



Date: 18/11/2014

TITLE CLEARANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT, I have perused the papers of Non-Agricultural land bearing (1) Survey No. 277, Hissa No. 3, Area admeasuring 0-40-5 H.R., P.K. 0-06-1 H.R., Assessment Rs. 2-09 ps., (2) Survey No. 278, Hissa No. 1, Area admeasuring 0-45-3 H.R., Assessment Rs. 3-47 ps., (3) Survey No. 278, Hissa No.3, Area admeasuring 0-47-3 H.R., P.K. 0-30-3 H.R., Assessment Rs. 2-50 ps., situated at Village - **GOKHIVARE**, Taluka - **VASAI**, District - Palghar, within the area of Sub-Registrar VASAI, Taluka Vasai, District Palghar belonging to **M/S. SAI RYDAM REALTORS PVT. LTD.** through its Director **MR. DEVENDRA RAJANIKANT LADHANI** & Non-Agricultural land bearing (1) Survey No. 63, Hissa No. 2/1, Area admeasuring 1-48-5 H.R., P.K. 0-15-9 H.R., Assessment Rs. 25-94 ps., (2) Survey No. 64, Hissa No. 2, Area admeasuring 0-40-5 H.R., Assessment Rs. 2-25 ps., situated at Village - **GOKHIVARE**, Taluka - **VASAI**, District - Palghar, within the area of Sub-Registrar VASAI, Taluka Vasai, District Palghar belonging to **M/S. RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PVT. LTD.** through its Director **MR. DEVENDRA RAJANIKANT LADHANI**.

The title of the said land is clear, marketable and free from all encumbrances and doubts.

I HERE BY CERTIFY THAT, I have perused the said Documents/ Mutation of the above said property, situated at Village **GOKHIVARE**, Taluka Vasai, District Palghar, and Sub- Registrar at Vasai and in my opinion the above said property is clear and marketable.

Mutation Entry No.1702, 2853, 1470, 1781 & 1368 are not available.

Note :- This Search Report is subjected to 7/12 extract, mutilated receipts, torned pages and registered & available documents.





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SEARCH REPORT

THIS IS TO CERTIFY THAT, I have perused the papers of Non-Agricultural land bearing (1) Survey No. 277, Hissa No. 3, Area admeasuring 0-40-5 H.R., P.K. 0-06-1 H.R., Assessment Rs. 2-09 ps., (2) Survey No. 278, Hissa No. 1, Area admeasuring 0-45-3 H.R., Assessment Rs. 3-47 ps., (3) Survey No. 278, Hissa No.3, Area admeasuring 0-47-3 H.R., P.K. 0-30-3 H.R., Assessment Rs. 2-50 ps., situated at Village - **GOKHIVARE**, Taluka - **VASAI**, District - Palghar, within the area of Sub-Registrar VASAI, Taluka Vasai, District Palghar belonging to **M/S. SAI RYDAM REALTORS PVT. LTD.** through its Director **MR. DEVENDRA RAJANIKANT LADHANI** & Non-Agricultural land bearing (1) Survey No. 63, Hissa No. 2/1, Area admeasuring 1-48-5 H.R., P.K. 0-15-9 H.R., Assessment Rs. 25-94 ps., (2) Survey No. 64, Hissa No. 2, Area admeasuring 0-40-5 H.R., Assessment Rs. 2-25 ps., situated at Village - **GOKHIVARE**, Taluka - **VASAI**, District - Palghar, within the area of Sub-Registrar VASAI, Taluka Vasai, District Palghar belonging to **M/S. RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PVT. LTD.** through its Director **MR. DEVENDRA RAJANIKANT LADHANI**.

I have taken search from 1952 to 2014. The details of mutation entry year wise are given below.

1952 - Torn	1968 - Torn	1984 - Entry	2000 - Nil
1953 - Torn	1969 - Torn	1985 - Torn	2001 - Nil
1954 - Torn	1970 - Entry	1986 - Torn	2002 - Nil
1955 - Torn	1971 - Torn	1987 - Torn	2003 - Nil
1956 - Entry	1972 - Torn	1988 - Torn	2004 - Nil
1957 - Torn	1973 - Entry	1989 - Torn	2005 - Nil



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1958 - Torn	1974 - Torn	1990 - Torn	2006 - Entry
1959 - Entry	1975 - Torn	1991 - Nil	2007 - Entry
1960 - Torn	1976 - Torn	1992 - Nil	2008 - Entry
1961 - Torn	1977 - Torn	1993 - Nil	2009 - Entry
1962 - Torn	1978 - Torn	1994 - Nil	2010 - Entry
1963 - Torn	1979 - Torn	1995 - Nil	2011 - Entry
1964 - Torn	1980 - Torn	1996 - Nil	2012 - Entry
1965 - Torn	1981 - Torn	1997 - Nil	2013 - Entry
1966 - Torn	1982 - Torn	1998 - Nil	2014 - Entry
1967 - Entry	1983 - Torn	1999 - Nil	

1956 : As per Mutation Entry No.684, dated 04/01/1956, by a Conveyance Deed, dated 07/03/1955, Mr. Arjun hari Patil has purchased the said land from 1] Mr. Punamchand Atmaram] 2] Mr. Bipin Atmaram, 3] Kusumlata Atmaram Shah. The said Mutation Entry has been passed in respect of S. No. 277, H. No. 3.

1959: As per Mutation Entry No. 871, dated 06/08/1959, Lt. Kusumlata Atmaram Shah died on 04/04/1959, leaving behind her legal heirs 1] Mr. Punamchand Atmaram and 2] Mr. Bipin Atmaram Shah. Their names were inserted in the records of rights. The said Mutation Entry has been passed in respect of S. No. 277, H. No. 3, S. No. 278, H. No. 1.

1959 : As per Mutation Entry No. 872, dated 06/08/1959, as per the oral Partition and statement given by Mr. Punamchand Atmaram Shah the land bearing S. No. 277/3 recorded in the name of Mr. Bipin Atmaram Shah.



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The said Mutation Entry has been passed in respect of S. No. 277, H. No. 3, S. No. 278, H. No. 1.

- 1967 : As per Mutation Entry No.1209, Dated 24/05/1967, the aforesaid land was in the name of Mr. Anton Mingel Lop. As per his Statement the said land Transfer in the name of his Son Duming Anton Lop. His name is entered into 7/12 extract records and the changes are made accordingly. The said Mutation Entry has been passed in respect of S. No. 63, H. No. 2/1, S. No. 64, H. No. 2.
- 1970 : As per Mutation Entry No. 1306, dated 26/03/1970, as per order of Hon'ble Agricultural land Judiciary bearing order no. 1510, Shri Daji Bistur Rao had purchased the said land from Shri Bipinchandra Atmaram Shah. The said Mutation Entry has been passed in respect of S. No. 277, H. No. 3.
- 1973 : As per Mutation Entry No. 1408, dated 08/04/1973, Daji Bisturrao died before 1 year intested leaving behind his legal heirs 1] Hari Daji, 2] Moreshwar Daji, 3] Chintu Daji, 4] Khandu Daji, 5] Shashi Daji, 6] 2] Anandibai Daji. No. 1 to 5 minor through their guardian Anandibai Daji. Their names were inserted in the records of rights. The said Mutation Entry has been passed in respect of S. No. 277, H. No. 3, S. No. 278, H. No. 1.
- 1984 : As per Mutation Entry No.1783, dated 06/03/1984, by a Conveyance Deed, dated 19/08/1983, Mr. Jagannath Shivaramrao Anchalkar has purchased the said land from 1] Moreshwar Dajirao, 2] Anandibai Dajirao, 3] Hari Dajirao, 4]



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Chintu Dajirao, 5] Khandu Dajirao, 6] Shashi Dajirao. No. 6 minor through his guardian Anandibai Dajirao. The entry is made as per Sale Permission issued by Sub-Divisional Officer Bhiwandi bearing order no. BD/TNC/BSN/SR/152/82, dated 18/07/1983. The said Mutation Entry has been pass in respect of S. No. 277, H. No. 3.

2006 : As per Mutation Entry No.3093, dated 12/10/2006, by a registered Conveyance Deed, dated 21/08/2006, Mr. Rakeshkumar Kuldeepsingh Vadhavan has purchased the said land from Mr. Jagannath Shivaram Anchalkar. The entry is made as per the application and copy of conveyance deed, which is registered in the office of Sub-registrar Vasai - II, bearing Sr.No.7396/06, dated 21/08/2006. The said Mutation Entry has been passed in respect of S. No. 277, H. No. 3, S. No. 278, H. No. 1.

2007: As per Mutation Entry No.3197, Dated 08/05/2007, Dumibai Michael Lopes died on dated 02/12/2006 living behind her 1] Victor Michael Lopes, 2] Richard Michael Lopes, their names were inserted in the records of rights. The said Mutation Entry has been passed in respect of S. No. 278, H. No. 3.

2008: As per Mutation Entry No.3399, Dated 21/04/2008, by a Registered Conveyance Deed, dated 03/03/2008, Mr. Rakeshkumar Kuldeepsingh Vadhavan through its Power of Attorney Mr. Ashok Gib has purchased the said land from 1] Victor Michael Lopes, 2] Richard Michael Lopes through their Power of Attorney Holder Mr. Rakeshkumar Kuldeepsingh Vadhavan through its Power of Attorney Mr. Ashok Gib. The



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said Mutation Entry has been passed in respect of S. No. 278, H. No. 3.

- 2009 : As per Mutation Entry No.3580, Dated 13/05/2009, Entry of Lis Pendens : Shri. Ulhas Maryan Ghonsalves, R/o. Gohivare has filed R.C.S. No. 403/2000 in the Court of Hon'ble Civil Judge Vasai. The proceeding of the said Suit yet pending, therefore Lis Pendens has been registered on 05/08/2008 in respect of the said land bearing Sr. No. 794. The said Mutation Entry has been passed in respect of S. No. 63, H. No. 2/1, S. No. 64, H. No. 2.
- 2010 : As per Mutation Entry No.3678, Dated 06/02/2010, Duming Anton Lop died on dated 11/05/2009 living behind his legal heirs 1] Walter (Velin) Lopes 2]Remond Duming (Domnic) Lopes, 3] Nelson Duming (Domnic) Lopes, 4] Richard Duming (Domnic) Lopes, 5] Rajan Duming (Domnic) Lopes, 6] Aplonia Martin Lopes, being the legal heirs according to the Registered Will Dated 22/08/2007. No. 1] Mr. Walter (Velin) Lopes died on dated 14/01/2008 living behind his legal heirs a) Shobhana Walter (Velin) Lopes, b) Roland Walter (Velin) Lopes, c) Anna Duming (Domnic) Lopes. The said Mutation Entry has been passed in respect of S. No. 63, H. No. 2/1, S. No. 64, H. No. 2.
- 2011 : As per Mutation Entry No. 3901 dated 05/11/2011 recorded as the said land was subject to litigation pending before Civil Judge (J.D.) Vasai in R.C.S. No. 403/2000; as no further mutation should be recorded therefore Shri. Ulhas Maryan Ghonsalves has registered Lis Pendense before the Office of



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Registrar of Assurance Vasai - 2 bearing document no. 7942/07 and accordingly as per the said registered Lis Pendense Mutation Entry No. 3580 came to be recorded and in 7/12 Extract on the column of other rights the said entry of Lis Pendense was recorded. That Shri. Rymond Dornnic Lopis and other 6 as per the provision of Maharashtra Land Revenue Code Section 247 has challenged the said Mutation entry and filed Revision Application before Sub-Divisional Office Bhiwandi and the said Applicatin was disposed by an Order dated 08/08/2011 which ordered that as per the Maharashtra Land Renevue Code 1966 section 149, 150 does not state about the entries of Lis Pendense in the other rights column of the 7/12 extract. Therefore if any dispute arises with respect to any rights then the person so affected shall obtain a suitable order of Status quo for Civil Court. Therefore Mutation Entry No. 3580 is hereby revoked. And thus as per the order, Mutation Entry 3580 was revoked and the entry in the other rights column of R.C.S. No. 403/2000 is deleted. Thus the same is recorded as per the Order of Sub-Divisional Officer Bhiwandi in RTS/Appeal No. 194/2011 dated 08/08/2011. The said Mutation Entry has been passed in respect of S. No. 63, H. No. 2/1, S. No. 64, H. No. 2.

2012 : By a registered Conveyance Deed dated 14/02/2012, **M/S. SAI RYDAM REALTORS PVT. LTD.** through it's director **MR. DEVENDRA RAJANIKANT LADHANI** have purchased the said land from the land owner **MR. RAKESHKUMAR KULDEEPSINGH VADHAVAN**, which



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is registered in the Office of Sub-Registrar Vasai-I at Sr. No. **1747/2012, dated 14/02/2012**. The said Mutation Entry has been passed in respect of S. No. 277, H. No. 3, S. No. 278, H. No. 3, S. No. 278, H. No. 1.

2012 : By a Deed of Conveyance dated 29/02/2012 and registered in the office of Sub-Registrar Vasai No. III, at Serial No.02506/2012, dated 29/02/2012, entered into between **M/S. RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PVT. LTD.** through its Director **MR. DEVENDRA RAJANIKANT LADHANI** (therein called "The PURCHASERS") and **MR. RAYMOND DUMING alias DOMINIC LOPES and OTHERS** (therein called "The VENDORS"), the Vendors have sold, convey and transfer to the purchaser their share of land out of the aforesaid land bearing Survey No. 63, Hissa No. 2/1 & Survey No. 64, Hissa No. 2 and other survey numbers. The said Mutation Entry has been passed in respect of S. No. 63, H. No. 2/1, S. No. 64, H. No. 2.

2013 : As per Mutation Entry No. 4070, dated 07/02/2013, as per the Order of The Hon'ble Competent Authority and Deputy Collector (Land Acquisition) the land bearing S.No. 62/4 & 5 and others land were acquired for Western Railway Dedicate Freight Corridor therefore the entry is recorded in the others column of 7/12 extract. The entry is made as per the Order of The Hon'ble Competent Authority and Deputy Collector (Land Acquisition) bearing No. भूसाधन/वाणि/166 दि. 02/05/2011. The said Mutation Entry has been passed in respect of S. No. 278, H.



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No. 3, S. No. 278, H. No. 1, S. No. 63, H. No. 2/1, S. No. 64, H. No. 2.

2013 : As per Mutation Entry No. 4086, dated 23/05/2013, as per the land acquisition proposal no. 353/2008. Order dated 23/05/2013 the mentioned survey numbers plots of lands have been acquired for Western Dedicate Freight Corridor. Accordingly The Hon'ble Competent Authority and Deputy Collector (Land Acquisition) Surya Project Dahanu's order No. Land Acquisition/BN/166, dated 03/05/2011 (मुह्यादन/बनि/ 166, दि. 03/05/2011), the note has been taken in Mutation Entry No. 4070 and in the affected survey numbers 7/12 extract's other columns rights "for Western Dedicate Freight Corridor acquired" note has been made. The said affected plots of lands, in respect of Land Acquisition, the combined survey made and as per the proposal of Hon'ble Sub-Inspector Vasai, the survey numbers and hissa numbers lands mentioned in annexure-A as affected lands hence only 'in that plots of land's 7/12 extract's other rights column "for Western Dedicate Freight Corridor Acquired" note has been kept and from the other survey numbers and hissa numbers plots of lands other rights column's deletion of acquisition note, as per Order Letter dated 20/05/2013 of The Hon'ble Competent Authority and Deputy Collector (Land Acquisition) Surya Project Dahanu the below mentioned plots of lands other rights column's acquisition note has been kept. As per Hon'ble Sub-District Collector (Land Acquisition) Surya Project Dahanu's D.No./Land Acquisition/BN/502/12-13, dt. 20/05/2013 the entry has been made. The said Mutation Entry has been passed in



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respect of S. No. 278, H. No. 3, S. No. 278, H. No. 1, S. No. 63,
H. No. 2/1, S. No. 64, H. No. 2.

2014 : By a registered Development Agreement dated 29/10/2014,
1] M/S. SAI RYDAM REALTORS PVT. LTD., a company,
through its Director MR. DEVENDRA RAJANIKANT
LADHANI, & 2] M/S. RASHMI AMEYA DEVELOPERS
HOUSING & ESTATE REALTORS PVT. LTD. through its
Director MR. DEVENDRA RAJANIKANT LADHANI have
transfer development rights in favour of M/S. AGARWAL
REALTORS, through its Partners 1] MR. RAMBABU P.
AGARWAL & 2] MR. RIKY L. AGARWAL in respect of FSI
area admeasuring 2,17,321 Sq. Ft. Built-up area
(including balcony & staircase but excluding sit-out,
flower bed, cupboard, patio and other areas) in Wing 'A,
B, C, D & E' of Building No. 7 in Sector No. I consisting of
Stilt + 14 upper Floors to be constructed on Vacant NA land
admeasuring 6050 sq.mtrs out of land bearing S.No. 63
H.No.2/1, S.No. 64 H.No. 2, S.No. 277 H.No. 3, S.No. 278
H.No. 1 & S.No. 278 H.No. 3 situated at Village -
GOKHIVARE, Taluka - **VASAI**, District - Palghar, which is
registered in the office of Sub-Registrar Vasai - II, at Serial No.
6240/2014, registered on **29/10/2014**.

2014 : By a registered Power of Attorney dated 29/10/2014,
1] M/S. SAI RYDAM REALTORS PVT. LTD., through its



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Director MR. DEVENDRA RAJANIKANT LADHANI, & 2] M/S. RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PVT. LTD. through its Director MR. DEVENDRA RAJANIKANT LADHANI have executed a Power of Attorney in favour of M/S. AGARWAL REALTORS, through its Partners 1] MR. RAMBABU P. AGARWAL & 2] MR. RIKY L. AGARWAL in respect of FSI area admeasuring 2,17,321 Sq. Ft. Built-up area (including balcony & staircase but excluding sit-out, flower bed, cupboard, patio and other areas) in Wing 'A, B, C, D & E' of Building No. 7 in Sector No. I consisting of Stilt + 14 upper Floors to be constructed on Vacant NA land admeasuring 6050 sq.mtrs out of land bearing S.No. 63 H.No.2/1, S.No. 64 H.No. 2, S.No. 277 H.No. 3, S.No. 278 H.No. 1 & S.No. 278 H.No. 3 situated at Village - **GOKHIVARE**, Taluka - **VASAI**, District - Palghar, which is registered in the office of Sub -Registrar Vasai - II, at Serial No. 6241/2014, registered on 29/10/2014.

I HEREBY CERTIFY THAT, I have perused the said Documents/Mutation of the above said property, situated at Village - **GOKHIVARE**, Taluka - **VASAI**, District - Palghar, and Sub- Registrar at Vasai and in my opinion the above said property is clear and marketable.

Mutation Entry No.1702, 2853, 1470, 1781 & 1368 are not available.

Note :- This Search Report is subjected to 7/12 extract, mutilated records, torned pages and registered & available documents.