

# 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: 21/07/2017

## TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT I have investigated the title of N.A. land bearing Survey.No. 88A+369B/3, 4, Hissa No. 2, admeasuring 24165.42 Square metres, assessed at Rs.2416.54 Paise, lying, being and situate at Village BOLINJ, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No.II (Virar) belonging to 1) MR. PANKAJ SHANTILAL PARIKH, 2) MR. GOVIND NARAYAN GAWAD, 3) VIMAL HARESHWAR GAWAD, 4) HEMANT HARESHWAR GAWAD, 5) PRASHANT BALKRISHNA GAWAD, 6) AARTI BALKRISHNA GAWAD, 7) KIRTESH BALKRISHNA GAWAD, 8) MR. RAMCHANDRA BHAU DESHMUKH, 9) MR. NARAYAN BHAU DESHMUKH, 10) MR. PARSHURAM BHAU DESHMUKH, 11) MR. ATMARAM BHAU DESHMUKH, 12) M/s. PARIKH INVESTMENT & DEVELOPMENT PVT. LTD.

a) Survey No.141, Hissa No.1, admeasuring H.R.0-18-2.

Mr. Dattatray Purushottam Galvankar was the owner of the said land and Mr. Mahadev Laxman Mhatre was the tenant in respect of the said land.

Mr. Mahadev Laxman Mhatre died intestate on 13/01/1959, leaving behind him 1) Mr. Vitthal Mahadev Mhatre, 2) Smt. Manaki Mahadev Mhatre, 3) Alubai Mahadev Mhatre, 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 the 7/12 Extract vide Mutation Entry No. 2054.

Mr. Vitthal Mahadev Mhatre died intestate on 01/07/1964, leaving behind him 1) Mr. Sitaram Vitthal Mhatre, 2) Mr. Bhalchandra Vitthal Mhatre, 3) Mr. Chandrakant Vitthal Mhatre, 4) Mr. Dharmesh Vitthal Mhatre, 5) Mrs. Manjula Vitthal Gharat, 6) Jayabai Vitthal Mhatre, 7) Suman Vitthal Mhatre Alias Mrs. Suman Manohar Gharat 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 the 7/12 Extract vide Mutation Entry No. 2988. The said Mutation Entry was certified by Circle Inspector, Virar.

Mr. Bhalchandra Vitthal Mhatre died intestate on 20/01/1987, leaving behind him 1) Mr. Vishal Bhalchandra Mhatre, 2) Pramila Bhalchandra Mhatre, 3) Smt. Gulab Bhalchandra Mhatre 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 the 7/12 Extract vide Mutation Entry No. 3424. The said Mutation Entry was certified by Circle Inspector, Virar.

Smt. Manaki Mahadev Mhatre died intestate leaving behind her 1) Mr. Sitaram Vitthal Mhatre, 2) Mr. Chandrakant Vitthal Mhatre, 3) Mr. Dharmesh Vitthal Mhatre, 4) Manjula Vitthal Gharat, 5) Jayabai Vitthal Mhatre, 6) Suman Vitthal Mhatre, 7) Gulab Vitthal Mhatre, being the legal heirs according to the Hindu Succession Act by which she was governed at the time of her death. The names of the said legal heirs were recorded in the 7/12 Extract vide Mutation Entry No. 3512. The said Mutation Entry was certified by Circle Inspector, Virar.

Smt. Alubai Mahadev Mhatre died intestate leaving behind her 1) Mr. Sitaram Vitthal Mhatre, 2) Mr. Chandrakant Vitthal Mhatre, 3) Dharmesh Vitthal Mhatre, 4) Manjula Vitthal Gharat, 5) Jayabai Vitthal Mhatre, 6) Suman Vitthal Mhatre Alias Suman Manohar Gharat, 7) Gulab Vitthal Mhatre, being the legal heirs according to the Hindu Succession Act by which she was governed at the time of her death. The names of the said legal heirs were recorded in the 7/12 Extract vide Mutation Entry No. 3513. The said Mutation Entry was certified by Circle Inspector, Virar.

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Mr. Sitaram Vitthal Mhatre and others have purchased the said land under the Provisions of Bombay Tenancy and Agricultural Lands Act through the Additional Tahasildar Vasai under Tenancy Certificate bearing No.2104, dated 23/05/1988.

Mr. Sitaram Vitthal Mhatre died intestate on 10/11/1993, leaving behind him 1) Smt. Laxmi Sitaram Mhatre, 2) Mr. Bharat Sitaram Mhatre, 3) Mrs. Hemlata Meghnath Patil, 4) Mrs. Rekha Vishnu Bhoir, 5) Mrs. Aruna Suresh Bhagat, 6) Mrs. Manisha Prakash Patil, 7) Sunita Sitaram Mhatre 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 the 7/12 Extract vide Mutation Entry No. 3965. The said Mutation Entry was certified by Circle Inspector, Virar.

Mr. Dharmesh Vitthal Mhatre died intestate on 29/02/2000, leaving behind him 1) Smt. Nirmala Dharmesh Mhatre, 2) Poonam Dharmesh Mhatre, 3) Sachin Dharmesh Mhatre 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 the 7/12 Extract vide Mutation Entry No. 4431. The said Mutation Entry was certified by Circle Inspector, Virar.

The said land was applicable under Section 43 of the Bombay Tenancy and Agricultural Lands Act and Mr. Chandrakant Vitthal Mhatre and others obtained the Permission from Sub-Divisional Officer Bhiwandi, Bhiwandi Division, Thane vide its Order bearing No.BD/KV/VP/VASAI/SR-26/2005, dated 18/05/2005.

By Conveyance Deed dated 2<sup>nd</sup> September 2005 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No.5049/2005, dated 02/09/2005, 1) Mr. Chandrakant Vitthal Mhatre, 2) Smt. Manjula Vitthal Gharat, 3) Smt. Jayabai Vitthal Mhatre, 4) Smt. Suman Manohar Gharat, 5) Mr. Vishal Bhalchandra Mhatre,

6) Smt. Gulab Bhalchandra Mhatre, 7) Smt. Pramila Bhalchandra Mhatre Alias Mrs. Pramila Chandrakant Bhoir, 8) Mr. Bharat Sitaram Mhatre, 9) Smt. Laxmi Sitaram Mhatre, 10) Smt. Hemlata Meghnath Patil, 11) Mrs. Rekha Vishnu Bhoir, 12) Mrs. Aruna Suresh Bhagat, 13) Smt. Manisha Prakash Patil, 14) Smt. Sunita Sitaram Mhatre, 15) Smt. Nirmala Dharmesh Mhatre, 16) Kum. Poonam Dharmesh Mhatre, 17) Kum. Sachin Dharmesh Mhatre, No.1 and No.8 forself and C.A. Holder for No.2 to 7 and No.9 to 17, sold and conveyed the land bearing **Survey No. 141, Hissa No. 1, admeasuring H.R.0-18-2**, to Mr. Pankaj Shantilal Parikh. The effect of the said Conveyance Deed was given in 7/12 Extract and Revenue Records vide Mutation Entry No. 5260. The said Mutation Entry was certified by Circle Inspector, Virar.

**b) Survey No.141, Hissa No.2, admeasuring H.R.0-02-3, Survey No.141, Hissa No.7, admeasuring H.R.0-02-3 total equalent to 460 Square metres.**

Mr. Krishna Pandu Gawad was the owner of the said land.

Mr. Krishna Pandu Gawad died intestate on 5/1/1964 leaving behind him Smt. Devkubai Krishna Patil being the legal heir according to the Hindu Succession Act by which he was governed at the time of his death. The name of the said legal heir was recorded in the 7/12 Extract vide Mutation Entry No. 2820.

Smt. Devkubai Krishna Patil died intestate leaving behind her Mr. Dattatray Krishna Patil being the legal heir according to the Hindu Succession Act by which she was governed at the time of her death. The name of the said legal heirs was recorded in the 7/12 Extract vide Mutation Entry No. 3964. The said Mutation Entry was certified by Circle Officer, Virar.

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Mr. Dattatray Krishna Patil died intestate on 01/03/2005 leaving behind him 1) Smt. Yamunabai Dattatray Patil, 2) Mr. Harishchandra Dattatray Patil, 3) Mr. Shyamrao Dattatray Patil 4) Mrs. Ujwala Janardan Bhoir, 5) Mr. Ramakant Dattatray Patil, 6) Mr. Mahendra Dattatray Patil 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 the 7/12 Extract vide Mutation Entry No. 5219. The said Mutation Entry was certified by Circle Officer, Virar.

By Conveyance Deed dated 17th December 2007 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No.15354/2007, dated 17/12/2007, 1) Smt. Yamunabai Dattatray Patil, 2) Mr. Harishchandra Dattatray Patil, 3) Mr. Shyamrao Dattatray Patil 4) Mrs. Ujwala Janardan Bhoir, 5) Mr. Ramakant Dattatray Patil, 6) Mr. Mahendra Dattatray Patil sold and conveyed the land bearing Survey No.141, Hissa No. 2, 7, to Mr. Pankaj Shantilal Parikh. The effect of the said Conveyance Deed was given in 7/12 Extract and Revenue Records vide Mutation Entry No. 5593. The said Mutation Entry was certified by Circle Officer, Virar.

c) Survey No.141, Hissa No.4, admeasuring H.R.0-02-0, Survey No.141, Hissa No. 16, admeasuring H.R.0-01-8.

Mr. Laxman Shinvar Gawad was the owner of the said land.

Mr. Laxman Shinvar Gawad died intestate leaving behind him 1) Mr. Bhau Laxman Gawad, 2) Mr. Harishchandra Laxman Gawad 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 the 7/12 Extract vide Mutation Entry No. 1917.

By Conveyance Deed dated 9th January 1989, 1) Mr. Bhau Laxman Gawad, 2) Mr. Harishchandra Laxman Gawad, 3) Smt. Nalini Narendra Gawad, 4) Mr. Ajay Narendra Gawad, 5) Mr. Vijay Narendra Gawad, 6) Mr. Prakash Narendra Gawad, 7) Asha Narendra Gawad, 8) Mr. Sanjay Narendra Gawad sold and conveyed the half share in the land bearing Survey No.141, Hissa No.4, 16 to 1) Mr. Kanhaiyalal Nanalal Jain, 2) Mr. Shankarlal Nanalal Jain, 3) Mr. Kamalkumar Shankarlal Jain, 4) Mr. Vasantkumar Kanhaiyalal Jain, 5) Mr. Nandkumar Kanhaiyalal Jain, 6) Mr. Shokinkumar Kanhaiyalal Jain. The effect of the said Conveyance Deed was given in 7/12 Extract and Revenue Records vide Mutation Entry No. 3686. The said Mutation Entry was certified by Circle Inspector, Virar.

Mr. Harishchandra Laxman Gawad died intestate on 05/08/1990, leaving behind him 1) Smt. Yamuna Harishchandra Gawad, 2) Smt. Indira Laxman Gawad, 3) Mr. Jaywant Harishchandra Gawad, 4) Manjula Harishchandra Gawad, 5) Mrs. Shakuntala Datta Gokhale, 6) Mr. Kamalakar Harishchandra Gawad, 7) Mr. Bharat Harishchandra Gawad, 8) Sharda Harishchandra Gawad being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

Mr. Bhau Laxman Gawad died intestate on 27/7/1999, leaving behind him 1) Smt. Gangabai Bhau Gawad, 2) Nalini Narendra Gawad, 3) Mrs. Bebi Namdeo Patil, 4) Mr. Ashok Bhau Gawad, 5) Mr. Bholanath Bhau Gawad, 6) Mrs. Ranjana Baban Patil, 7) Mr. Vijay Narendra Gawad, 8) Mr. Ajay Narendra Gawad, 9) Mr. Prakash Narendra Gawad, 10) Kum. Asha Narendra Gawad, 11) Kum. Sanjay Narendra Gawad 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 the 7/12 Extract vide Mutation Entry No. 4183. The said Mutation Entry was certified by Circle Officer, Virar.

By Conveyance Deed dated 02/07/2004 and registered in the office of Sub-Registrar Vasai No.II (Virar) at Serial No.3712/2004, dated 02/07/2004, 1) Smt. Yamuna Harishchandra Gawad, 2) Smt. Indira Laxman Gawad,

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3) Mr. Jaywant Harishchandra Gawad, 4) Manjula Harishchandra Gawad, 5) Mrs. Shakuntala Datta Gokhale, 6) Mr. Kamalakar Harishchandra Gawad, 7) Mr. Bharat Harishchandra Gawad, 8) Smt. Gangabai Bhau Gawad, 9) Sharda Harishchandra Gawad, 10) Nalini Narendra Gawad, 11) Mrs. Bebi Namdeo Patil, 12) Mr. Ashok Bhau Gawad, 13) Mr. Bholanath Bhau Gawad, 14) Mrs. Ranjana Baban Patil, 15) Mr. Vijay Narendra Gawad, 16) Mr. Ajay Narendra Gawad, 17) Mr. Prakash Narendra Gawad, 18) Kum. Asha Narendra Gawad, 19) Kum. Sanjay Narendra Gawad through their C.A. Holder Mr. Kuvarji Bachhubhai Shah sold and conveyed the **half share land admeasuring H.R. 0-01-9 equalent to 190 Square metres in land bearing Survey No.141, Hissa No. 4, 16 to Mr. Pankaj Shantilal Parikh.** The effect of the said Conveyance Deed was given in 7/12 Extract and Revenue Records vide Mutation Entry No. 5166.

By Conveyance Deed dated.07/07/2004 and registered in the office of Sub-Registrar Vasai No.II (Virar) at Serial No.3818/2004, dated 07/07/2004, 1) Mr. Shankarlal Nanalal Jain, 2) Mr. Kamalkumar Shankarlal Jain, 3) Mr. Shokinkumar Kanhaiyalal Jain, 4) Mr. Vasantkumar Kanhaiyalal Jain, 5) Mr. Nandkumar Kanhaiyalal Jain, 6) Mr. Himmatlal Kanhaiyalal Jain, 7) Mr. Navinkumar Kanhaiyalal Jain sold and conveyed the **half share land admeasuring H.R. 0-01-9 equalent to 190 Square metres in land bearing Survey No.141, Hissa No.4, 16 to Mr. Pankaj Shantilal Parikh.** The effect of the said Conveyance Deed was given in 7/12 Extract and Revenue Records vide Mutation Entry No. 5163. The said Mutation Entry was certified by Circle Officer, Virar.

**d) Survey No.141, Hissa No. 5, admeasuring H.R.0-57-9.**

Mr. Raghunath Ramchandra Chaudhari was the owner of the said land who Mr. Laxman Krishna Deshmukh was the tenant in respect of the said land. The said reference is given on the basis of Mutation Entry No. 1912.

Mr. Laxman Krishna Deshmukh died intestate leaving behind him 1) Mr. Govind Laxman Deshmukh, 2) Mr. Kamalakar Laxman Deshmukh, 3) Smt. Hirubai Laxman Mhatre 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 the 7/12 Extract vide Mutation Entry No. 2657. The said Mutation Entry was certified by Upper Tahasildar, Vasai.

Smt. Hirubai Laxman Mhatre was the married daughter and had given statement to delete her name from 7/12 Extract and accordingly Mutation Entry No. 2658 her name has been deleted from the 7/12 extract and such other Revenu records. The said Mutation Entry was certified by Upper Tahasildar, Vasai.

1) Mr. Govind Laxman Deshmukh, 2) Mr. Kamalakar Laxman Deshmukh had purchased the said land under the Provisions of Bombay Tenancy and Agricultural Lands Act through the Additional Tahasildar Vasai. The said reference is given on the basis of Mutation Entry No. 3052. The said Mutation Entry was certified by Circle Inspector, Virar.

Mr. Govind Laxman Deshmukh died intestate on 09/11/1990, leaving behind him 1) Smt. Somari Govind Deshmukh, 2) Mr. Bhalchandra Govind Deshmukh, 3) Ashwini Jagdish Marathe, 4) Ujwala Jagdish Marathe 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 the 7/12 Extract vide Mutation Entry No. 3907. The said Mutation Entry was certified by Circle Inspector, Virar.

Mr. Kamalakar Laxman Deshmukh died intestate on 07/04/1993, leaving behind him 1) Smt. Budhibai Kamalakar Deshmukh, 2) Mr. Madhukar Kamalakar Deshmukh, 3) Mr. Suresh Kamalakar Deshmukh, 4) Mr. Sunil Kamalakar Deshmukh, 5) Mrs. Surekha Suresh Patil 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 the 7/12 Extract vide Mutation Entry No. 3906. The said Mutation Entry was certified by Circle Inspector, Virar.



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Smt. Budhibai Kamalakar Deshmukh died intestate on 27/03/1998, leaving behind her 1) Mr. Madhukar Kamalakar Deshmukh, 2) Mr. Suresh Kamalakar Deshmukh, 3) Mr. Sunil Kamalakar Deshmukh, 4) Mrs. Surekha Suresh Patil being the legal heirs according to the Hindu Succession Act by which she was governed at the time of her death. The names of the said legal heirs were recorded in the 7/12 Extract vide Mutation Entry No. 5140. The said Mutation Entry was certified by Circle Officer, Virar.

Smt. Somari Govind Deshmukh died intestate on 07/09/2001, leaving behind her 1) Mr. Bhalchandra Govind Deshmukh, 2) Ashwini Jagdish Marathe, 3) Ujwala Jagdish Marathe being the legal heirs according to the Hindu Succession Act by which she was governed at the time of her death. The names of the said legal heirs were recorded in the 7/12 Extract vide Mutation Entry No. 5158. The said Mutation Entry was certified by Circle Officer, Virar.

The said land was applicable under Section 43 of the Bombay Tenancy and Agricultural Lands Act and Mr. Madhukar Kamalakar Deshmukh and others had obtained the Permission of their half share in the said land from Sub-Divisional Officer Bhiwandi, Bhiwandi Division, Thane vide its Order bearing No. BD/KV/VP/VASAI/SR-123/2003, dated 05/11/2003. The said reference is given on the basis of Mutation Entry No. 5143. The said Mutation Entry was certified by Circle Officer, Virar.

By Conveyance Deed dated 27<sup>th</sup> August 2004 and registered in the office of Sub-Registrar at Vasai No.II (Virar) under Serial No.4765/2004, dated 28/07/2004, 1) Mr. Madhukar Kamalakar Deshmukh, 2) Mr. Suresh Kamalakar Deshmukh, 3) Mr. Sunil Kamalakar Deshmukh, 4) Mrs. Surekha Suresh Patil sold and conveyed their half share land admeasuring H.R.0-28-95, out of Survey No.141, Hissa No.5 to M/s. RAJ ENTERPRISES. The effect of the said Conveyance Deed was given in 7/12 Extract and Revenue Records vide Mutation Entry No. 5143. The said Mutation Entry was certified by Circle Officer, Virar.

The remaining half share in the said land was applicable under Section 43 of the Bombay Tenancy and Agricultural Lands Act and Mr. Bhalchandra Govind Deshmukh and others obtained the Permission from Sub-Divisional Officer Bhiwandi, Bhiwandi Division, Thane vide its Order bearing No. BD/KV/VP/VASAI/SR-187/2004, dated 31/12/2004.

By Conveyance Deed dated 19<sup>th</sup> January 2005 and registered in the office of Sub-Registrar at Vasai No.II (Virar) under Serial No.315/2005, dated 19/1/2005, 1) Mr. Bhalchandra Govind Deshmukh, 2) Ashwini Jagdish Marathe 3) Ujwala Jagdish Marathe, through their C.A. Holder Mr. Pankaj Shantilal Parikh (therein called "The Vendors") of the First Part and M/s. Vidyarth Gruh Builders through their C.A. Holder Mr. Pankaj Shantilal Parikh (therein called "The Confirming Party") of the Second Part sold and conveyed their **half share of land admeasuring H.R.0-28-95, out of Survey No.141, Hissa No.5** to Mr. Pankaj Shantilal Parikh (therein called "The Purchaser") of the Third Part.

**e) Survey No.141, Hissa No.6, admeasuring H.R.0-05-1.**

Smt. Walibai Mangalya Patil was the owner of the said land.

By Conveyance Deed dated 23/04/1971, Smt. Valibai Mangalya Patil sold and conveyed the land bearing Survey No.141, Hissa No.6, to Mr. Keshav Ramji Patil. The said Reference is given on the basis of Mutation Entry No. 2904. The said Mutation Entry was certified by Circle Inspector, Virar.

By Conveyance Deed dated 17/09/1987, Mr. Keshav Ramji Patil sold and conveyed the land bearing Survey No.141, Hissa No.6, to 1) Mr. Ranchhoddas Vrijlal Parekh 2) Mr. Mahendra Ranchhoddas Parekh, 3) Mr. Pravin Ranchhoddas Parekh, 4) Mr. Prafulla Ranchhoddas Parekh 5) Mr. Ramesh Ranchhoddas Parekh. The said reference is given on the basis of Mutation Entry No. 3455. The said Mutation Entry was certified by Circle Inspector, Virar.

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Mr. Ranchhoddas V. Parekh during his life time executed a Will and bequeathed his share in the said land to 1) Mr. Mahendra Ranchhoddas Parekh, 2) Mr. Pravin Ranchhoddas Parekh, 3) Mr. Prafull Ranchhoddas Parekh, 4) Mr. Ramesh Ranchhoddas Parekh.

Mr. Ranchhoddas V. Parekh died intestate on 01/11/1989, leaving behind him 1) Mr. Mahendra Ranchhoddas Parekh, 2) Mr. Pravin Ranchhoddas Parekh, 3) Mr. Prafull Ranchhoddas Parekh, 4) Mr. Ramesh Ranchhoddas Parekh, 5) Mr. Mukesh Ranchhoddas Parekh being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

The said Mr. Ranchhoddas V. Parekh died and as per the said Will, 1) Mr. Mahendra Ranchhoddas Parekh, 2) Mr. Pravin Ranchhoddas Parekh, 3) Mr. Prafull Ranchhoddas Parekh, 4) Mr. Ramesh Ranchhoddas Parekh became the owners of the said land.

By Conveyance Deed dated 07/09/2007 and registered in the office of Sub-Registrar at Vasai No.II (Virar) under Serial No. 11469/07, dated 07/09/2007, 1) Mr. Mahendra Ranchhoddas Parekh, 2) Mr. Pravin Ranchhoddas Parekh, 3) Mr. Ramesh Ranchhoddas Parekh, 4) Mr. Prafull Ranchhoddas Parekh sold and conveyed the land bearing Survey No.141, Hissa No.6, to Mr. Pankaj Shantilal Parikh.

f) Survey No.141, Hissa No. 8, admeasuring H.R.0-03-0.

Mr. Gopal Vithu Patil was the owner of the said land.

Mr. Gopal Vithu Patil died intestate leaving behind him Smt. Janibai Ragho Patil being the legal heir according to the Hindu Succession Act by which he was governed at the time of his death. The said reference is given on the basis of Mutation Entry No. 3355. The said Mutation Entry was certified by Circle Inspector, Virar.

Smt. Janibai Ragho Patil died intestate on 09/11/1987 leaving behind her Mr. Atmaram Ragho Patil being the legal heir according to the Hindu Succession Act by which she was governed at the time of her death. The name of the said legal heir was recorded in 7/12 extract and such other revenue records vide Mutation Entry No. 3785. The said Mutation Entry was certified by Circle Inspector, Virar.

Mr. Atmaram Ragho Patil died intestate leaving behind him 1) Smt. Anandi Atmaram Patil, 2) Pramila Atmaram Patil, 3) Jatin Atmaram Patil, 4) Bhuneshwar Atmaram Patil being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death. The said reference is given on the basis of Mutation Entry No. 3785. The said Mutation Entry was certified by Circle Inspector, Virar.

By Conveyance Deed dated 27/03/2002, 1) Smt. Anandi Atmaram Patil, 2) Pramila Atmaram Patil, 3) Jatin Atmaram Patil, 4) Bhuneshwar Atmaram Patil, No.1 forself and mother and natural guardian for No.2 to 4, sold and conveyed the land bearing Survey No.141, Hissa No.8 to 1) Mr. Sandip Vishnu Sankhe, 2) Mr. Bipin Navinchandra Khokhani, 3) Mr. Ajiv Yashwant Patil, 4) Mr. Kundan Jayantilal Bhatt.

**g) Survey No.141, Hissa No.12, admeasuring H.R. 0-09-6, assessed at Rs.0.82 Paise.**

Mr. Ramchandra G. Gawad was the owner of the said land.

Mr. Ramchandra G. Gawad died intestate leaving behind him Mr. Narayan Ramchandra Gawad being the legal heir according to the 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 and such other revenue records vide Mutation Entry No. 797. The said Mutation Entry was certified by Mamlatdar.

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Mr. Narayan Ramchandra Alias Chandru Gawad died intestate on 14/08/1995, leaving behind him 1) Mr. Govind Narayan Gawad, 2) Smt. Vimal Hareshwar Gawad, 3) Mr. Hemant Hareshwar Gawad, 4) Mr. Balkrishna Narayan Gawad 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 and such other revenue records vide Mutation Entry No. 4106. The said Mutation Entry was certified by Circle Officer, Virar.

Mr. Balkrishna Narayan Gawad died intestate on 17/8/2003, leaving behind him 1) Prashant Balkrishna Gawad, 2) Aarti Balkrishna Gawad, 3) Kirtesh Balkrishna Gawad being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

By Development Agreement dated 01/06/2008, entered into by and between 1) Mr. Govind Narayan Gawad, 2) Mr. Arun Govind Gawad, 3) Mr. Manohar Govind Gawad, 4) Mr. Mukesh Govind Gawad, 5) Mr. Prashant Balkrishna Gawad, 6) Aarti Balkrishna Gawad, 7) Mr. Kirtesh Balkrishna Gawad (therein called "The Owners") of the First Part and Parikh Investment and Development Pvt. Ltd. (therein called "The Developers") of the Second Part, the said Mr. Govind Narayan Gawad and others have granted the development right in respect of their 2/3<sup>rd</sup> share in land bearing Survey No.141, Hissa No.12 to Parikh Investment and Development Pvt. Ltd., on the terms and conditions mentioned in the said agreement. The said development agreement was registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 02233 - 2010, dated 09/02/2010 vide Confirmation Deed dated 09/02/2010.

By Development Agreement dated 08/06/2009, entered into by and between 1) Smt. Vimal Hareshwar Gawad 2) Mr. Hemant Hareshwar Gawad (therein called "The Owners") of the First Part and M/s. Amit Buildcom., (therein called "The Developers") of the Second Part,

the said 1) Smt. Vimal Hareshwar Gawad, 2) Mr. Hemant Hareshwar Gawad have granted the development rights in respect of the undivided 1/3<sup>rd</sup> share in land bearing Survey No.141, Hissa No.12 alongwith other land to M/s. Amit Buildcom., on the terms and conditions mentioned in the said agreement.

By Development Agreement dated 31/12/2009 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 02156 - 2010, dated 08/02/2010, M/s. Amit Buildcom (therein called "The Owners") of the First Part and Parikh Investment and Development Pvt. Ltd. (therein called "The Developers") of the Second Part, the said M/s. Amit Buildcom have granted the development right in respect of 1/3<sup>rd</sup> share in the land bearing Survey No.141, Hissa No.12 to Parikh Investment and Development Pvt. Ltd., on the terms and conditions mentioned in the said agreement. The execution date 31<sup>st</sup> December 2009 was wrongly mentioned as 8<sup>th</sup> February 2009 in the said development agreement. The mistake has been rectified vide Rectification Deed dated 17/02/2010 which was registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 02578 - 2010, dated 17/02/2010.

**h) Survey No.141, Hissa No.14, admeasuring H.R. 0-02-0, Survey No.141, Hissa No.15, admeasuring H.R. 0-02-0.**

Smt. Manibai Alo Alias Manibai Mangalya Patil was the owner of the said land.

Smt. Manibai Alo Alias Manibai Mangalya Patil died intestate on 23/04/1977 leaving behind her 1) Mr. Krishna Mangalya Patil, 2) Mr. Bhiva Mangalya Patil, 3) Bhimabai Damodar Patil, 4) Manaki Bhaskar Patil being the legal heirs according to the Hindu Succession Act by which she was governed at the time of her death. The names of the said legal heirs were recorded in 7/12 extract and such other revenue records vide Mutation Entry No. 3042. The said Mutation Entry was certified by Circle Inspector, Virar.

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By Conveyance Deed dated 21/12/1987, 1) Mr. Krishna Manglya Patil, 2) Mr. Bhiva Manglya Patil, 3) Bhimabai Damodar Patil, 4) Manaki Bhaskar Patil sold and conveyed the land bearing Survey No.141, Hissa No.14, 15 to 1) Mr. Kanhaiyalal Nanalal Jain, 2) Mr. Shankarlal Nanalal Jain, 3) Mr. Kamalkumar Shankarlal Jain, 4) Mr. Shokinkumar Kanhaiyalal Jain, 5) Mr. Vasantkumar Kanhaiyalal Jain, 6) Mr. Nandkumar Kanhaiyalal Jain. The effect of the said Conveyance Deed was given in 7/12 Extract and such other Revenue records vide Mutation Entry No. 3566. The said Mutation Entry was certified by Circle Inspector, Virar.

Mr. Kanhaiyalal Nanalal Jain died intestate on 28/12/1997, leaving behind him 1) Mr. Vasantkumar Kanhaiyalal Jain, 2) Mr. Nandkumar Kanhaiyalal Jain, 3) Mr. Himmatlal Kanhaiyalal Jain, 4) Mr. Navinkumar Kanhaiyalal Jain 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 and such other revenue records vide Mutation Entry No. 4320. The said Mutation Entry was certified by Circle Officer, Virar.

By Conveyance Deed dated 07/07/2004 and registered in the office of Sub-Registrar Vasai No.II (Virar) at Serial No.3818/2004, dated 07/07/2004, 1) Mr. Shankarlal Nanalal Jain, 2) Mr. Kamalkumar Shankarlal Jain, 3) Mr. Shokinkumar Kanhaiyalal Jain, 4) Mr. Vasantkumar Kanhaiyalal Jain, 5) Mr. Nandkumar Kanhaiyalal Jain, 6) Mr. Himmatlal Kanhaiyalal Jain, 7) Mr. Navinkumar Kanhaiyalal Jain sold and conveyed the land bearing Survey No.141, Hissa No.14, 15, admeasuring H.R. 0-04-0, to Mr. Pankaj Shantilal Parikh. The effect of the said Conveyance Deed was given in 7/12 Extract and such other Revenue records vide Mutation Entry No. 5163. The said Mutation Entry was certified by Circle Officer, Virar.

i) Survey No.141, Hissa No.3, admeasuring H.R.0-02-8, Survey No.141, Hissa No.9, admeasuring H.R.0-02-5, Survey No.141, Hissa No.10, admeasuring H.R. 0-09-6, Survey No.141, Hissa No.11, admeasuring H.R. 0-07-1, Survey No.141, Hissa No.13, admeasuring H.R. 0-02-8, Survey No.142, Hissa No.2/1, admeasuring H.R. 0-08-3, Survey No.142, Hissa No.5, admeasuring H.R. 0-01-5, Survey No.142, Hissa No.6, admeasuring H.R. 0-02-5, Survey No.142, Hissa No.10, admeasuring H.R. 0-06-1, Survey No.142, Hissa No.14, admeasuring H.R. 0-03-0, Survey No.142, Hissa No.21, admeasuring H.R. 0-03-0, Survey No.142, Hissa No.24, admeasuring H.R. 0-02-0.

Mr. Hari Laxman Mhatre was the owner of the said land.

Mr. Hari Laxman Mhatre died intestate leaving behind him Smt. Hirabai Hari Mhatre being the legal heir according to the 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 and such other revenue records vide Mutation Entry No. 3534. The said Mutation Entry was certified by Circle Inspector, Virar.

Smt. Hirabai Hari Mhatre died intestate leaving behind her Mr. Alo Laxman Mhatre being the legal heir according to the Hindu Succession Act by which she was governed at the time of her death. The said reference is given on the basis of Mutation entry No. 3534. The said Mutation Entry was certified by Circle Inspector, Virar.

Mr. Alo Laxman Mhatre died intestate leaving behind Mr. Manik Alo Mhatre being the legal heir according to the Hindu Succession Act by which he was governed at the time of his death. The said reference is given on the basis of Mutation entry No. 3534. The said Mutation Entry was certified by Circle Inspector, Virar.

Mr. Manik Alo Mhatre died intestate leaving behind him 1) Smt. Anandibai Manik Mhatre, 2) Mr. Mohan Manik Mhatre, 3) Mrs. Vandana Ganpat Patil, 4) Mrs. Ratan Arun Gawad being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.



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The said reference is given on the basis of Mutation entry No. 3534. The said Mutation Entry was certified by Circle Inspector, Virar.

By Conveyance Deed dated 12/07/1988, 1) Smt. Anandibai Manik Mhatre, 2) Mr. Mohan Manik Mhatre, 3) Mrs. Vandana Ganpat Patil, 4) Mrs. Ratan Arun Gawad sold and conveyed the land bearing Survey No.141, Hissa No.3, 9, 10, 11, 13, Survey No.142, Hissa No.2/1, 5, 6, 10, 14, 21, 24 to 1) Mr. Pandurang Babu Vaze, 2) Mr. Pravin Ramrao Raut, 3) Mr. Hemkiran Raghunandan Baliga. The effect of the said Conveyance Deed was given in 7/12 Extract and such other Revenue Records vide Mutation Entry No. 3670. The said Mutation Entry was certified by Circle Inspector, Virar.

Mr. Pandurang Babu Vaze died intestate on 18/04/2005, leaving behind him 1) Smt. Thakubai Pandurang Vaze, 2) Smt. Vidya Vasant Vaze, 3) Mr. Bhalchandra Pandurang Vaze, 4) Smt. Bharati Arun Naik, 5) Smt. Jayashree Manohar Vaze, 6) Mr. Sunil Pandurang Vaze, 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 and such other Revenue Records vide Mutation Entry No. 5233. The said Mutation Entry was certified by Circle Officer, Virar.

Mr. Pravin Ramrao Raut died intestate leaving behind him 1) Smt. Nilima Pravin Raut, 2) Mr. Sagar Pravin Raut, 3) Mr. Chirag Pravin Raut, 4) Miss. Manasi Pravin 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 and such other Revenue Records vide Mutation Entry No. 5511. The said Mutation Entry was certified by Circle Officer, Virar.

By Conveyance Deed dated 17/12/2007 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No.15353/2007, dated 17/12/2007, 1) Mr. Hemkiran Raghunandan Baliga, 2) Smt. Thakubai Pandurang Vaze, 3) Smt. Vidya Vasant Vaze, 4) Mr. Bhalchandra Pandurang Vaze, 5) Smt. Bharati Arun Naik, 6) Smt. Jayashree Manohar Vaze, 7) Mr. Sunil Pandurang Vaze, 8) Smt. Nilima Pravin Raut, 9) Mr. Sagar Pravin Raut, 10) Mr. Chirag Pravin Raut, 11) Miss. Manasi Pravin Raut sold and conveyed the land bearing **Survey No.141, Hissa No.3, 9, 10, 11, 13, Survey No.142, Hissa No.2/1, 5, 6, 10, 14, 21, 24 admeasuring H.R. 0-51-2** to Mr. Pankaj Shantilal Parikh. The effect of the said Conveyance Deed was given in 7/12 Extract and such other Revenue Records vide Mutation Entry No. 5592. The said Mutation Entry was certified by Circle Officer, Virar.

j) **Survey No.142, Hissa No.2/2, admeasuring H.R.0-08-4, Survey No.142, Hissa No.9, admeasuring H.R.0-03-5.**

Smt. Hirubai Vithu Patil was the owner of the said land.

By Conveyance Deed dated 09/01/1967, 1) Smt. Hirubai Vithu Patil, 2) Smt. Anandibai Chintaman Patil sold and conveyed the land bearing Survey No.142, Hissa No.2/2, 9 to Mr. Keshrinath Anant Bhatte. The effect of the said Conveyance Deed was given in 7/12 Extract and such other Revenue Records vide Mutation Entry No. 2439.

By Conveyance Deed dated 26/10/1986, Mr. Keshrinath Anant Bhatte sold and conveyed the land bearing Survey No.142, Hissa No.2/2, 9 to 1) Mr. Pravin Ranchhoddas Parekh, 2) Mr. Ramesh Ranchhoddas Parekh. The effect of the said Conveyance Deed was given in 7/12 Extract and such other Revenue Records vide Mutation Entry No. 3452. The said Mutation Entry was certified by Circle Inspector, Virar.

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By Conveyance Deed dated 13/03/2003, 1) Mr. Pravin Ranchhoddas Parekh, 2) Mr. Ramesh Ranchhoddas Parekh, No.1 forself and C.A. Holder for No.2 sold and conveyed the land bearing Survey No.142, Hissa No.2/2, 9, **admeasuring H.R. 0-11-9**, to 1) Mr. Ramchandra Bhau Deshmukh, 2) Mr. Narayan Bhau Deshmukh 3) Mr. Parshuram Bhau Deshmukh, 4) Mr. Atmaram Bhau Deshmukh. The effect of the said Conveyance Deed was given in 7/12 Extract and such other Revenue Records vide Mutation Entry No. 4497. The said Mutation Entry was certified by Circle Officer, Virar.

By Development Agreement dated 23<sup>rd</sup> May 2008, entered into by and between 1) Mr. Ramchandra Bhau Deshmukh, 2) Mr. Narayan Bhau Deshmukh, 3) Mr. Parshuram Bhau Deshmukh, 4) Mr. Atmaram Bhau Deshmukh (therein called "The Owners") of the First Part and Parikh Investment and Development Pvt. Ltd. (therein called "The Developers") of the Second Part, the said Mr. Ramchandra Bhau Deshmukh and others have granted the development right in respect of land bearing Survey No.142, Hissa No.2/2, 9, **admeasuring H.R. 0-11-9**, to Parikh Investment and Development Pvt. Ltd., on the terms and conditions mentioned in the said agreement. The said Development Agreement was registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 10771 - 2009, dated 19/11/2009 vide Confirmation Deed dated 19<sup>th</sup> November 2009.

k) Survey No. 142, Hissa No.3, **admeasuring H.R.0-09-7**, Survey No. 142, Hissa No. 13, **admeasuring H.R.0-07-6**.

Mr. Pandu Gopal Patil was the owner of the said land.

By Conveyance Deed dated 17/01/1949, Mr. Pandu Gopal Patil sold and conveyed the land bearing Survey No. 142, Hissa No. 3, 13 to Mr. Laxman Daji Gawad. The effect of the said Conveyance Deed was given in 7/12 Extract and such other Revenue Records vide Mutation Entry No. 1557. The said Mutation Entry was certified by E.A.K., Bassien.

Mr. Laxman Daji Gawad died intestate leaving behind him 1) Mr. Tukaram Laxman Gawad, 2) Mr. Bistir Laxman Gawad, 3) Mr. Chintaman Laxman Gawad, 4) Smt. Bhiwaribai Laxman Gawad, 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 and such other Revenue Records vide Mutation Entry No. 2597.

Smt. Bhiwaribai Laxman Gawad died intestate on 20/03/1976 leaving behind her 1) Mr. Tukaram Laxman Gawad, 2) Mr. Bistir Laxman Gawad, 3) Mr. Chintaman Laxman Gawad, being the legal heirs according to Hindu Succession Act by which she was governed at the time of her death. The names of the said legal heirs were recorded in 7/12 Extract and such other Revenue Records vide Mutation Entry No. 3019.

Mr. Bistir Laxman Gawad died intestate on 02/08/1979, leaving behind him 1) Smt. Manibai Bistir Gawad, 2) Mr. Manohar Bistir Gawad, being the only 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 and such other Revenue Records vide Mutation Entry No. 3020.

Mr. Tukaram Laxman Gawad died intestate on 31/03/1990, leaving behind him 1) Valibai Tukaram Gawad, 2) Mr. Madhukar Tukaram Gawad, 3) Mr. Vitthal Tukaram Gawad, 4) Mr. Ramchandra Alias Shyam Tukaram Gawad, 5) Mr. Dattaram Tukaram Gawad, 6) Mr. Govind Tukaram Gawad, 7) Sudha Gajanan Patil, 8) Vimal Devram Gharat, 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 and such other Revenue Records vide Mutation Entry No. 4286. The said Mutation Entry was certified by Circle Officer, Virar.

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After the death of Smt. Manibai Bistir Gawad on 04/02/2000, the name of Mr. Manohar Bistir Gawad was recorded as a only legal heir of the deceased vide Mutation Entry No. 4287, however Late Manibai Bistir Gawad had a married daughter namely Sukribai Pandurang Patil who was predeceased on 22/03/1999 and 1) Mr. Kishor Pandurang Patil, 2) Mr. Haresh Pandurang Patil, 3) Ranjana Santosh Kini, 4) Aarti Sudhir Raut are the legal heirs of Late Sukribai Pandurang Patil. The legal heirs of Late Sukribai Pandurang Patil had filed an RTS Appeal No. 14/2004, dated 10/12/2004 in the Court of Sub-Divisional Officer, Bhiwandi Division, Bhiwandi under Section 247 of Maharashtra Land Revenue Code 1966 and after investigation the Sub-Divisional Officer ordered to enter the names of 1) Mr. Kishor Pandurang Patil, 2) Mr. Haresh Pandurang Patil, 3) Ranjana Santosh Kini, 4) Aarti Sudhir Raut as the co-owners of the said land and as per Taluka Order dated 31/01/2005 and Mutation Entry No. 5196, the names of 1) Mr. Kishor Pandurang Patil, 2) Mr. Haresh Pandurang Patil, 3) Ranjana Santosh Kini, 4) Aarti Sudhir Raut entered as the legal heirs of Late Manibai Bistir Gawad.

By Conveyance Deed dated 16/08/2007 and registered in the office of Sub- Registrar at Vasai No. II (Virar) under Serial No. 10528/2007, dated 16/08/2007, 1) Valibai Tukaram Gawad, 2) Mr. Madhukar Tukaram Gawad, 3) Mr. Vitthal Tukaram Gawad, 4) Mr. Ramchandra Alias Shyam Tukaram Gawad, 5) Mr. Dattaram Tukaram Gawad, 6) Mr. Govind Tukaram Gawad, 7) Sudha Gajanan Patil, 8) Vimal Devram Gharat, 9) Mr. Manohar Bistir Gawad, 10) Mr. Chintaman Laxman Gawad, 11) Mr. Kishor Pandurang Patil, 12) Mr. Haresh Pandurang Patil, 13) Ranjana Santosh Kini, 14) Aarti Sudhir Raut sold and conveyed the land bearing Survey No. 142, Hissa No. 3, 13, to Mr. Pankaj Shantilal Parikh. The effect of the said Conveyance Deed was given in 7/12 Extract and such other Revenue Records vide Mutation Entry No. 5555. The said Mutation Entry was certified by Circle Officer, Virar.

**1) Survey No. 142, Hissa No.4, admeasuring H.R. 0-12-1.**

Mr. Govind Dharmaji Vartak was the owner of the said land.

By Conveyance Deed dated 14/08/1950, Mr. Govind Dharmaji Vartak through his C.A. Holder Mr. Hari Govind Vartak sold and conveyed the land admeasuring H.R.0-08-3, out of Survey No.142, Hissa No.4 to 1) Mr. Ambo Krishna Gawad, 2) Mr. Nathya Alias Nathu Krishna Gawad.

Mr. Govind Dharmaji Vartak died intestate on 14/07/1953 leaving behind him 1) Mahadev Govind Vartak, 2) Parshuram Govind Vartak, 3) Raghunandan Govind Vartak, 4) Harihar Govind Vartak, 5) Narsinh Govind Vartak, 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 and such other Revenue Records vide Mutation Entry No. 5379. The said Mutation Entry was certified by Circle Officer, Virar.

Mr. Narsinh Govindrao Vartak died intestate on 27/01/1978 leaving behind him 1) Tarabai Narsinh Vartak, 2) Vikas Narsinh Vartak, 3) Kalpakata Pramod Churi, 4) Neelima Vijay Gharat being the only legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

1) Kalpakata Pramod Churi, 2) Neelima Vijay Gharat have released their share in the ancestral land in favour of 1) Tarabai Narsinh Vartak, 2) Vikas Narsinh Vartak and accordingly by Mutation Entry No. 5394, the said names have been deleted from the 7/12 extract. The said mutation entry was certified by Circle Officer, Virar.

Mr. Nathu Krishna Gawad died intestate on 16/02/1992, leaving behind him 1) Mr. Rajaram Nathu Gawad, 2) Mr. Narayan Nathu Gawad, 3) Smt. Laxmibai Mahadeo Gawad, 4) Mr. Krishna Mahadeo Gawad, 5) Smt. Vasanti Mahadeo Gawad, 6) Mr. Hemant Mahadeo Gawad, 7) Mr. Shankar Nathu Gawad, 8) Smt. Damayanti Kamlakar Patil, 9) Smt. Meena Sudhakar Patil being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

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The names of the said legal heirs were recorded in 7/12 Extract and such other Revenue Records vide Mutation Entry No. 5043. The said Mutation Entry was certified by Circle Officer, Virar.

Mr. Ambo Krishna Gawad died intestate on 26/08/1992 leaving behind him 1) Smt. Anandi Ambo Gawad, 2) Mr. Ashok Ambo Gawad, 3) Smt. Nalini Harishchandra Kudu, 4) Smt. Anjali Gangaram Patil, 5) Smt. Gita Prabhakar Patil, 6) Smt. Seema Suresh Patil, 7) Smt. Uma Suresh Gharat 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 and such other Revenue Records vide Mutation Entry No. 5044. The said Mutation Entry was certified by Circle Officer, Virar.

By Conveyance Deed dated 19/12/2005 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No.7144/2005, dated 19/12/2005, 1) Smt. Anandi Ambo Gawad, 2) Mr. Ashok Ambo Gawad, 3) Smt. Nalini Harishchandra Kudu, 4) Smt. Anjali Gangaram Patil, 5) Smt. Gita Prabhakar Patil, 6) Smt. Seema Suresh Patil, 7) Smt. Uma Suresh Gharat, 8) Mr. Rajaram Nathu Gawad, 9) Mr. Narayan Nathu Gawad, 10) Smt. Laxmibai Mahadeo Gawad, 11) Mr. Krishna Mahadeo Gawad, 12) Smt. Vasanti Mahadeo Gawad, 13) Mr. Hemant Mahadeo Gawad, 14) Mr. Shankar Nathu Gawad, 15) Smt. Damayanti Kamlakar Patil, 16) Smt. Meena Sudhakar Patil (therein called "The Vendors") of the First Part and Mr. Kuverji Bacchubhi Shah (therein called "The Confirming Party") of the Second Part sold and conveyed the land bearing Survey No.142, Hissa No.4 (Part), admeasuring H.R. 0-08-3 to Mr. Pankaj Shantilal Parikh. The effect of the said Conveyance Deed was given in 7/12 Extract and such other Revenue Records vide Mutation Entry No. 5337. The said Mutation Entry was certified by Circle Officer, Virar.

By Conveyance Deed dated 13/11/2006 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No.09906/2006, dated 13/11/2006, 1) Mahadev Govind Vartak, 2) Parshuram Govind Vartak, 3) Raghunandan Govind Vartak, 4) Harihar Govind Vartak, 5) Tarabai Narsinha Vartak, 6) Vikas Narsinha Vartak sold and conveyed the land bearing Survey No.142, Hissa No.4 (Part), admeasuring H.R. 0-03-8, to Mr. Pankaj Shantilal Parikh. The effect of the said Conveyance Deed was given in 7/12 Extract and such other Revenue Records vide Mutation Entry No. 5453. The said Mutation Entry was certified by Circle Officer, Virar.

**m) Survey No.142, Hissa No.7, admeasuring H.R. 0-01-0.**

Smt. Kamlibai Barkya Patil was the owner of the said land.

Smt. Kamlibai Barkya Patil died intestate leaving behind her Smt. Walibai Mangalya Patil, being the legal heir according to the Hindu Succession Act, by which she was governed at the time of her death. The name of the said legal heir was recorded in 7/12 Extract and such other Revenue Records vide Mutation Entry No. 1369.

By Conveyance Deed dated 23/04/1971, Smt. Walibai Mangalya Patil sold and conveyed the land bearing Survey No.142, Hissa No.7 to Mr. Keshav Ramji Patil. The effect of the said Conveyance Deed was given in 7/12 Extract and such other Revenue Records vide Mutation Entry No. 2904. The said Mutation Entry was certified by Circle Inspector, Virar.

Mr. Keshav Ramji Patil died intestate on 18/9/1998 leaving behind him Mrs. Rekha Charles Lopes being the only legal heir according to the Hindu Succession Act by which he was governed at the time of his death.

By Conveyance Deed dated 01/03/2006 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No.1658/2006, dated 01/03/2006, Mrs. Rekha Charles Lopes sold and conveyed the land bearing **Survey No.142, Hissa No.7**, to Mr. Pankaj Shantilal Parikh.



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The effect of the said Conveyance Deed was given in 7/12 Extract and such other Revenue Records vide Mutation Entry No. 5349. The said Mutation Entry was certified by Circle Officer, Virar.

n) Survey No. 142, Hissa No.8, admeasuring H.R. 0-45-1.

Mr. Govind Dharmaji Vartak was the owner the said land.

By Conveyance Deed dated 14/08/1950, Mr. Govind Dharmaji Vartak through his C.A. Holder Mr. Hari Govind Vartak sold and conveyed land admeasuring H.R.0-32-8, out of Survey No.142, Hissa No.8 to Mr. Narayan Chandru Gawad.

By Conveyance Deed dated 14/08/1950, Mr. Govind Dharmaji Vartak through his C.A. Holder Mr. Hari Govind Vartak sold and conveyed land admeasuring H.R.0-12-3, out of Survey No.142, Hissa No.8 to Mr. Krishna Pandu Gawad.

Mr. Krishna Pandu Gawad died intestate leaving behind him Devkubai Krishna Patil, being the legal heir according to the 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 and such other Revenue Records vide Mutation Entry No. 2820.

Smt. Devkubai Krishna Patil died intestate on 27/04/1989 leaving behind her Mr. Dattatraya Krishna Patil, being the legal heir according to the Hindu Succession Act by which she was governed at the time of her death. The name of the said legal heir was recorded in 7/12 Extract and such other Revenue Records vide Mutation Entry No. 3964. The said Mutation Entry was certified by Circle Officer, Virar.

Mr. Narayan Chandru Gawad died intestate on 14/08/1995, leaving behind him 1) Mr. Govind Narayan Gawad, 2) Smt. Vimal Hareshwar Gawad, 3) Mr. Hemant Hareshwar Gawad, 4) Mr. Balkrishna Narayan Gawad 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 and such other Revenue Records vide Mutation Entry No. 4106. The said Mutation Entry was certified by Circle Officer, Virar.

Mr. Balkrishna Narayan Gawad died intestate on 17/8/2003, leaving behind him 1) Prashant Balkrishna Gawad, 2) Aarti Balkrishna Gawad, 3) Kirtesh Balkrishna Gawad 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 and such other Revenue Records vide Mutation Entry No. 5227. The said Mutation Entry was certified by Circle Officer, Virar.

By Conveyance Deed dated 27/04/2004, and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No.2363/2004, dated 27/04/2004, Mr. Dattatraya Krishna Patil (therein called "The Vendor") of the First Part and 1) Mr. Harishchandra Dattatraya Patil, 2) Mr. Shyam Dattatraya Patil, 3) Mr. Ramakant Dattatraya Patil, 4) Mr. Mahendra Dattatraya Patil, 5) Mr. Ujwala Janardan Bhoir (therein called "The First Confirming Party") of the Second Part and Mr. Himmatlal Dhanji Dand (Shah) (therein called "The Second Confirming Party") of the Third Part sold and conveyed the land admeasuring H.R.0-12-3, out of Survey No.142, Hissa No.8 to 1) Mr. Rambabu Prabhudayal Agarwal, 2) Mr. Bipin Laxminarayan Agarwal, 3) Mr. Hemant Laxminarayan Agarwal, 4) Mr. Pankaj Laxminarayan Agarwal. The effect of the said Conveyance Deed was given in 7/12 Extract and such other Revenue Records vide Mutation Entry No. 5102. The said Mutation Entry was certified by Circle Officer, Virar.

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By Conveyance Deed dated 30/06/2009 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No.4996/2009, dated 30/06/2009, 1) Mr. Rambabu Prabhudayal Agarwal, 2) Mr. Bipin Laxminarayan Agarwal, 3) Mr. Hemant Laxminarayan Agarwal, 4) Mr. Pankaj Laxminarayan Agarwal sold and conveyed the land bearing Survey No.142, Hissa No. 8, admeasuring H.R. 0-12-3 , to Mr. Pankaj Shantilal Parikh.

By Development Agreement dated 01/06/2008, entered into by and between 1) Mr. Govind Narayan Gawad, 2) Mr. Arun Govind Gawad, 3) Mr. Manohar Govind Gawad, 4) Mr. Mukesh Govind Gawad, 5) Mr. Prashant Balkrishna Gawad, 6) Aarti Balkrishna Gawad, 7) Mr. Kirtesh Balkrishna Gawad (therein called "The Owners") of the First Part and Parikh Investment and Development Pvt. Ltd. (therein called "The Developers") of the Second Part, the said Mr. Govind Narayan Gawad and others have granted the development right in respect of their 2/3<sup>rd</sup> share in the land bearing Survey No. 142, Hissa No. 8 alongwith other land to Parikh Investment and Development Pvt. Ltd., on the terms and conditions mentioned in the said Agreement. The said development agreement was registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 02233 - 2010, dated 09/02/2010 vide Confirmation Deed dated 09/02/2010.

By Development Agreement dated 08/06/2009, entered into by and between 1) Smt. Vimal Hareshwar Gawad 2) Mr. Hemant Hareshwar Gawad (therein called "The Owners") of the First Part and M/s. Amit Buildcom., (therein called "The Developers") of the Second Part, the said 1) Smt. Vimal Hareshwar Gawad, 2) Mr. Hemant Hareshwar Gawad have granted the development rights in respect of the undivided 1/3<sup>rd</sup> share in land bearing Survey No.141, Hissa No.12 alongwith other land to M/s. Amit Buildcom., on the terms and conditions mentioned in the said agreement.

By Development Agreement dated 31/12/2009 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 02156 - 2010, dated 08/02/2010, M/s. Amit Buildcom (therein called "The Owners") of the First Part and Parikh Investment and Development Pvt. Ltd. (therein called "The Developers") of the Second Part, the said M/s. Amit Buildcom have granted the development right in respect of 1/3<sup>rd</sup> share in the land bearing Survey No.141, Hissa No.12 to Parikh Investment and Development Pvt. Ltd., on the terms and conditions mentioned in the said agreement. The execution date 31<sup>st</sup> December 2009 was wrongly mentioned as 8<sup>th</sup> February 2009 in the said development agreement. The mistake has been rectified vide Rectification Deed dated 17/02/2010 which was registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 02578 - 2010, dated 17/02/2010.

**o) Survey No.142, Hissa No.11, admeasuring H.R. 0-01-5.**

Smt. Manibai Alo Alias Manibai Mangalya Patil was the owner of the said land.

Smt. Manibai Alo Alias Manibai Mangalya Patil died intestate on 23/4/1977, leaving behind her 1) Mr. Krishna Manglya Patil, 2) Mr. Bhiva Manglya Patil, 3) Bhimabai Damodar Patil, 4) Manaki Bhaskar Patil being the legal heirs according to the Hindu Succession Act by which she was governed at the time of her death. The names of the said legal heirs were recorded in 7/12 Extract and such other Revenue Records vide Mutation Entry No. 3042. The said Mutation Entry was certified by Circle Inspector, Virar.

By Conveyance Deed dated 21/12/1987, 1) Mr. Krishna Manglya Patil, 2) Mr. Bhiva Manglya Patil, 3) Bhimabai Damodar Patil, 4) Manaki Bhaskar Patil sold and conveyed the land bearing Survey No.142, Hissa No.11 to 1) Mr. Kanhaiyalal Nanalal Jain, 2) Mr. Shankarlal Nanalal Jain, 3) Mr. Kamalkumar Shankarlal Jain, 4) Mr. Shokinkumar Kanhaiyalal Jain, 5) Mr. Vasantkumar Kanhaiyalal Jain, 6) Mr. Nandkumar Kanhaiyalal Jain. The effect of the said Conveyance Deed was given in 7/12 Extract and such other Revenue Records vide Mutation Entry No. 3566. The said Mutation Entry was certified by Circle Inspector, Virar.

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Mr. Kanhaiyalal Nanalal Jain died intestate on 28/12/1997, leaving behind him 1) Mr. Vasantkumar Kanhaiyalal Jain, 2) Mr. Nandkumar Kanhaiyalal Jain, 3) Mr. Himmatlal Kanhaiyalal Jain, 4) Mr. Navinkumar Kanhaiyalal Jain 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 and such other Revenue Records vide Mutation Entry No. 4320. The said Mutation Entry was certified by Circle Officer, Virar.

By Conveyance Deed dated 02/09/2005 and registered in the office of Sub-Registrar Vasai No.II (Virar) at Serial No.5050/2005, dated 02/09/2005, 1) Mr. Shokinkumar Kanhaiyalal Jain, 2) Mr. Shankarlal Nanalal Jain, 3) Mr. Kamalkumar Shankarlal Jain, 4) Mr. Vasantkumar Kanhaiyalal Jain, 5) Mr. Nandkumar Kanhaiyalal Jain, 6) Mr. Himmatlal Kanhaiyalal Jain, 7) Mr. Navinkumar Kanhaiyalal Jain, No.1 forself and C.A. Holder for No.2 to 7, sold and conveyed the land bearing Survey No.142, Hissa No.11, admeasuring H.R. 0-01-5, to Mr. Pankaj Shantilal Parikh. The effect of the said Conveyance Deed was given in 7/12 Extract and such other Revenue Records vide Mutation Entry No. 5258. The said Mutation Entry was certified by Circle Officer, Virar.

p) Survey No.142, Hissa No.12, admeasuring H.R. 0-02-0.

Mr. Laxman Shinvar Gawad was the owner of the said land.

Mr. Laxman Shinvar Gawad died intestate leaving behind him 1) Mr. Bhau Laxman Gawad, 2) Mr. Harishchandra Laxman Gawad 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 and such other Revenue Records vide Mutation Entry No. 1917.

Mr. Harishchandra Laxman Gawad died intestate on 05/08/1990, leaving behind him 1) Smt. Yamuna Harishchandra Gawad, 2) Smt. Indira Laxman Gawad, 3) Mr. Jaywant Harishchandra Gawad, 4) Manjula Harishchandra Gawad, 5) Mrs. Shakuntala Datta Gokhale, 6) Mr. Kamalakar Harishchandra Gawad, 7) Mr. Bharat Harishchandra Gawad, 8) Sharda Harishchandra Gawad being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

Mr. Bhau Laxman Gawad died intestate on 27/07/1999, leaving behind him 1) Smt. Gangabai Bhau Gawad, 2) Nalini Narendra Gawad, 3) Mrs. Bebi Namdeo Patil, 4) Mr. Ashok Bhau Gawad, 5) Mr. Bholanath Bhau Gawad, 6) Mrs. Ranjana Baban Patil, 7) Mr. Vijay Narendra Gawad, 8) Mr. Ajay Narendra Gawad, 9) Mr. Prakash Narendra Gawad, 10) Kum. Asha Narendra Gawad, 11) Kum. Sanjay Narendra Gawad 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 and such other Revenue Records vide Mutation Entry No. 4183. The said Mutation Entry was certified by Circle Officer, Virar.

By Conveyance Deed dated 02/07/2004 and registered in the office of Sub-Registrar Vasai No.II (Virar) at Serial No.3712/2004, dated 02/07/2004, 1) Smt. Yamuna Harishchandra Gawad, 2) Smt. Indira Laxman Gawad, 3) Mr. Jaywant Harishchandra Gawad, 4) Manjula Harishchandra Gawad, 5) Mrs. Shakuntala Datta Gokhale, 6) Mr. Kamalakar Harishchandra Gawad, 7) Mr. Bharat Harishchandra Gawad, 8) Smt. Gangabai Bhau Gawad, 9) Sharda Harishchandra Gawad, 10) Nalini Narendra Gawad, 11) Mrs. Bebi Namdeo Patil, 12) Mr. Ashok Bhau Gawad, 13) Mr. Bholanath Bhau Gawad, 14) Mrs. Ranjana Baban Patil, 15) Mr. Vijay Narendra Gawad, 16) Mr. Ajay Narendra Gawad, 17) Mr. Prakash Narendra Gawad, 18) Kum. Asha Narendra Gawad, 19) Kum. Sanjay Narendra Gawad through their C.A. Holder Mr. Kuvarji Bachhubhai Shah sold and conveyed the land bearing Survey No. 142 H. No. 12, admeasuring H.R. 0-02-0, to Mr. Pankaj Shantilal Parikh. The effect of the said Conveyance Deed was given in 7/12 Extract and such other Revenue Records vide Mutation Entry No. 5166.

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q) Survey No.142, Hissa No.15, admeasuring H.R. 0-03-5, Survey No.142, Hissa No.18, admeasuring H.R.0-03-0, Survey No.142, Hissa No.20, admeasuring H.R.0-02-3, Survey No.142, Hissa No.23, admeasuring H.R. 0-01-5.

Smt. Manibai Alo Alias Manibai Mangalya Patil was the owner of the said land.

Smt. Manibai Alo Alias Manibai Mangalya Patil died intestate on 23/4/1977, leaving behind her 1) Mr. Krishna Manglya Patil, 2) Mr. Bhiva Manglya Patil, 3) Bhimabai Damodar Patil, 4) Manaki Bhaskar Patil being the legal heirs according to the Hindu Succession Act by which she was governed at the time of her death. The names of the said legal heirs were recorded in 7/12 Extract and such other Revenue Records vide Mutation Entry No. 3042. The said Mutation Entry was certified by Circle Inspector, Virar.

By Conveyance Deed dated 21/12/1987, 1) Mr. Krishna Manglya Patil, 2) Mr. Bhiva Manglya Patil, 3) Bhimabai Damodar Patil, 4) Manaki Bhaskar Patil sold and conveyed the land bearing Survey No.142, Hissa No.15, 18, 20, 23 to 1) Mr. Kanhaiyalal Nanalal Jain, 2) Mr. Shankarlal Nanalal Jain, 3) Mr. Kamalkumar Shankarlal Jain, 4) Mr. Shokinkumar Kanhaiyalal Jain, 5) Mr. Vasantkumar Kanhaiyalal Jain, 6) Mr. Nandkumar Kanhaiyalal Jain. The effect of the said Conveyance Deed was given in 7/12 Extract and such other Revenue Records vide Mutation Entry No. 3566. The said Mutation Entry was certified by Circle Officer, Virar.

Mr. Kanhaiyalal Nanalal Jain died intestate on 28/12/1997, leaving behind him 1) Mr. Vasantkumar Kanhaiyalal Jain, 2) Mr. Nandkumar Kanhaiyalal Jain, 3) Mr. Himmatlal Kanhaiyalal Jain, 4) Mr. Navinkumar Kanhaiyalal Jain 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 and such other Revenue Records vide Mutation Entry No. 4320. The said Mutation Entry was certified by Circle Officer, Virar.

By Conveyance Deed dated 07/07/2004 and registered in the office of Sub-Registrar Vasai No.II (Virar) at Serial No.3818/2004, dated 7/7/2004, 1) Mr. Shankarlal Nanalal Jain, 2) Mr. Kamalkumar Shankarlal Jain, 3) Mr. Shokinkumar Kanhaiyalal Jain, 4) Mr. Vasantkumar Kanhaiyalal Jain, 5) Mr. Nandkumar Kanhaiyalal Jain, 6) Mr. Himmatlal Kanhaiyalal Jain, 7) Mr. Navinkumar Kanhaiyalal Jain sold and conveyed the land bearing S.No. 142 H. No. 15, 18, 20, 23, admeasuring H.R. 0-10-3 to Mr. Pankaj Shantilal Parikh. The Effect of the said Conveyance Deed was given in 7/12 Extract and such other revenue records vide Mutation Entry No. 5163. The said Mutation Entry was certified by Circle Officer, Virar.

r) Survey No.142, Hissa No.19, admeasuring H.R.0-04-5, Survey No.142, Hissa No.22, admeasuring H.R. 0-05-1.

Mr. Laxman Shinvar Gawad was the owner of the said land.

Mr. Laxman Shinvar Gawad died intestate leaving behind him 1) Mr. Bhau Laxman Gawad, 2) Mr. Harishchandra Laxman Gawad 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 and such other Revenue Records vide Mutation Entry No. 1917.

By Conveyance Deed dated 09/01/1989, 1) Mr. Bhau Laxman Gawad, 2) Mr. Harishchandra Laxman Gawad, 3) Smt. Nalini Narendra Gawad, 4) Mr. Ajay Narendra Gawad, 5) Mr. Vijay Narendra Gawad, 6) Mr. Prakash Narendra Gawad, 7) Asha Narendra Gawad, 8) Mr. Sanjay Narendra Gawad, sold and conveyed the half share in land bearing Survey No.142, Hissa No.19, 22 to 1) Mr. Kanhaiyalal Nanalal Jain, 2) Mr. Shankarlal Nanalal Jain, 3) Mr. Kamalkumar Shankarlal Jain, 4) Mr. Vasantkumar Kanhaiyalal Jain, 5) Mr. Nandkumar Kanhaiyalal Jain, 6) Mr. Shokinkumar Kanhaiyalal Jain. The Effect of the said Conveyance Deed was given in 7/12 Extract and such other revenue records vide Mutation Entry No. 3686. The said Mutation Entry was certified by Circle Inspector, Virar.



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Mr. Harishchandra Laxman Gawad died intestate on 05/08/1990, leaving behind him 1) Smt. Yamuna Harishchandra Gawad, 2) Smt. Indira Laxman Gawad, 3) Mr. Jaywant Harishchandra Gawad, 4) Manjula Harishchandra Gawad, 5) Mrs. Shakuntala Datta Gokhale, 6) Mr. Kamalakar Harishchandra Gawad, 7) Mr. Bharat Harishchandra Gawad, 8) Sharda Harishchandra Gawad being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

Mr. Bhau Laxman Gawad died intestate on 27/7/1999, leaving behind him 1) Smt. Gangabai Bhau Gawad, 2) Nalini Narendra Gawad, 3) Mrs. Bebi Namdeo Patil, 4) Mr. Ashok Bhau Gawad, 5) Mr. Bholanath Bhau Gawad, 6) Mrs. Ranjana Baban Patil, 7) Mr. Vijay Narendra Gawad, 8) Mr. Ajay Narendra Gawad, 9) Mr. Prakash Narendra Gawad, 10) Kum. Asha Narendra Gawad, 11) Kum. Sanjay Narendra Gawad 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 and such other Revenue Records vide Mutation Entry No. 4183. The said Mutation Entry was certified by Circle Officer, Virar.

Mr. Kanhaiyalal Nanalal Jain died intestate on 28/12/1997, leaving behind him 1) Mr. Vasantkumar Kanhaiyalal Jain, 2) Mr. Nandkumar Kanhaiyalal Jain, 3) Mr. Himmatlal Kanhaiyalal Jain, 4) Mr. Navinkumar Kanhaiyalal Jain 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 and such other Revenue Records vide Mutation Entry No. 4320. The said Mutation Entry was certified by Circle Officer, Virar.

By Conveyance Deed dated 02/07/ 2004 and registered in the office of Sub-Registrar Vasai No.II (Virar) at Serial No.3712/2004, dated 02/07/2004, 1) Smt. Yamuna Harishchandra Gawad, 2) Smt. Indira Laxman Gawad, 3) Mr. Jaywant Harishchandra Gawad, 4) Manjula Harishchandra Gawad, 5) Mrs. Shakuntala Datta Gokhale,

6) Mr. Kamalakar Harishchandra Gawad, 7) Mr. Bharat Harishchandra Gawad, 8) Smt. Gangabai Bhau Gawad, 9) Sharda Harishchandra Gawad, 10) Nalini Narendra Gawad, 11) Mrs. Bebi Namdeo Patil, 12) Mr. Ashok Bhau Gawad, 13) Mr. Bholanath Bhau Gawad, 14) Mrs. Ranjana Baban Patil, 15) Mr. Vijay Narendra Gawad, 16) Mr. Ajay Narendra Gawad, 17) Mr. Prakash Narendra Gawad, 18) Kum. Asha Narendra Gawad, 19) Kum. Sanjay Narendra Gawad through their C.A. Holder Mr. Kuvarji Bachhubhai Shah sold and conveyed the **half share land admeasuring H.R. 0-04-8, in land bearing Survey No.142, Hissa No.19, 22** to Mr. Pankaj Shantilal Parikh. The Effect of the said Conveyance Deed was given in 7/12 Extract and such other revenue records vide Mutation Entry No. 5166. The said Mutation Entry was certified by Circle Inspector, Virar.

By Conveyance Deed dated 07/07/2004 and registered in the office of Sub-Registrar Vasai No.II (Virar) at Serial No.3818/2004, dated 07/07/2004, 1) Mr. Shankarlal Nanalal Jain, 2) Mr. Kamalkumar Shankarlal Jain, 3) Mr. Shokinkumar Kanhaiyalal Jain, 4) Mr. Vasantkumar Kanhaiyalal Jain, 5) Mr. Nandkumar Kanhaiyalal Jain, 6) Mr. Himmatlal Kanhaiyalal Jain, 7) Mr. Navinkumar Kanhaiyalal Jain sold and conveyed the **half share of land admeasuring H.R. 0-04-8 in land bearing Survey No.142, Hissa No.19, 22** to Mr. Pankaj Shantilal Parikh. The Effect of the said Conveyance Deed was given in 7/12 Extract and such other revenue records vide Mutation Entry No. 5163. The said Mutation Entry was certified by Circle Officer, Virar.

s) **Survey No.369, Hissa No. Part, admeasuring H.R.0-30-3, Survey No.369, Hissa No.Part, admeasuring H.R. 0-43-5.**

Mr. Mahadu alias Mahadev Laxman Mhatre was the owner of the said land.

Mr. Mahadev Laxman Mhatre died intestate on 13/01/1959, leaving behind him 1) Mr. Vitthal Mahadev Mhatre, 2) Smt. Manaki Mahadev Mhatre, 3) Alubai Mahadev Mhatre, being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death. The said reference is given on the basis of Mutation Entry Nos. 2024, 2054.

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Mr. Vitthal Mahadev Mhatre died intestate on 01/07/1964, leaving behind him 1) Mr. Sitaram Vitthal Mhatre, 2) Mr. Bhalchandra Vitthal Mhatre, 3) Mr. Chandrakant Vitthal Mhatre, 4) Mr. Dharmesh Vitthal Mhatre, 5) Mrs. Manjula Vitthal Gharat, 6) Jayabai Vitthal Mhatre, 7) Suman Vitthal Mhatre Alias Mrs. Suman Manohar Gharat 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 and such other Revenue Records vide Mutation Entry No. 2988. The said Mutation Entry was certified by Circle Inspector, Virar.

Mr. Bhalchandra Vitthal Mhatre died intestate on 20/01/1987, leaving behind him 1) Mr. Vishal Bhalchandra Mhatre, 2) Pramila Bhalchandra Mhatre, 3) Smt. Gulab Bhalchandra Mhatre 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 and such other Revenue Records vide Mutation Entry No. 3424. The said Mutation Entry was certified by Circle Inspector, Virar.

Smt. Manaki Mahadev Mhatre died intestate leaving behind her 1) Mr. Sitaram Vitthal Mhatre, 2) Mr. Chandrakant Vitthal Mhatre, 3) Mr. Dharmesh Vitthal Mhatre, 4) Manjula Vitthal Gharat, 5) Jayabai Vitthal Mhatre, 6) Suman Vitthal Mhatre, 7) Gulab Vitthal Mhatre, being the legal heirs according to the Hindu Succession Act by which she was governed at the time of her death. The names of the said legal heirs were recorded in 7/12 Extract and such other Revenue Records vide Mutation Entry No. 3512. The said Mutation Entry was certified by Circle Inspector, Virar.

Alubai Mahadev Mhatre died intestate leaving behind her 1) Mr. Sitaram Vitthal Mhatre, 2) Mr. Chandrakant Vitthal Mhatre, 3) Dharmesh Vitthal Mhatre, 4) Manjula Vitthal Gharat, 5) Jayabai Vitthal Mhatre, 6) Suman Vitthal Mhatre Alias Suman Manohar Gharat, 7) Gulab Vitthal Mhatre, being the legal heirs according to the Hindu Succession Act by which she was governed at the time of her death.

The names of the said legal heirs were recorded in 7/12 Extract and such other Revenue Records vide Mutation Entry No. 3513. The said Mutation Entry was certified by Circle Inspector, Virar.

Mr. Sitaram Vitthal Mhatre died intestate on 10/11/1993, leaving behind him 1) Smt. Laxmi Sitaram Mhatre, 2) Mr. Bharat Sitaram Mhatre, 3) Mrs. Hemlata Meghnath Patil, 4) Mrs. Rekha Vishnu Bhoir, 5) Mrs. Aruna Suresh Bhagat, 6) Mrs. Manisha Prakash Patil, 7) Sunita Sitaram Mhatre 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 and such other Revenue Records vide Mutation Entry No. 3965. The said Mutation Entry was certified by Circle Inspector, Virar.

Mr. Dharmesh Vitthal Mhatre died intestate on 29/02/2000, leaving behind him 1) Smt. Nirmala Dharmesh Mhatre, 2) Poonam Dharmesh Mhatre, 3) Sachin Dharmesh Mhatre 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 and such other Revenue Records vide Mutation Entry No. 4431. The said Mutation Entry was certified by Circle Officer, Virar.

By Conveyance Deed dated 03/07/2003 and registered in the office of Sub-Registrar Vasai No.II (Virar) at Serial No.3470/2003, dated 3/07/2003, 1) Mr. Chandrakant Vitthal Mhatre, 2) Manjula Vitthal Gharat, 3) Jayabai Vitthal Mhatre, 4) Suman Vitthal Mhatre Alias Mrs. Suman Manohar Gharat, 5) Mr. Vishal Bhalchandra Mhatre, 6) Smt. Gulab Bhalchandra Mhatre, 7) Pramila Bhalchandra Mhatre Alias Mrs. Pramila Chandrakant Bhoir, 8) Mr. Bharat Sitaram Mhatre, 9) Smt. Laxmi Sitaram Mhatre, 10) Mrs. Hemlata Meghnath Patil, 11) Mrs. Rekha Vishnu Bhoir, 12) Mrs. Aruna Suresh Bhagat, 13) Mrs. Manisha Prakash Patil, 14) Sunita Sitaram Mhatre, 15) Smt. Nirmala Dharmesh Mhatre, 16) Kum. Poonam Dharmesh Mhatre, 17) Kum. Sachin Dharmesh Mhatre, No.1 forself and C.A. Holder for No.2 to 7, No.8 forself and C.A. Holder for No.9 to 17 sold and conveyed the land bearing Survey No.369, Hissa No.Part, admeasuring H.R.0-30-3, Survey No.369, Hissa No.Part, admeasuring H.R. 0-43-5 aggregate equalent to 7380 Sq. Metres to Mr. Pankaj Shantilal Parikh.

# KALPANA S. MHATRE

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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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The effect of the Said Conveyance Deed was given in 7/12 Extract vide Mutation Entry No. 5024. The said Mutation Entry was certified by Circle Officer, Virar.

**t) Survey No.369, Hissa No.Part, admeasuring H.R.0-82-4.**

Mr. Alo Laxman Mhatre was the owner of the said land.

Mr. Alo Laxman Mhatre died intestate leaving behind him 1) Smt. Anandi Manik Mhatre, 2) Mr. Mohan Manik Mhatre, 3) Mrs. Vandana Ganpat Patil, 4) Mrs. Ratan Arun Gawad 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 and such other Revenue Records vide Mutation Entry No. 5012. The said Mutation Entry was certified by Circle Officer, Virar.

By Conveyance Deed dated 30/06/2004 and registered in the office of Sub-Registrar Vasai No.II (Virar) at Serial No. 3654/2004, dated 30/06/2004 1) Smt. Anandi Manik Mhatre, 2) Mr. Mohan Manik Mhatre, 3) Mrs. Vandana Ganpat Patil, 4) Mrs. Ratan Arun Gawad, 5) Mr. Waman Krushnaji Deshmukh, 6) Vasudha Dashrath Patil, 7) Mr. Prakash Krushnaji Deshmukh, 8) Damayanti Krushnaji Deshmukh, 9) Sadhana Krushnaji Deshmukh, 10) Tanuja Hareshwar Gharat, 11) Pratibha Manohar Bhoir, 12) Vimal Mahadev Raut sold and conveyed the land bearing **Survey No.369, Hissa No.Part, admeasuring H.R.0-82-4** to Mr. Pankaj Shantilal Parikh. The effect of the Said Conveyance Deed was given in 7/12 Extract vide Mutation Entry No. 5157. The said Mutation Entry was certified by Circle Officer, Virar.

**u) Survey No.369, Hissa No.Part, admeasuring H.R.0-58-8.**

Mr. Govind Barkya Mhatre was the owner of the said land.

Mr. Govind Barkya Mhatre died intestate leaving behind him 1) Smt. Ambubai Mukund Gawad, 2) Smt. Jivubai Bhau Patil being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

Smt. Jivubai Bhau Patil died intestate on 03/12/1989 leaving behind her Smt. Ambubai Mukund Gawad being the only legal heir according to the Hindu Succession Act by which she was governed at the time of her death.

By Conveyance Deed dated 13/12/2001, Smt. Ambubai Mukund Gawad (therein called "The Vendor") of the First Part and 1) Mr. Mahesh Chintaman Thakur, 2) Mr. Kishor Chintaman Thakur, 3) Mr. Hitendra Chintaman Thakur, 4) Mr. Shantilal Panachand Shah (therein called "The First Confirming Party") of the Second Part and 1) Gitaben Chimanlal Mehta, 2) Surekhaben Dhirajlal Mehta, 3) Mr. Ratnakar Vasudeo Kamat, 4) Mr. Santosh Upendra Bhatt, 5) Usha Jayant Kamat (therein called "The Second Confirming Party") of the Third Part sold and conveyed the land bearing Survey No.369, Hissa No.Part, admeasuring H.R.0-58-8 to 1) Mr. Jaswantraai Muljibhai Mehta, 2) Mr. Bhavesh Chimanlal Mehta, 3) Mr. Mohan Vasudev Kamant (therein called "The Purchasers") of the Fourth Part. The effect of the Said Conveyance Deed was given in 7/12 Extract vide Mutation Entry No. 4375. The said Mutation Entry was certified by Circle Officer, Virar.

**v) Survey No.369, Hissa No.Part, admeasuring H.R. 0-16-2.**

Mr. Bistur Pilya Mhatre was the owner of the said land.

Mr. Bistur Pilya Mhatre died intestate leaving behind him 1) Mr. Motiram Bistur Mhatre, 2) Smt. Parvati Vitthal Mhatre, 3) Smt. Shantibai Narayan Gawad, 4) Smt. Vithabai Pandurang Gawad, 5) Smt. Jankibai Narayan Patil being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

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Smt. Vithabai Pandurang Gawad died intestate on 15/01/2000, leaving behind her 1) Mr. Bhalchandra Pandurang Gawad, 2) Mr. Vishnu Pandurang Gawad, 3) Mr. Narsu Pandurang Gawad, 4) Mrs. Nilu Alias Nina Vasudeo Patil, 5) Mrs. Indumati Arun Patil being the legal heirs according to the Hindu Succession Act by which she was governed at the time of his death.

By Conveyance Deed dated 13/12/2001, 1) Mr. Motiram Bistur Mhatre, 2) Smt. Parvati Vitthal Mhatre, 3) Smt. Shantibai Narayan Gawad, 4) Mr. Bhalchandra Pandurang Gawad, 5) Mr. Vishnu Pandurang Gawad, 6) Mr. Narsu Pandurang Gawad, 7) Smt. Jankibai Narayan Patil (therein called "The Vendors") of the First Part and 1) Mr. Mahesh Chintaman Thakur, 2) Mr. Kishor Chintaman Thakur, 3) Mr. Hitendra Chintaman Thakur, 4) Mr. Shantilal Panachand Shah (therein called "The First Confirming Party") of the Second Part and 1) Gitaben Chimanlal Mehta, 2) Surekhaven Dhirajlal Mehta, 3) Mr. Ratnakar Vasudeo Kamat, 4) Mr. Santosh Upendra Bhatt, 5) Usha Jayant Kamat (therein called "The Second Confirming Party") of the Third Part sold and conveyed the land bearing Survey No.369, Hissa No.Part, admeasuring H.R.0-16-2 to 1) Mr. Jaswantraai Muljibhai Mehta, 2) Mr. Bhavesh Chimanlal Mehta, 3) Mr. Mohan Vasudev Kamat. The effect of the Said Conveyance Deed was given in 7/12 Extract vide Mutation Entry No. 4385. The said Mutation Entry was certified by Circle Officer, Virar.

1) Mrs. Nilu Alias Nina Vasudeo Patil, 2) Mrs. Indumati Arun Patil, being the Co-owners have confirmed the said Conveyance Deed Vide Confirmation Deed Dated 14/01/2002. The said reference is given on the basis of Mutation Entry No. 4358. The said Mutation Entry was certified by Circle Officer, Virar.

By Conveyance Deed dated 29/12/2006 and registered in the office of Sub-Registrar at Vasai-II (Virar) under serial No. 03474/2007 dated 20/03/2007 1) Mr. Jasawantraai Muljibhai Mehta 2) Mr. Bhavesh Chimanlal Mehta 3) Mr. Mohan Vasudev Kamat sold and conveyed the land bearing Survey No. 369 Hissa No. 1 admeasuring H.R. 0-19-32, to Mr. Pankaj Shantilal Parikh.

The land bearing Survey No.369, Hissa No.Part, admeasuring H.R.0-58-8, Survey No.369, Hissa No.Part, admeasuring H.R.0-16-2, Survey No.369, Hissa No.Part, admeasuring H.R.0-82-4, Survey No.369, Hissa No.Part, admeasuring H.R.0-30-3, Survey No.369, Hissa No.Part, admeasuring H.R. 0-43-5 total admeasuring H.R.2-31-2 was surveyed through TILR vide M.R.No.226/06 and as per Hissa Form No. 12 and modify Akarphod Patrak, the said land has been given New Hissa No. 1 & 2 and the land bearing Survey No. 369, Hissa No. 1, admeasuring H.R. 0-75-0 has been recorded in the names of 1) Mr. Jaswantraai Muljibhai Mehta, 2) Mr. Bhavesh Chimanlal Mehta, 3) Mr. Mohan Vasudev Kamat and the land bearing Survey No. 369, Hissa No. 2, admeasuring H.R. 1-56-2 has been recorded in the name of Mr. Pankaj Shantilal Parikh.

The land bearing Survey No. 369, Hissa No.1 has been converted into N.A. by the Office of Collector, Thane vide its Order bearing No. REV/D-1/T-9/NAP/SR-6/2007, dated 18/05/2007.

The land bearing Survey No. 369, Hissa No. 1, admeasuring H.R. 0-75-0 was surveyed through TILR vide M.R.No.229/07 and modify Tag No. 161/07 and as per Kami Jast Patrak No.17/2007, the said land has been given New Survey No. 369 B, Hissa Nos. 1, 2, 3, 4 respectively and accordingly by Mutation Entry No. 5573, the land bearing Survey No. 369 B, Hissa No. 1, admeasuring 3592 Square metres, Survey No. 369 B, Hissa No. 2, admeasuring 2035 Square metres has been recorded in the names of 1) Mr. Jaswantraai Muljibhai Mehta, 2) Mr. Bhavesh Chimanlal Mehta and land bearing Survey No. 369 B, Hissa No. 3, admeasuring 188 Square metres, Survey No. 369 B, Hissa No. 4, admeasuring 1705 Square metres has been recorded in the name of Mr. Pankaj Shantilal Parikh.

The land bearing Survey No. 141, Hissa No. 1 to 16 was surveyed through TILR vide M.R.No.146/06 & 147/06 and modify Tag No. 118/06 and as per Kami Jast Patrak, the said land has been given New Survey No. 141-A, Hissa Nos. 1 to 16, total admeasuring H.R. 1-31-0 and Survey No. 141-B, admeasuring H.R.0-28-95 respectively and the said changes has been recorded vide Mutation Entry No. 5396. The said Mutation Entry was certified by Circle Officer, Virar.



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The land bearing Survey No. 141-A, Hissa No.1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, Survey No. 142, Hissa No. 2/1, 2/2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 23, 24, Survey No. 369, Hissa No. 2 has been amalgamated and converted into N.A. by the Office of Collector, Thane vide its Order bearing No. REV/D-1/T-9/NAP/SR-63/2007, dated 09/10/2007.

The land bearing Survey-No. 141-A, Hissa No.1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, Survey No. 142, Hissa No. 2/1, 2/2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 23, 24, Survey No. 369, Hissa No. 2 has been surveyed through TILR vide M.R.No. 260/07, dated 01/10/2008 and modify Tag No. 202/08 and as per कमी जास्त पत्रक क्र. ३/२००८, the said land has given New Survey Number given as Survey No. 88-A, admeasuring **39545 Square metres**, out of which the land admeasuring **31083.40 Square metres** belonging to Mr. Pankaj Shantilal Parikh, land admeasuring **300 Square metres** belonging to 1) Mr. Sandip Vishnu Sankhe, 2) Mr. Bipin Navinchandra Khokhani, 3) Mr. Ajiv Yashwant Patil, 4) Mr. Kundan Jayantilal Bhatt, land admeasuring **4061.60 Square metres** belonging to 1) Mr. Govind Narayan Gawad, 2) Vimal Hareshwar Gawad, 3) Hemant Hareshwar Gawad, 4) Prashant Balkrishna Gawad, 5) Aarti Balkrishna Gawad, 6) Kirtesh Balkrishna Gawad, land admeasuring **1190 Square metres** belonging to 1) Mr. Ramchandra Bhau Deshmukh, 2) Mr. Narayan Bhau Deshmukh, 3) Mr. Parshuram Bhau Deshmukh, 4) Mr. Atmaram Bhau Deshmukh, land admeasuring **1230 Square metres** belonging to M/s. Parikh Investment & Development Pvt. Ltd. land admeasuring **1680 Square metres** belonging to Grampanchayat Bolinj.

By Conveyance Deed dated 04/03/2009 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 01545/2009, 1) Mr. Pankaj Shantilal Parikh, 2) M/s. Parikh Investment And Development Private Limited sold and conveyed the land admeasuring 292.58 Square metres, out of land admeasuring 31083.40 Square metres in Survey No. 88A to M/s. Raj Enterprises. The effect of the Said Conveyance Deed was given in 7/12 Extract vide Mutation Entry No. 5780. The said Mutation Entry was certified by Circle Officer, Virar.

The land bearing Survey No. 88A, Survey No. 369B, Hissa No. 3, 4 has been surveyed through TILR vide M.R.No. 526/09 and modify Tag No. 187/09 and as per आकारफोड पत्रक ११ १२ क्र.भुमापन/आ.फो.पत्रक/खारोडी २००९/१३४१, dated 03/10/2009 and the Pot Hissa were confirmed as Survey No. 88A+369B/3,4, Hissa No. 1, admeasuring 178.40 Square metres, Survey No. 88A+369B/3,4, Hissa No. 2, admeasuring 24165.42 Square metres, Survey No. 88A+369B/3,4, Hissa No. 3, admeasuring 15000 Square metres, Survey No. 88A+369B/3,4, Hissa No. 4, admeasuring 1501.60 Square metres, Survey No. 88A+369B/3, 4, Hissa No. 5, admeasuring 592.58 Square metres respectively and as per Mutation Entry No. 5853, i) Survey No. 88A+369B/3,4, Hissa No. 1, admeasuring 178.40 Square metres has been recorded in the name of Grampanchayat Bolinj, ii) Survey No. 88A+369B/3,4, Hissa No. 2, admeasuring 24165.42 Square metres has been recorded in the name of 1) Mr. Pankaj Shantilal Parikh, 2) Mr. Govind Narayan Gawad, 3) Vimal Hareshwar Gawad, 4) Hemant Hareshwar Gawad, 5) Prashant Balkrishna Gawad, 6) Aarti Balkrishna Gawad, 7) Kirtesh Balkrishna Gawad, 8) Mr. Ramchandra Bhau Deshmukh, 9) Mr. Narayan Bhau Deshmukh, 10) Mr. Parshuram Bhau Deshmukh, 11) Mr. Atmaram Bhau Deshmukh, 12) Parikh Investment and Development Pvt. Ltd., iii) Survey No. 88A+369B/3,4, Hissa No. 3, admeasuring 15000 Square metres has been recorded in the name of Mr. Pankaj Shantilal Parikh, iv) Survey No. 88A+369B/3,4, Hissa No. 4, admeasuring 1501.60 Square metres has been recorded in the name of Grampanchayat Bolinj, v) Survey No. 88A+369B/3,4, Hissa No. 5, admeasuring 592.58 Square metres has recorded in the names of 1) Mr. Sandip Vishnu Sankhe, 2) Mr. Bipin Navinchandra Khokhani, 3) Mr. Ajiv Yashwant Patil, 4) Mr. Kundan Jayantilal Bhatt. The said reference is given on the basis of Mutation Entry No. 5853. The said Mutation Entry was certified by Circle Officer, Virar.

I have investigated the title of the land belonging to Mr. Pankaj Shatilal Parekh & Others and the same is found clear, marketable and without any encumbrance.

  
ADVOCATE

MRS. KALPANA S. MHATRE

B.A., LL.B.

ADVOCATE HIGH COURT (BOMBAY)

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