy & Agricultural Lands Act, 1948. In pursuance to the Judgement /order passed by the Tehasildar & Agricultural Land Tribunal Vasai dated 10.10.2008 in Suit No.70 B/12/2008 under the section 70 B of the Bombay Tenancy & Agricultural Lands Act, 1948, the names of tenants Bhivaribai Pandurang Raut and Others 25 were deleted from of the 7/12 extract of the lands mentioned therein and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.1893 dated 26.11.2008.


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A suit filed by Ijaj Kutubuddin Kazi and Others AND Shrikant Sitaram Hasabnis and Others under section 70 B of the Bombay Tenancy & Agricultural Lands Act, 1948. In pursuance to the Judgement /order passed by the Tahasildar & Agricultural Land Tribunal Vasai dated 10.10.2008 in Suit No.70 B/9/2008 under the section 70 B of the Bombay Tenancy & Agricultural Lands Act, 1948, the names of tenants Bhivaribai Pandurang Raut and Others 25 were deleted from of the 7/12 extract of the lands mentioned therein and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.1894 dated 26.11.2008.

A suit filed by Ijaj Kutubuddin Kazi and others under section 70 B of the Bombay Tenancy & Agricultural Lands Act, 1948. In pursuance to the Judgement /order passed by the Tahasildar & Agricultural Land Tribunal Vasai dated 10.10.2008 in Suit No.70 B/10/2008 under the section 70 B of the Bombay Tenancy & Agricultural Lands Act, 1948, the names of tenants Bhivaribai Pandurang Raut and Others 25 were deleted from of the 7/12 extract of the lands mentioned therein and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.1895 dated 26.11.2008.

A suit filed by Shrikant Sitaram Hasabnis and others under section 70 B of the Bombay Tenancy & Agricultural Lands Act, 1948. In pursuance to the Judgement /order passed by the Tahasildar & Agricultural Land Tribunal Vasai dated 10.10.2008 in Suit No.70 B/11/2008 under the section 70 B of the Bombay Tenancy & Agricultural Lands Act, 1948, the names of tenants Bhivaribai Pandurang Raut and Others 25 were deleted from of the 7/12 extract of the lands mentioned therein and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.1896 dated 26.11.2008.

A suit filed by Ijaj Kutubuddin Kazi and Others under section 70 B of the Bombay Tenancy & Agricultural Lands Act, 1948. In pursuance to the Judgement /order passed by the Tahasildar & Agricultural Land Tribunal Vasai dated 10.10.2008 in Suit No.70 B/13/2008 under the section 70 B of the Bombay Tenancy & Agricultural Lands Act, 1948, the names of tenants Bhivaribai Pandurang Raut and Others 25 were deleted from of the 7/12 extract of the lands mentioned therein and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.1897 dated 26.11.2008.

By a registered deed of Conveyance dated 22.12.2003 (vide document No.6185/2009 in the office of the Sub Registrar Vasai-1) executed by and between Ijaj Kutubuddin Kazi & Others (therein referred to as "the Vendors") and Hemant Ramesh Mhatre & Others (therein referred to as "the Purchasers") and thereby the said Vendors therein sold, conveyed, assigned and transferred the lands mentioned therein for total consideration amount of Rs 6,00,000/- to the Purchaser therein and accordingly an entry to that effect is recorded on 7/12 extract of the lands mentioned therein vide Mutation Entry No.1916 dated 5.8.2009.

By a registered deed of Conveyance dated 22.12.2003 (vide document No.6320/2003 in the office of the Sub Registrar Vasai-1) executed by and between Suvrata Hemant Hasabnis & Others (therein referred to as "the Vendors") and Pankaj Bhaskar Thakur & Others (therein referred to as "the Purchasers") and thereby the said Vendors therein sold, conveyed, assigned and transferred their share in the said land and other Properties for total consideration amount of Rs.28,50,000/- to the Purchaser therein and accordingly an entry to that effect is recorded on 7/12 extract of the lands mentioned therein vide Mutation Entry No.1917 dated 5.8.2009.

By a registered deed of Conveyance dated 31.7.2009 (vide document No.6186/2009 in the office of the Sub Registrar Vasai-1) executed by and between Shrikant Sitaram


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Hasabnis & Others (therein referred to as "the Vendors") and Hemant Ramesh Mhatre & Others (therein referred to as "the Purchasers") and thereby the said Vendors therein sold, conveyed, assigned and transferred their share in the said land and other Properties for total consideration amount of Rs.81,00,000/- to the Purchaser therein and accordingly an entry to that effect is recorded on 7/12 extract of the lands mentioned therein vide Mutation Entry No.1927 dated 5.8.2009.

The remark "As per Order No.RTS/WS/2067 dated 30.12.1947 the land is attached" appears in the column of other rights on the 7/12 extract. As per the order No.41 dated 13.1.2010 passed by of the Tahasildar Vasai the said remark is deleted and cancelled and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.1938 dated 13.1.2010.

The Collector Thane has granted Non Agricultural Permission vide No.REV/ DESK-1/T-9/NAP/SR-27/2010 dated 28.5.2010 for the purpose of residential and commercial use and on other terms and conditions mentioned therein and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No. 1953 dated 8.7.2010.

In pursuance of the circular dated 27.12.1990 & 21.1.2006 issued by the Revenue & Forest Department, circular No.REV/Desk-9/T-11/Adhikar Abhilekh/2011 dated 19.9.2011, an order dated 16.7.2012 issued by the Tahasildar, where the Property Card prepared in respect of lands within the City Survey Area, the 7/12 extract need not to maintain by the Talathi Office in respect of such lands. Therefore the 7/12 extract record is closed and accordingly an entry to that effect was recorded on 7/12 extract vide Mutations Entries No.2084, 2065, 2068, 2069, 2071, 2073, 2074, 2075, 2077, 2079, 2080, 2081, 2082 dated 2.8.2012.

As per record of the City Survey Office, Vasai the Property Card bearing No.54 had total area admeasuring 36929-10 square meters. On 14.1.2010 in view of Survey bearing No.12/2009 and N.A. NOC dated 21.12.2009 issued by the Vasai Virar City Municipal Corporation, new three Property Cards were prepared, by division of the CTS No.54, by the City Survey Office, Vasai, bearing (i) the CTS No.54 A, admeasuring 5128-20 square meters, (ii) the CTS No.54 B, admeasuring 26800 square meters, (iii) the CTS No.54 C, admeasuring 5000-90 square meters. In view of the new Property Cards the CTS No.54 B was consisting of area admeasuring 26800 square meters. Thereafter, on 22.12.2011 in view of the Award issued by the Land Acquisition Department Thane and an order of the City Survey Office, Vasai vide नं.न.पू./पू.सं./सिमेंटी-मार्किंग/न.पू.क.१५०५ अ ये., ५४ व ये./२०११ व.म.क.१११५, the area admeasuring 175-00 square meter acquired for road was deducted from the total area admeasuring 26800 square meters out of the CTS No.54 B and again a new two Property Card bearing "CTS No.54B/1, area admeasuring 26625-00 square meters" & "CTS No.54B/2 area admeasuring 175-00 square meters" are prepared by the City Survey Office Vasai. The area admeasuring 175-00 square meter acquired for road in the Property card of the CTS No.54B/2 was transferred in the name of the Vasai Municipal Council.

The Collector, Thane has granted Non Agricultural permission vide order No.REV/ DESK-1/T-9/NAP/SR-27/2010 dated 28/5/2010 in respect of the said Property on the terms and conditions contained therein.

The Vasai Virar City Municipal Corporation (the VVCMC) granted assessment order and Commencement Certificate vide order No.VVCMC/TP/CC/VP-0413/W/709 and 711 dated 23.7.2011 in respect of the said Property, on the terms and conditions contained therein. The VVCMC granted Revised Development Permission vide order No.VVCMC/TP/


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CCNP-0413/093/2013-14, dated 11.6.2013 in respect of the said Property on the terms and conditions contained therein. The VVCMC vide order No.VVCMC/TP/RDP/VP-0413/059/2014-15 dated 18.06.2014 has issued Revised Development Permission & Revised Sanctioned Plan in respect of the said Property on the terms and conditions contained therein. The VVCMC granted Occupancy Certificate vide order No.VVCMC/TP/ OC/VP-0413/173/2014-15 dated 5.11.2014 for the CFC Building for Bank in the said Property on the terms and conditions contained therein. The VVCMC granted Revised Development Permission vide order No.VVCMC/TP/RDP/VP-0413/255/2015-16 dated 6.11.2015 in respect of the said Property on the terms and conditions contained therein. The VVCMC granted Part Occupancy Certificate vide order No.VVCMC/TP/ POC/VP-0413/196/2015-16 dated 30.11.2015 in respect of the said Property, on the terms and conditions contained therein. The State Level Environment Impact Assessment Authority has granted Clearance vide No.SEAC-2015/CR-76/TC-1 dated 26.7.2016 on the terms and conditions contained therein. The VVCMC granted Revised Development Permission vide order No.VVCMC/TP/RDP/VP-0413/047/2017-18 dated 5.7.2017, on the terms and conditions contained therein.

All the Owners the said Property are the partners of Messers Pam Infrastructure, a partnership firm registered under the Indian Partnership Act, 1932 (hereafter referred to as "the Act"). A partnership is a "condominium of persons", a collective assumed for carrying business. The partnership is not a separate legal entity. The existence of a partnership is at the will of the partners. The existing partners are the owners of the said Property and carrying development thereof. Therefore, in my opinion, the said partnership firm is well and sufficiently entitled to carry the business of development over the said Property and to claim, demand, receive and appropriate to itself consideration arising therefrom.

From the above facts (subject to the above documents, facts and findings) I hereby certify that the title of the above said Property is clean, clear and free from encumbrances, beyond reasonable doubts. The title Certificate is given subject to availability of the records.


(YOGESH P. VIRARKAR)
Advocate

YOGESH P. VIRARKAR
B.A., LL.M.
ADVOCATE

A/303, Yedangi Tower, Opp. Nafisal English School,
Kargil Nagar, Virar (E), Tal- Vasai, Dist- Palghar.