

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

Date : 05/06/2019

TITLE CLEARANCE REPORT

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

A) Survey No. 60 (old Survey No. 219), Hissa No. 1, admeasuring H.R. 0-18-7, assessed at Rs.1.62 Paise, Survey No. 60(old Survey No. 219), Hissa No. 3, admeasuring H.R.0-46-6, assessed at Rs.4.37 Paise, Survey No. 60(old Survey No. 219), Hissa No. 6, admeasuring H.R. 0-19-3, assessed at Rs.1.75 Paise, lying being and situate at Village MORE, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No. II (Virar).

Mr. Hari Govind Vartak and others were the owners and Demubai Alias Themubai Pandurang Gharat was the tenant in respect of the said land. The said Reference is given on the basis of Mutation Entry No. 1067.

Demubai Alias Themubai Pandurang Gharat had purchased the said land under the Provisions of Bombay Tenancy and Agricultural lands Act through the Additional Tahasildar Vasai under Tenancy Certificate No. ALT/10, dated 03/12/1959. The said Reference is given on the basis of Mutation Entry No. 1154.

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Demubai Alias Themubai Pandurang Gharat died intestate leaving behind her Ganpat Alias Pandurang Khandu Gharat, 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 vide Mutation Entry No. 1793. The said Mutation Entry was certified by Appar Tahasildar, Vasai.

Mr. Ganpat Alias Pandurang Khandu Gharat died intestate leaving behind him 1) Govind Krishna Gharat, 2) Damodar Krishna Gharat, 3) Padman Krishna 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 vide Mutation Entry No. 115. The said Mutation Entry was certified by Circle Inspector, Virar.

Mr. Govind Krishna Gharat died intestate on 20/02/1990 leaving behind him 1) Budhibai Govind Gharat, 2) Mr. Jayesh Govind Gharat, 3) Mr. Atmaram Govind Gharat, 4) Mr. Manohar Govind Gharat, 5) Mr. Hareshwar Govind Gharat, 6) Mr. Sanjay Govind Gharat, 7) Manda Dayanand Patil, being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death.

The said land was applicable under Section 43 of the Bombay Tenancy and Agricultural Lands Act and Mr. Damodar Krishna Gharat and others obtained the Sale Permission from the Office of Collector, Thane vide its Order bearing No. REV.D.IV.T.II.TNC.SP.SR-595/1990, dated 18/10/1991.

By Conveyance Deed dated 2nd April 1992 and registered in the office of Sub-Registrar at Vasai under Serial No. 2077, dated 10/04/1992, 1) Budhibai Govind Gharat for self and mother and natural guardian for Jayesh Govind Gharat, 2) Atmaram Govind Gharat, 3) Manohar Govind Gharat, 4) Hareshwar Govind Gharat, 5) Sanjay Govind Gharat, 6) Manda Dayanand Patil, 7) Padman Krishna Gharat for self and father and natural guardian for i) Sangita Padman Patil, ii) Parshuram Padman Patil, iii) Nayana Padman Patil, 8) Anusaya Padman Gharat,

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9) Jagdish Padman Gharat, 10) Damodar Krishna Gharat for self and father and natural guardian for i) Savita Damodar Gharat, ii) Manta Damodar Gharat, iii) Rajesh Damodar Gharat, 11) Kusum Damodar Gharat, 12) Vanita Ramesh Mhatre, 13) Subharda Naresh Patil sold and conveyed the said land bearing Survey No. 60 (old Survey No. 219), Hissa No. 1, 3, 6, to 1) Mr. Shankarlal Nanalal Jain, 2) Mr. Kamalkumar Shankarlal Jain, 3) Mr. Shokinkumar Shankarlal Jain. The effect of the said Conveyance Deed was given in 7/12 Extract and such other revenue records vide Mutation Entry No. 369. The said Mutation Entry was certified by Circle Inspector, Virar.

Mr. Shankarlal Nanalal Jain died intestate on 01/07/2018 leaving behind him 1) Smt. Dhapubai Shankarlal Jain, 2) Mr. Kamalkumar Shankarlal Jain, 3) Mr. Shokinkumar Shankarlal Jain, being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death. The name of the said legal heirs were recorded in 7/12 Extract vide Mutation Entry No. 1439, dated 03/12/2018.

B) Survey No. 61 (old Survey No. 218), admeasuring H.R. 1-15-1, assessed at Rs. 10.69 Paise, lying being and situate at Village MORE, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No. II (Virar).

Mr. Anrut Waman Mestry was the owner of the said land and Mr. Hasha Mahadu Bhoir Alias Patil was the tenant in respect of land admeasuring 1 Acre 16.III. Gunthas and Mr. Padman Dharma Patil was the tenant in respect of land admeasuring 1 Acre 17 Gunthas. The names of the aforesaid tenants were recorded in 7/12 Extract vide Taluka Order No. T.N.C-SR-385, dated 21/05/1958. The said reference is given on the basis of Mutation Entry No. 1112.

Mr. Hasha Mahadu Patil had purchased his share of land under the Provisions of Bombay Tenancy and Agricultural lands Act through the Additional Tahasildar Vasai under Tenancy Certificate No. 175, dated 04/09/1969. The said reference is given on the basis of Mutation Entry No. 1695.

Mr. Padman Dharma Patil had purchased his share of land under the Provisions of Bombay Tenancy and Agricultural lands Act through the Additional Tahasildar Vasai under Tenancy Certificate No. 45, dated 31/01/1981. The said reference is given on the basis of Mutation Entry No. 2140. 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. Hasha Mahadu Patil and others obtained the Sale Permission from the Office of Collector, Thane bearing Order No. REV/D-4/TNC/2SP/596/90, dated 22/06/1990. The said Reference is given on the basis of Mutation Entry No. 304. The said Mutation Entry was certified by Circle Inspector, Virar.

By Conveyance Deed dated 31st May 1991, 1) Mr. Hasha Mahadu Patil, 2) Anusaya Krishna Patil, 3) Shakuntala Madhukar Kondkar, 4) Vasudev Hasha Patil, 5) Kamlakar Hasha Patil, 6) Lata Hasha Patil, 7) Shantaram Mahadu Patil, 8) Kamal Shantaram Patil, 8) Ashok Shantaram Patil, 9) Vijay Shantaram Patil, 10) Savitri Shantaram Patil (therein called "The Vendors") of the First Part and 1) Mr. Shantaram Damodar Patil, 2) Mr. Shashank Vitthal Joshi (therein called "The Confirming Party") of the Second Part, sold and conveyed the land bearing Survey No. 61 (Part), admeasuring 1 Acre 16.III. Gunthas to 1) Mr. Shankarlal Nanalal Jain, 2) Mr. Kamalkumar Shankarlal Jain, 3) Mr. Shokinkumar Shankarlal Jain (therein called "The Purchasers") of the Third Part. The effect of the said Conveyance Deed was given in 7/12 Extract and such other revenue records vide Mutation Entry No. 304. The said Mutation Entry was certified by Circle Inspector, Virar.

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The said land was applicable under Section 43 of the Bombay Tenancy and Agricultural Lands Act and Mr. Padman Dharma Patil and others obtained the Sale Permission from the Office of Collector, Thane bearing Order No. RBD/IV-I-II/SP/SR-596/90, dated 08/08/1991. The said Reference is given on the basis of Mutation Entry No. 383. The said Mutation Entry was certified by Circle Inspector, Virar.

By Conveyance Deed dated 29th May 1992, 1) Padman Dharma Patil, 2) Bhalchandra Padman Patil, 3) Mangesh Bhalchandra Patil, 4) Ramesh Bhalchandra Patil, 5) Hitesh Bhalchandra Patil, 6) Pramila Bhalchandra Patil, 7) Jiten Vasant Patil, 8) Sushma Vasant Patil sold and conveyed the land bearing Survey No. 61 (Part), admeasuring 1 Acre 17 Gunthas to 1) Mr. Shankarlal Nanalal Jain, 2) Mr. Kamalkumar Shankarlal Jain, 3) Mr. Shokinkumar Shankarlal Jain. The effect of the said Conveyance Deed was given in 7/12 Extract and such other revenue records vide Mutation Entry No. 383. The said Mutation Entry was certified by Circle Inspector, Virar.

Mr. Shankarlal Nanalal Jain died intestate on 01/07/2018 leaving behind him 1) Smt. Dhapubai Shankarlal Jain, 2) Mr. Kamalkumar Shankarlal Jain, 3) Mr. Shokinkumar Shankarlal Jain, being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death. The name of the said legal heirs were recorded in 7/12 Extract vide Mutation Entry No. 1439, dated 03/12/2018.

By Development Agreement dated 16th April 2019 and registered in the office of Sub-Registrar Vasai No. II Virar, under Serial No. 5079/2019, dated 16/04/2019, M/s. 1) Smt. Dhapubai Shankarlal Jain, 2) Mr. Kamalkumar Shankarlal Jain, 3) Mr. Shokinkumar Shankarlal Jain (therein called "The Owners") of the First Part and M/s. Om Vastu Developers (therein called "The Developers") of the Second Part, 1) Smt. Dhapubai Shankarlal Jain,

2) Mr. Kamalkumar Shankarlal Jain, 3) Mr. Shokinkumar Shankarlal Jain have granted the Development Right in respect of FSI of **Building No. 1**, admeasuring 2618.84 Square metres (Built up area) or thereabouts (including balcony, Staircase, Lift area, lobby & opla area) out of total FSI of the layout to be consumed on **land admeasuring _____ Square metres** or thereabout, out of Survey No. 60 (old Survey No. 219), Hissa No. 1, 3, 6, Survey No. 61 (old Survey No. 218), lying being and situate at Village MORE, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No.II (Virar), to M/s. OM VASTU DEVELOPERS, on the terms and conditions mentioned in the said Development Agreement.

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


ADVOCATE

MRS. KALPANA S. MHATRE
B.A., LL.B.
ADVOCATE HIGH COURT (BOMBAY)
OFFICE - 203, All India
Near Railway Phatak, Vasai Road
VIRAR (W), Tal. Vasai, Dist. Thane

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Mobile No. 9970699728

Date : 05/06/2019

SEARCH REPORT

THIS IS TO CERTIFY THAT I have taken search in the office of Sub-Registrar at Vasai No. II (Virar), of land bearing :-

A) Survey No. 60 (old Survey No. 219), Hissa No. 1, admeasuring H.R. 0-18-7, assessed at Rs.1.62 Paise, Survey No. 60(old Survey No. 219), Hissa No. 3, admeasuring H.R.0-46-6, assessed at Rs.4.37 Paise, Survey No. 60 (old Survey No. 219), Hissa No. 6, admeasuring H.R. 0-19-3, assessed at Rs.1.75 Paise, lying being and situate at Village MORE, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No.II (Virar).

B) Survey No. 61 (old Survey No. 218), admeasuring H.R. 1-15-1, assessed at Rs. 10.69 Paise, lying being and situate at Village MORE, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No. II (Virar).

I have taken search from 1988 to 2019 upto date. The details year wise is given below :-

YEAR	YEAR	YEAR			
1988	NIL	1989	NIL	1990	NIL

1991 By Conveyance Deed dated **31st May 1991**, 1) Mr. Hasha Mahadu Patil, 2) Anusaya Krishna Patil, 3) Shakuntala Madhukar Kondkar, 4) Vasudev Hasha Patil, 5) Kamalakar Hasha Patil, 6) Lata Hasha Patil, 7) Shantaram Mahadu Patil, 8) Kamal Shantaram Patil, 8) Ashok Shantaram Patil, 9) Vijay Shantaram Patil, 10) Savitri Shantaram Patil (therein called "The Vendors") of the First Part and 1) Mr. Shantaram Damodar Patil, 2) Mr. Shashank Vitthal Joshi (therein called "The Confirming Party") of the Second Part, sold and conveyed the land bearing Survey No. 61 (Part), admeasuring 1 Acre 16.III. Gunthas to 1) Mr. Shankarlal Nanalal Jain, 2) Mr. Kamalkumar Shankarlal Jain, 3) Mr. Shokinkumar Shankarlal Jain (therein called "The Purchasers") of the Third Part. The effect of the said Conveyance Deed was given in 7/12 Extract and such other revenue records vide Mutation Entry No. 304. The said Mutation Entry was certified by Circle Inspector, Virar.

1992 By Conveyance Deed dated **2nd April 1992** and registered in the office of Sub-Registrar at Vasai under Serial No. 2077, dated 10/04/1992, 1) Budhibai Govind Gharat for self and mother and natural guardian for Jayesh Govind Gharat, 2) Atmaram Govind Gharat, 3) Manohar Govind Gharat, 4) Hareshwar Govind Gharat, 5) Sanjay Govind Gharat, 6) Manda Dayanand Patil, 7) Padman Krishna Gharat for self and father and natural guardian for i) Sangita Padman Patil, ii) Parshuram Padman Patil, iii) Nayana Padman Patil, 8) Anusaya Padman Gharat, 9) Jagdish Padman Gharat, 10) Damodar Krishna Gharat for self and father and natural guardian for i) Savita Damodar Gharat, ii) Manta Damodar Gharat, iii) Rajesh Damodar Gharat, 11) Kusum Damodar Gharat, 12) Vanita Ramesh Mhatre, 13) Subharda Naresh Patil sold and conveyed the said land bearing Survey No. 60 (old Survey No. 219), Hissa No. 1, 3, 6, to 1) Mr. Shankarlal Nanalal Jain, 2) Mr. Kamalkumar Shankarlal Jain, 3) Mr. Shokinkumar Shankarlal Jain. The effect of the said Conveyance Deed was given in 7/12 Extract and such other revenue records vide Mutation Entry No. 369. The said Mutation Entry was certified by Circle Inspector, Virar.

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1993	NIL	1994	NIL	1995	NIL
1996	NIL	1997	NIL	1998	NIL
1999	NIL	2000	NIL	2001	NIL
2002	NIL	2003	NIL	2004	NIL
2005	NIL	2006	NIL	2007	NIL
2008	NIL	2009	NIL	2010	NIL
2011	NIL	2012	NIL	2013	NIL
2014	NIL	2015	NIL	2016	NIL
2017	NIL	2018	NIL		

2019 By Development Agreement dated 16th April 2019 and registered in the office of Sub-Registrar Vasai No. II Virar, under Serial No. 5079/2019, dated 16/04/2019, M/s. 1) Smt. Dhapubai Shankarlal Jain, 2) Mr. Kamalkumar Shankarlal Jain, 3) Mr. Shokinkumar Shankarlal Jain (therein called "The Owners") of the First Part and M/s. Om Vastu Developers (therein called "The Developers") of the Second Part, 1) Smt. Dhapubai Shankarlal Jain, 2) Mr. Kamalkumar Shankarlal Jain, 3) Mr. Shokinkumar Shankarlal Jain have granted the Development Right in respect of FSI of **Building No. 1**, admeasuring 2618.84 Square metres (Built up area) or thereabouts

(including balcony, Staircase, Lift area, lobby & otha area)
out of total FSI of the layout to be consumed on land
admeasuring _____ Square metres or thereabout, out
of Survey No. 60 (old Survey No. 219), Hissa No. 1, 2, 6,
Survey No. 61 (old Survey No. 218), lying being and situate
at Village MORE, Taluka Vasai, District Palghar, within
the area of Sub-Registrar Vasai No.II (Virar), to M/s. OM
VASTU DEVELOPERS, on the terms and conditions
mentioned in the said Development Agreement.

* NIL, subject to mutilated record and torn pages.



ADVOCATE

MRS. KALPANA S. MHATRE

B.A.-LL-B

ADVOCATE HIGH COURT (BOM)

GR No. 203, AN Plaza,

near Railway Station, VASTI ROAD,

VIHAR (W), Tal. Vasai, Dist. Thane