

N. B. DESHMUKH & CO.

ADVOCATES AND LEGAL ADVISORS

ADVOCATES

MR. N. B. DESHMUKH

B.A. (Hons) LL.B.

MRS. SHAILAJA DESHMUKH

B.Com. LL.B.

MISS. NIKITA A. DESHMUKH

B.Com. LL.M.

Off : A/101, Aarti Apartment

Near Telephone Exchange,

Annasaheb Vartak Road,

Virar (West), Tal - Vasai,

Dist - Palghar, Pin - 401 303.

Off. Phone : 2502662

Mobile No. 9860462855 / 9096982599

Email ID - desh mukhpb57@gmail.com

Date : 9th May 2018

TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT I have investigated the title of N.A. land bearing Survey No.316-B, admeasuring 78228 Square metres, lying being and situate at Village Bolinj, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6.

1. By virtue of Certificate of Purchase under Section 32-M of the Bombay Tenancy and Agricultural Lands Act, 1948 (hereinafter referred to as "The said Act") dated 23/06/1974 issued by the Agricultural Lands Tribunal and Additional Tahsildar, Vasai and registered with the Sub-Registrar, Vasai, under Serial No. 275/1974 of Additional Volume No. 58 of Book No. 1 at page 165 thereof on 9th August 1974, Shri Nana Narayan Tandel (hereinafter called "The said Tandel") was declared the deemed purchaser of the agricultural land bearing Survey No. 316-B, admeasuring 1 Acres and 3 Gunthas equivalent to 4350.38 square metres or thereabouts, subject to the provisions of Section 43 of the said Act.

2. By an agreement for sale dated 13th January 1982 the said Tandel agreed to sell the said land bearing Survey No. 316-B, admeasuring 1 Acre and 3 Gunthas equivalent to 4350.38 Sq.mts. owned by him to Shri Kanhaiyalal Nanalal Jain and Shri Shankarlal Nanalal Jain, for the consideration and upon the terms and conditions therein mentioned.

3. By virtue of the Certificate of purchase under Section 32-M, of the said Act dated 10th November 1981 issued by the Agricultural Lands Tribunal and Additional Tahsildar, Vasai and registered with the Sub-Registrar, Vasai under Serial No. 275/1981 of Additional Volume No. 74 of Book No. 1 at page No. 23 thereof on 10th November 1981, Shri Harishchandra Laxman Gawad and Shri Bhau Laxman Gawad (hereinafter called "The said Gawads") were declared the deemed purchasers of the Agricultural land bearing Survey No. 316-B, admeasuring 12 Acres and 32 Gunthas equivalent to 51816.64 Sq.mts. of thereabouts, subject to the provisions of Section 43 of the said Act.

4. By an agreement for sale dated 23rd August 1981, the said Gawads agreed to sell the said land bearing Survey No. 316-B, admeasuring 12 Acres and 32 gunthas equivalent to 51816.64 Sq.mts. or thereabouts owned by him to the said Kanhaiyalal Nanalal Jain and Shankarlal Nanalal Jain for the consideration and upon the terms and conditions therein mentioned.

5. By a Sale Deed dated 4th June 1970 registered with the Sub-Registrar Vasai under Serial No.782/1970 of Book No. 1 on the same day, one Shri Keshav Ramji Patil, who had purchased the agricultural land bearing Survey No. 316-B, admeasuring 3 Acres and 23 Gunthas under the sale deed dated 7th September 1964 from Shri Babu Baloo Paerkar and two others sold and conveyed the said land to Shri Madhukar Jayaram Chaudhary (hereinafter called "The said Chaudhary") for the consideration therein mentioned.



N. B. DESHMUKH & CO.

ADVOCATES AND LEGAL ADVISORS

ADVOCATES

MR. N. B. DESHMUKH

B.A. (Hons) LL.B.

MRS. SHAILAJA DESHMUKH

B.Com. LL.B.

MISS. NIKITA A. DESHMUKH

B.Com. LL.M.

Off : A/101, Aarti Apartment

Near Telephone Exchange,

Annasaheb Vartak Road,

Virar (West), Tal - Vasai,

Dist - Palghar, Pin - 401 303.

Off. Phone : 2502662

Mobile No. 9860462855 / 9096982599

Email ID - desh mukhpb57@gmail.com

-3-

13. By the Order dated 10th May 1983, the Additional Collector of Thane, permitted the said Tandel, Gawads and Chaudhary to sell the said properties and to use the said properties for non-agricultural use/purpose upon the conditions therein mentioned.

14. By the Conveyance dated 27th November 1987 lodged for registration with the Sub-Registrar, Vasai under Serial No. 3547 of 1987 on 1st December 1987 and made between the said Tandel as the first Vendor thereto of the first part, the said Gawad as the Second Vendors thereto of the Second part, the said Chaudhary as the Third Vendor thereto of the third part the said Jains viz., Kanhaiyalal Nanalal Jain and Shankarlal Nanalal Jain as the First confirming parties thereto of the Fourth part, the said Anand Nagar & Co., as the Second Confirming Parties thereto of the fifth part and the said partnership firm of M/s. Neptune Builders as the Purchasers thereto of the Sixth Part, the said Tandel, Gawads and Chaudhary sold, conveyed, assigned and assured and the said Jains and Anand Nagar & Co. confirmed, assigned and assured upto and to the said M/s. Neptune Builders (Virar) all their right, title and interest in the said properties, for the consideration therein mentioned.

15. By Virtue of the aforesaid conveyance dated 27th November 1987, the said partnership firm of M/s. Neptune Builders (Virar) became well and sufficiently entitled to the said properties.

16. By the Deed of Dissolution dated 1st October 1988, the said Partnership firm of M/s. Neptune Builders (Virar) was dissolved upon the terms and conditions therein contained and the said S.A.S. Trust was permitted to carry on and continue the partnership business and use the firm name of M/s. Neptune Builders (Virar) as the sole proprietor thereof. Under the said Deed of Dissolution, the said properties have been allotted, granted and assigned to the said S.A.S. Trust as its share in the assets of the said dissolved partnership firm.

17. By two declarations dated 17th October 1988 and 22nd May 1989, the other partners of the said dissolved partnership firm of M/s. Neptune Builders (Virar) have confirmed that the said properties have been allotted to the said S.A.S. Trust under the said Deed of Dissolution dated 1st October 1988 and that the said S.A.S. Trust is well and sufficiently entitled to the said properties.

18. We have also perused the copy of the Indenture of Trust dated 15th January 1987 made between Shri Suresh Lalchand Bania, Shri Narpatraj Besarmal Mehta and Shri Manghat Shivashankaran (therein described as "The Trustees") whereunder the Trustees are empowered to sell, convey and transfer the properties acquired by the Trust.



N. B. DESHMUKH & CO.

ADVOCATES AND LEGAL ADVISORS

ADVOCATES

MR. N. B. DESHMUKH

B.A. (Hons) LL.B.

MRS. SHAILAJA DESHMUKH

B.Com. LL.B.

MISS. NIKITA A. DESHMUKH

B.Com. LL.M.

Off : A/101, Aarti Apartment

Near Telephone Exchange,

Annasaheb Vartak Road,

Virar (West), Tal - Vasai,

Dist - Palghar, Pin - 401 303.

Off. Phone : 2502662

Mobile No. 9860462855 / 9096982599

Email ID - desh mukhpb57@gmail.com

-5-

grant the development right in respect of the F.S.I. admeasuring 58,000 Square feet (Built up area) consisting of Wings No. F to M, of Phase No. II and III Out of Survey No. 316-B to 1) Mr. Deepak Harishchandra Thakur, 2) Mr. Raj Harishchandra Thakur, 3) Mrs. Hema Deepak Thakur, 4) Ms. Priyanka Jayendra Thakur, 5) Mr. Rohan Jayendra Thakur, on the terms and conditions mentioned in the said agreement.

27. By an Road Agreement dated 24/10/2003, M/s. Unitech Limited, handedover the Road area admeasuring 2157 Square metres, out of Survey No.316-B in favour of Grampanchayat Bolinj.

28. By an Conveyance Deed dated 14th November 2003 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 5765/2003, dated 14/11/2003, M/s. Unitech Limited conveyed and transferred the land admeasuring 445.97 Square metres, out of Survey No. 316-B in favour of Kosi West End Co-operative Housing Society Ltd.

29. By an Conveyance Deed dated 17th December 2003, M/s. Unitech Limited sold and conveyed the land admeasuring 703.15 Square metres together with building constructed thereon together with use the right of way over the roads and other common facilities provided in the said complex, out of Survey No.316-B to Pindar Co-Operative Housing Society Ltd.

30. By an Conveyance Deed dated 5th January 2004 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 49/04, dated 05/01/2004, M/s. Unitech Limited sold and conveyed the land admeasuring 755.31 Square metres together with building constructed thereon together with use the right of way over the roads and other common facilities provided in the said complex, out of Survey No.316-B to Lohit Co-Operative Housing Society Ltd.

31. By an Development agreement dated 25th January 2004, entered into between M/s. Unitech Limited (therein called "The Vendors") of the First Part and M/s. Ameya Builders and Property Developers (therein called "The Developers") of the Second Part and M/s Laad and Jain Associates (therein called "The Confirming Party") of the Third Part, the said M/s. Ameya Builders and Property Developers have agreed to develop the residual F.S.I. Out of Survey No. 316-B, on the terms and conditions mentioned in the said agreement.

32. By an Conveyance Deed dated 23rd February 2004 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 1064/2004, M/s. Unitech Limited conveyed and transferred the land admeasuring 654.18 Square metres, out of Survey No. 316-B in favour of Son West End Co-operative Housing Society Ltd.



N. B. DESHMUKH & CO.

ADVOCATES AND LEGAL ADVISORS

ADVOCATES

MR. N. B. DESHMUKH

B.A. (Hons) LL.B.

MRS. SHAILAJA DESHMUKH

B.Com. LL.B.

MISS. NIKITA A. DESHMUKH

B.Com. LL.M.

Off : A/101, Aarti Apartment

Near Telephone Exchange,

Annasaheb Vartak Road,

Virar (West), Tal - Vasai,

Dist - Palghar, Pin - 401 303.

Off. Phone : 2502662

Mobile No. 9860462855 / 9096982599

Email ID - desh mukhpb57@gmail.com

-7-

40. By an Conveyance Deed dated 7th November 2006 and registered in the office of Sub-Registrar at Vasai No.II (Virar) under Serial No.9690/2006, dated 07/11/2006, M/s.Unitech Limited (therein called "The Vendors") of the First Part and M/s. Ameya Builders and Property Developers (therein called "The Confirming Party") of the Second Part sold and conveyed the land admeasuring 270 Square metres together with R.C.C. Bungalow No. 16, admeasuring 1000 Square feet i.e. 92.936 Square metres (Built up area) constructed thereon together with use the right of way over the roads and other common facilities provided in the said complex, out of Survey No.316-B to 1) Mr. Harish Prabhakar Shetty 2) Mrs. Bhagyashree Harish Shetty (therein called "The Purchasers") of the Third Part.

41. By an Conveyance Deed dated 7th December 2006 and registered in the office of Sub-Registrar at Vasai No.II (Virar) under Serial No.10967/2006, dated 07/12/2006, M/s.Unitech Limited (therein called "The Vendors") of the First Part sold and conveyed the land admeasuring 1651.33 Square metres together with Building No. 25, 26, 27, 28, admeasuring 1651.33 Square metres (Built up area) constructed thereon together with use the right of way over the roads and other common facilities provided in the said complex, out of Survey No.316-B to Mandakini Co-Operative Housing Society Ltd., (therein called "The Purchasers") of the Second Part.

42. The said land admeasuring 70620 Square metres was surveyed through TILR vide M.R.No.328/89/143, dated 28/02/2007 and modified Tag No. 4/95 and as per Kami Jast Patrak No.4/95, the area of the said land has increased by 7608 Square metres and by the Taluka Order No. RTS/KV, dated 28/02/2007 and Mutation Entry No. 5685, the land bearing Survey No. 316 B, admeasuring 78228 Square metres has been recorded in the 7/12 extract and such other revenue record.

43. By an Conveyance Deed dated 19th July 2007 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No.9277/2007, M/s. Unitech Limited (therein called "The Vendors") of the First Part and M/s. Ameya Builders and Property Developers (therein called "The Confirming Party") of the Second Part sold and conveyed the land admeasuring 100 Square metres together with R.C.C. Row House No. L2, admeasuring 1250 Square feet i.e. 116.17 Square metres (Built up area) constructed thereon together with use the right of way over the roads and other common facilities provided in the said complex, out of Survey No.316-B to 1) Mr. Anthony Philip Diogo Mendes, 2) Mrs. Jenny Anthony Philip Mendes (therein called "The Purchasers") of the Third Part.

44. By an Conveyance Deed dated 10th March 2008 and registered in the office of Sub-Registrar at Vasai No.II (Virar) under Serial No.03092/2008, M/s. Unitech Limited (therein called "The Vendors") of the First Part and M/s. Ameya Builders and Property Developers (therein called "The Confirming Party") of the Second Part sold and conveyed the land admeasuring 100 Square metres together with R.C.C. Row House No. 10, admeasuring 1200 Square feet i.e. 111.482 Square metres (Built



N. B. DESHMUKH & CO.
ADVOCATES AND LEGAL ADVISORS

ADVOCATES

MR. N. B. DESHMUKH

B.A. (Hons) LL.B.

MRS. SHAILAJA DESHMUKH

B.Com. LL.B.

MISS. NIKITA A. DESHMUKH

B.Com. LL.M.

Off : A/101, Aarti Apartment

Near Telephone Exchange,

Annasaheb Vartak Road,

Virar (West), Tal - Vasai,

Dist - Palghar, Pin - 401 303.

Off. Phone : 2502662

Mobile No. 9860462855 / 9096982599

Email ID - desh mukhpb57@gmail.com

-9-

51. By an Conveyance Deed dated 26th November 2009 and registered in the office of Sub-Registrar at Vasai No.II (Virar) under Serial No.11082/2009, M/s. Unitech Limited (therein called "The Vendors") of the First Part and M/s. Ameya Builders and Property Developers (therein called "The Confirming Party") of the Second Part sold and conveyed the land admeasuring 100 Square metres together with R.C.C. Row House No.14, admeasuring 1200 Square feet i.e. 111.52 Square metres (Built up area) constructed thereon together with use the right of way over the roads and other common facilities provided in the said complex, out of Survey No.316-B to 1) Mr. Paul Newton Martis, 2) Miss. Lizy Sebastian Alias Mrs. Lizy Martis, (therein called "The Purchasers") of the Third Part.

52. The amended plan approval has been obtained by the CIDCO dated 20/01/1998, 03/20/2000, 22/12/2000, 25/05/2001, 11/02/2004, 25/05/2004, 25/10/2004, 04/04/2005, 30/12/2005, 09/05/2006, 13/11/2006, 07/08/2006, 28/01/2008, 08/06/2008, 16/04/2009, 14/09/2009 and 03/06/2010 respectively.

53. By an Conveyance Deed dated 22nd February 2010 and registered in the office of Sub-Registrar at Vasai No.II (Virar) under Serial No.02797/2010, M/s. Unitech Limited (therein called "The Vendors") of the First Part and M/s. Ameya Builders and Property Developers (therein called "The Confirming Party") of the Second Part sold and conveyed the land admeasuring 100 Square metres together with R.C.C. Row House No. 11, admeasuring 1200 Square feet i.e. 111.52 Square metres (Built up area) constructed thereon together with use the right of way over the roads and other common facilities provided in the said complex, out of Survey No. 316-B to 1) Mr. Balcharan Dass, 2) Mrs. Jaya Balcharan Dass (therein called "The Purchasers") of the Third Part.

54. By an Conveyance Deed dated 25th February 2011 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No.04626/2011, dated 07/04/2011, M/s. Unitech Limited (therein called "The Vendors") of the First Part and M/s. Ameya Builders and Property Developers (therein called "The Confirming Party") of the Second Part sold and conveyed the land admeasuring 100 Square metres together with R.C.C. Row House No. 12, admeasuring 1200 Square feet i.e. 111.52 Square metres (Built up area) constructed thereon together with use the right of way over the roads and other common facilities provided in the said complex, out of Survey No.316-B to 1) Mr. Prakash Kisan Gayakwad, 2) Mrs. Pratibha Prakash Gayakwad (therein called "The Purchasers") of the Third Part.

55. By an Conveyance Deed dated 25th February 2011 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No.04627/2011, dated 07/04/2011, M/s. Unitech Limited (therein called "The Vendors") of the First Part and M/s. Ameya Builders and Property Developers (therein called "The Confirming Party") of the Second Part sold and conveyed the land admeasuring 100 Square metres together with R.C.C. Row House No. 9, admeasuring 1200 Square feet i.e.

~~~~~

# N. B. DESHMUKH & CO.

ADVOCATES AND LEGAL ADVISORS

## ADVOCATES

**MR. N. B. DESHMUKH**

B.A. (Hons) LL.B.

**MRS. SHAILAJA DESHMUKH**

B.Com. LL.B.

**MISS. NIKITA A. DESHMUKH**

B.Com. LL.M.

**Off :** A/101, Aarti Apartment

Near Telephone Exchange,

Annasaheb Vartak Road,

Virar (West), Tal - Vasai,

Dist - Palghar, Pin - 401 303.

Off. Phone : 2502662

Mobile No. 9860462855 / 9096982599

Email ID - desh mukhpb57@gmail.com

Date : 9<sup>th</sup> May 2018

## SEARCH REPORT

THIS IS TO CERTIFY THAT I have taken search in the office of Sub-Registrar at Vasai No. 1 to 6 of N.A. land bearing Survey No.316-B, admeasuring 78228 Square metres, lying being and situate at Village Bolinj, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6.

I have taken search from 1952 to 2018 upto date. The details year wise is given below :-

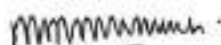
| YEAR |     | YEAR |     | YEAR |     |
|------|-----|------|-----|------|-----|
| 1952 | NIL | 1953 | NIL | 1954 | NIL |
| 1955 | NIL | 1956 | NIL | 1957 | NIL |
| 1958 | NIL | 1959 | NIL | 1960 | NIL |
| 1961 | NIL | 1962 | NIL | 1963 | NIL |

1964 By a sale deed dated 7<sup>th</sup> September 1964, Shri Babu Baloo Paerkar and two others had sold and conveyed the said land to Shri Keshav Ramji Patil, for the consideration therein mentioned.

|      |     |      |     |      |     |
|------|-----|------|-----|------|-----|
| 1965 | NIL | 1966 | NIL | 1967 | NIL |
| 1968 | NIL | 1969 | NIL |      |     |

1970 By a Sale Deed dated 4<sup>th</sup> June 1970 registered with the Sub-Registrar Vasai under Serial No.782/1970 of Book No. 1 on the same day, one Shri Keshav Ramji Patil had sold and conveyed the said land to Shri Madhukar Jayaram Chaudhary (hereinafter called "The said Chaudhary") for the consideration therein mentioned.

|      |     |      |     |      |     |
|------|-----|------|-----|------|-----|
| 1971 | NIL | 1972 | NIL | 1973 | NIL |
| 1974 | NIL | 1975 | NIL | 1976 | NIL |
| 1977 | NIL | 1978 | NIL | 1979 | NIL |
| 1980 | NIL | 1981 | NIL | 1982 | NIL |
| 1983 | NIL | 1984 | NIL | 1985 | NIL |
| 1986 | NIL |      |     |      |     |



# **N. B. DESHMUKH & CO.**

## **ADVOCATES AND LEGAL ADVISORS**

### **ADVOCATES**

**MR. N. B. DESHMUKH**

B.A. (Hons) LL.B.

**MRS. SHAILAJA DESHMUKH**

B.Com. LL.B.

**MISS. NIKITA A. DESHMUKH**

B.Com. LL.M.

**Off :** A/101, Aarti Apartment

Near Telephone Exchange,

Annasaheb Vartak Road,

Virar (West), Tal - Vasai,

Dist - Palghar, Pin - 401 303.

Off. Phone : 2502662

Mobile No. 9860462855 / 9096982599

Email ID - desh mukhpb57@gmail.com

-3-

By an Conveyance Deed dated 14<sup>th</sup> November 2003 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 5765/2003, dated 14/11/2003, M/s. Unitech Limited conveyed and transferred the land admeasuring 445.97 Square metres, out of Survey No. 316-B in favour of Kosi West End Co-operative Housing Society Ltd.

By an Conveyance Deed dated 17<sup>th</sup> December 2003, M/s. Unitech Limited sold and conveyed the land admeasuring 703.15 Square metres together with building constructed thereon together with use the right of way over the roads and other common facilities provided in the said complex. out of Survey No.316-B to Pindar Co-Operative Housing Society Ltd.

2004 By an Conveyance Deed dated 5<sup>th</sup> January 2004 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 49/04, dated 05/01/2004, M/s. Unitech Limited sold and conveyed the land admeasuring 755.31 Square metres together with building constructed thereon together with use the right of way over the roads and other common facilities provided in the said complex, out of Survey No.316-B to Lohit Co-Operative Housing Society Ltd.

By an Conveyance Deed dated 23<sup>rd</sup> February 2004 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 1064/2004, M/s. Unitech Limited conveyed and transferred the land admeasuring 654.18 Square metres, out of Survey No. 316-B in favour of Son West End Co-operative Housing Society Ltd.

By an Conveyance Deed dated 24<sup>th</sup> March 2004 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 1771/2004, M/s. Unitech Limited conveyed and transferred the land admeasuring 758.35 Square metres, out of Survey No. 316-B in favour of Koyana West End Co-operative Housing Society Ltd.

By an Road Agreement dated 09/06/2004 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 03651/2004, dated 30/06/2004, M/s. Unitech Limited, handedover Road area admeasuring 10937.63 Square metres, out of Survey No.316-B in favour of Grampanchayat Bolinj.

2006 By an Conveyance Deed dated 11<sup>th</sup> May 2006 and registered in the office of Sub-Registrar at Vasai No.II (Virar) under Serial No.4088/2006, dated 11/05/2006, M/s.Unitech Limited (therein called "The Vendors") of the First Part and M/s. Ameya Builders and Property Developers (therein called "The Confirming Party") of the Second Part sold and conveyed the land admeasuring 270 Square metres together with R.C.C. Bungalow No. 16, admeasuring 1000 Square feet i.e. 92.936 Square metres (Built up area) constructed thereon together with use the right



# **N. B. DESHMUKH & CO.**

## **ADVOCATES AND LEGAL ADVISORS**

### **ADVOCATES**

**MR. N. B. DESHMUKH**

B.A. (Hons) LL.B.

**MRS. SHAILAJA DESHMUKH**

B.Com. LL.B.

**MISS. NIKITA A. DESHMUKH**

B.Com. LL.M.

**Off :** A/101, Aarti Apartment  
Near Telephone Exchange,  
Annasaheb Vartak Road,  
Virar (West), Tal - Vasai,  
Dist - Palghar, Pin - 401 303.  
Off. Phone : 2502662  
Mobile No. 9860462855 / 9096982599  
Email ID - desh mukhpb57@gmail.com

-5-


2008 By an Conveyance Deed dated 10<sup>th</sup> March 2008 and registered in the office of Sub-Registrar at Vasai No.II (Virar) under Serial No.03092/2008, M/s. Unitech Limited (therein called "The Vendors") of the First Part and M/s. Ameya Builders and Property Developers (therein called "The Confirming Party") of the Second Part sold and conveyed the land admeasuring 100 Square metres together with R.C.C. Row House No. 10, admeasuring 1200 Square feet i.e. 111.482 Square metres (Built up area) constructed thereon together with use the right of way over the roads and other common facilities provided in the said complex, out of Survey No.316-B to 1) Mrs. Rashmi Bipinchandra Shah, 2) Mrs. Sonal Bharat Shah, 3) Mrs. Rupa Vikas Shah (therein called "The Purchasers") of the Third Part.

By an Conveyance Deed dated 24<sup>th</sup> March 2008, M/s. Unitech Limited sold and conveyed the land admeasuring 1779.98 Square metres together with building constructed thereon together with use the right of way over the roads and other common facilities provided in the said complex, out of Survey No.316-B to Munlight Co-Operative Housing Society Ltd.

By an Conveyance Deed dated 19<sup>th</sup> September 2008, M/s. Unitech Limited sold and conveyed the land admeasuring 448.76 Square metres together with Building No. 23 constructed thereon together with use the right of way over the roads and other common facilities provided in the said complex, out of Survey No.316-B to Kshipra Co-Operative Housing Society Ltd.

By an Conveyance Deed dated 19<sup>th</sup> August 2008, M/s. Unitech Limited sold and conveyed the land admeasuring 5434.05 Square metres, out of Survey No.316-B to West End Co-Operative Association Ltd., (therein called "The Purchasers") of the Second Part.

By an Conveyance Deed dated 21<sup>st</sup> August 2008 and registered in the office of Sub-Registrar at Vasai No.II (Virar) under Serial No.09093/2008, M/s. Unitech Limited (therein called "The Vendors") of the First Part and M/s. Ameya Builders and Property Developers (therein called "The Confirming Party") of the Second Part sold and conveyed the land admeasuring 140 Square metres together with R.C.C. Row House No. 8, admeasuring 1200 Square feet i.e. 111.52 Square metres (Built up area) constructed thereon together with use the right of way over the roads and other common facilities provided in the said complex, out of Survey No.316-B to 1) Ms. Sheetal Sudarshan Mahajan, 2) Ms. Simmi Sudarshan Mahajan, 3) Ms. Komal Sudarshan Mahajan (therein called "The Purchasers") of the Third Part.





# N. B. DESHMUKH & CO.

## ADVOCATES AND LEGAL ADVISORS

### ADVOCATES

**MR. N. B. DESHMUKH**  
B.A. (Hons) LL.B.

**MRS. SHAILAJA DESHMUKH**  
B.Com. LL.B.

**MISS. NIKITA A. DESHMUKH**  
B.Com. LL.M.

**Off :** A/101, Aarti Apartment  
Near Telephone Exchange,  
Annasaheb Vartak Road,  
Virar (West), Tal - Vasai,  
Dist - Palghar, Pin - 401 303.  
Off. Phone : 2502662  
Mobile No. 9860462855 / 9096982599  
Email ID - deshmkhpb57@gmail.com

-7-

By an Conveyance Deed dated 25<sup>th</sup> February 2011 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No.04627/2011, dated 07/04/2011, M/s. Unitech Limited (therein called "The Vendors") of the First Part and M/s. Ameya Builders and Property Developers (therein called "The Confirming Party") of the Second Part sold and conveyed the land admeasuring 100 Square metres together with R.C.C. Row House No. 9, admeasuring 1200 Square feet i.e. 111.52 Square metres (Built up area) constructed thereon together with use the right of way over the roads and other common facilities provided in the said complex, out of Survey No.316-B to 1) Mr. Pravin Kailas Bharati, 2) Mrs. Shubhangi Pravin Bharati (therein called "The Purchasers") of the Third Part.

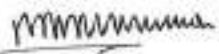
By an Conveyance Deed dated 30<sup>th</sup> August 2011 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No.10340-2011, dated 30/08/2011, M/s. Unitech Limited (therein called "The Vendors") of the First Part and M/s. Ameya Builders and Property Developers (therein called "The Confirming Party") of the Second Part sold and conveyed the land admeasuring 90 Square metres together with R.C.C. Row House No. 13 (12-A), admeasuring 1200 Square feet i.e. 111.52 Square metres (Built up area) constructed thereon together with use the right of way over the roads and other common facilities provided in the said complex, out of Survey No.316-B to 1) Mr. Subhash Ramsavare Chaudhary, 2) Mrs. Premavati Subhash Chaudhary (therein called "The Purchasers") of the Third Part.

2012            NIL

2013            By an Road Agreement dated 29/04/2013 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 3870/2013, dated 29/04/2013, M/s. Ameya Builders and Property Developers, through its partners 1) Mr. Rajeev Yashwant Patil, 2) Mrs. Sadhana Rajeev Patil, 3) Mr. Moeshwar Krushna Baria, 4) Mr. Uday Moreshwar Baria, 5) Mr. Upesh Moreshwar Baria handedover Road area admeasuring 1043.40 Square metres, out of Survey No.316-B in favour of Vasai Virar City Municipal Corporation.

|      |     |      |           |      |     |
|------|-----|------|-----------|------|-----|
| 2014 | NIL | 2015 | NIL       | 2016 | NIL |
| 2017 | NIL | 2018 | upto date |      |     |

\*NIL subject to mutilated record and torned pages.

  
ADVOCATE

**N. B. DESHMUKH**  
B.A. (Hons) LL.B.  
ADVOCATE HIGH COURT (Bom)  
Office : A/101, Aarti Apt,  
Near Telephone Ex. & Vartak Road,  
Virar (W), Tal. Vasai, Dist. Thane

(WORD\ENGLISH\SEARCH\BOLIN\316-B-SER)