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## TO WHOMSOEVER IT MAY CONCERN

1 Prior to 1932 Mohammed Akbar Immamudin Madhu was seized possessed and absolutely entitled to the plot of land presently situate at Pipe Line Road in the revenue village of Temghar taluka and registration sub-district of Bhiwandi District Thane within the limits of Bhiwandi Nizampur Nagarpalika Parishad bearing S no 69 H no 1 admeasuring about 4,350 sq mts ('Plot A').

2 From the Mutation Entry no 165 dated 18<sup>th</sup> August 1932 it appears that the said Mohammed Akbar Immamudin Madhu sold conveyed and transferred the said Plot A unto Sayed Ahmed Allakhan Sayed Abdul Allakhan Pirjade.

3 It appears that the said Sayed Ahmed Allakhan Sayed Abdul Allakhan Pirjade died intestate leaving him surviving as his only heirs and next of kin: (1) Sugra Begum Sayed Ahmed - his widow (2) Sayed Ekramuddin Sayed Ahmed Ali Pirjade (3) Sayed Mohmmmed Ali Sayed Ahmed Ali Prijade his two sons and (4) Aziz Mirza Begum his married daughter. From the Mutation Entry no 1097 dated 28<sup>th</sup> June 1971 it appears that the said Sugra Begum Sayed Ahmed also died intestate on 1<sup>st</sup> May 1960 leaving her surviving as her only heirs and next of kin: (1) Sayed Ekramuddin Sayed Ahmed Ali Pirjade (2) Sayed Mohmmmed Ali Sayed Ahmed Ali Prijade her two sons and (3) Aziz Mirza Begum her married daughter.

4 One Kondu Kathod Gulvi was a protected tenant in respect of the said Plot A under the Bombay Tenancy and Agricultrual Land Act 1948. From the Mutation Entry no 3432 dated 19<sup>th</sup> September 2006 it appears that upon payment of a sum of Rs 627.64 by the said Kondu Kathod Gulvi his name was mutated in the revenue record as 'Kabjedar' in respect of the said Plot A. The Sale Certificate bearing no L-8513/10/4/84 dated 31<sup>st</sup> March 2006 was issued by the Agricultural Land Tribunal and Upper Tahsildar Bhiwandi. In the circumstances as aforesaid the Kondu Kathod Gulvi became entitled to the said Plot A.

5 The said Kondu Kathod Gulvi died intestate leaving him surviving as his only heirs and next of kin: (1) Tanaji Kondu Gulvi (2) Prakash Kondu Gulvi (3) Shatrughna Kondu Gulvi (4) Barkubai Balaram Gulvi (5) Naresh Balaram Gulvi (6) Mukta Balaram Gulvi (7) Laxmi Arjun Patil and (8) Kamla Sudam Kene (**'First Owners'**) ;

6 By its order no BD/KUV/VP/SH.Shi/Bhiwandi/SR/219/2012 dated 28<sup>th</sup> August 2012 the Sub-Divisional Officer Bhiwandi granted the permission for sale and transfer of the said Plot A releasing his earlier Order no MASHA/ KA-4/TE-1/Tenancy/KAVI-01/08 dated 29<sup>th</sup> January 2008 for Non Agricultural Assessment of the said Plot A.

7 By the Development Agreement dated 22<sup>nd</sup> December 2010 registered under no BVD-1-08724 of 2010 on the same date with the Sub-registrar at Bhiwandi the said First Owners granted the rights unto Sai Balaji Developers (**'Promoters'**) to develop the said Plot A for the consideration and on the terms and conditions therein mentioned. By the Power of Attorney dated 22<sup>nd</sup> December 2010 registered under no BVD-1-08725 of 2010 on the same day with the Sub-registrar at Bhiwandi the said First Owners granted unto the partners of the Promoters the powers and authorities to do the various acts deeds matters and things in respect of the said Plot A.

8 Prior to 1972 Achyut Ramchandra Ghanvatkar was entitled to the plot of land presently situate at Pipe Line Road in the revenue village of Temghar taluka and registration sub-district of Bhiwandi District Thane within the limits of Bhiwandi Nizampur Nagarpalika Parishad bearing (i) S no 80 H no 2(p) admeasuring about 18,500 sq mts and (ii) S no 81 (part) admeasuring about 29,540 sq mts in aggregate admeasuring about 48,040 sq mts (**'Laxman Plot'**).

9 Laxman Ambo Gulvi was the protected tenant as per the provisions of the Bombay Tenancy and Agricultural Lands Act 1948 and was in use occupation enjoyment and possession of the said Laxman Plot.

10 From the Mutation Entry No 1077 dated 26<sup>th</sup> August 1970 it appears that upon payment of a sum of Rs 1,300/- by the said Laxman Ambo Gulvi his name was mutated in the revenue records as 'Kabjedar' in respect of the said Laxman Plot. The Sale Certificate no L-2500 dated 1<sup>st</sup> October 1969

was issued by the Agricultural Land Tribunal and Upper Tahsildar Bhiwandi. In the circumstances the said Laxman Ambo Gulvi became entitled to the said Laxman Plot.

11 From the Mutation Entry No 1109 dated 6<sup>th</sup> June 1972 it appears that the said Laxman Ambo Gulvi died intestate in 1967 leaving him surviving as his only heirs and next of kin: (1) Jethibai Laxman Gulvi – his widow (2) Ramchandra Laxman Gulvi - his son (3) Yesubai Krishna Patil (4) Sundrabai Bhaskar Patil (5) Bhimabai Shiva Tare (6) Jhipribai Datta Patil and (7) Shantabai Jagan Kavbhari - his five married daughters (**Laxman's Heirs**).

12 From the Mutation Entry No 1212 dated 31<sup>st</sup> January 1976 it appears that the said Ramchandra Laxman Gulvi died intestate in November 1975 leaving him surviving as his only heirs and next of kin: (1) Salubai Ramchandra Gulvi – his widow (2) Rajaram Ramchandra Gulvi (3) Baliram Ramchandra Gulvi his two sons (4) Shahnibai Ramchandra Gulvi – his unmarried daughter (5) Taibai Ramkrishna Lokhande (6) Balibai Parshuram Mhatre (7) Hansabai Baban Joshi his three married daughters (**Ramchandra's Heirs**).

13 By their various acts and omissions and otherwise as recorded in the Mutation Entry No 1914 dated 20<sup>th</sup> October 1989 the said Laxman's Heirs no 3 to 7 the Shantabai's Heirs and the said Ramchandra's Heirs no 4 to 7 released relinquished and surrendered their respective rights in the said Laxman Plot in favour of (1) Salubai Ramchandra Gulvi (2) Baliram Ramchandra Gulvi and (3) Rajaram Ramchandra Gulvi.

14 By a Deed of Conveyance dated 19<sup>th</sup> March 1976 registered under no 256 of 1976 (1) Salubai Ramchandra Gulvi (2) Baliram Ramchandra Gulvi and (3) Rajaram Ramchandra Gulvi sold conveyed and transferred unto Vallabhdas Gokaldas Thakkar a portion bearing S no 80 H no 2(p) admeasuring 4,800 sq mts of the said Laxman Plot (**Plot AB**). The same was recorded in the Mutation Entry No 1233 dated 20<sup>th</sup> April 1976. In view of the said Laxman's Heirs no 3 to 7, Ramchandra's Heirs no 4 to 7 and Shantabai's Heirs no 2 to 4 (as hereinafter setout) having earlier released relinquished and surrendered their rights as aforesaid they ceased to have any right title or interest in the said Plot AB or any part or portion thereof.

15 By a Deed of Conveyance dated 27<sup>th</sup> October 1980 the said Laxman's Heirs no 1, 3, 4, 5 and 6 and the said Ramchandra's Heirs no 1 to 6 and Shankuntala Jagan Karbhari sold conveyed and transferred unto (1) Visanji Rambihare Yadav (2) Rajmal Rambihare Yadav (3) Vijayshankar Rambihare Yadav and (4) Surajbali Rambihare Yadav another portion bearing S no 80 H no 2(part) admeasuring 1,500 sq mts and portion bearing S no 81 (part) admeasuring 500 sq mts in aggregate admeasuring about 2,000 sq mts out of the said Laxman Plot. The same was recorded in the Mutation Entry no 1361 dated 12<sup>th</sup> March 1981.

16 From the Mutation Entry no 1510 dated 18<sup>th</sup> April 1984 it appears that the said Shantabai Jagan Karbhari died leaving her surviving as her only heirs and next of kin: (1) Shakuntala Jagan Karbhari (2) Gulab Jagan Karbhari (3) Usha Jagan Karbhari her three daughters and (4) Ramakant Jagan Karbhari her son ('**Shantabai's Heirs**')

17 As per the Mutation Entry no 1754 dated 16<sup>th</sup> November 1987 it appears that, the portion admeasuring 3,153.78 sq mtrs of the said Plot AB ('**Plot B1**') has been declared as Additional Vacant Land as per the order no ULC/KAVI/220-ULN 633 dated 3<sup>rd</sup> November 1987 passed by the Additional Collector readwith Taluka Order no TNC KAVI 220 dated 15<sup>th</sup> November 1987. The same has been recorded in the 'Other Rights' column of the revenue records in respect thereof.

18 From the Mutation Entry no 1913 dated 20<sup>th</sup> October 1989 it appears that the said Jethibai Laxman Gulvi died leaving her surviving as her only heirs and next of kin the said Laxman's Heirs no 3 to 6 (her three married daughters) the said Ramchandra's Heirs (the heirs of her predeceased son) and the said Shantabai's Heirs (the heirs of her predeceased daughter).

19 From the Mutation Entry no 2120 dated 20<sup>th</sup> March 1992 it appears that the said Vallabhdas Gokuldas Thakkar died intestate on 29<sup>th</sup> July 1990 leaving him surviving as his only heirs and next of kin: (1) Rajendra Vallabhdas Thakkar (2) Ramesh Vallabhadas Thakkar (3) Haresh Vallabhdas Thakkar and (4)Ameet Vallabhdas Thakkar his four sons ('**Vallabhdas' Heirs**').

20 From the Mutation Entry no 2330 dated 29<sup>th</sup> January 1994 it appears that the said Salubai Ramchandra Gulvi died intestate leaving her surviving

as her only heirs and next of kin the said Ramchandras' Heirs no 2 to 7 being her one son and five married daughters.

21 From the Mutation Entry no 2904 dated 9<sup>th</sup> November 2001 it appears that the said Rajaram Ramchandra Gulvi died intestate on 8<sup>th</sup> July 2001 leaving him surviving as his only heirs and next of kin: (1) Chandrabai Rajaram Gulvi his wife (2) Nitin Rajaram Gulvi and (3) Vinod Rajaram Gulvi his two sons. (**Rajaram's Heirs**). In the circumstances as aforesaid the said Rajaram's Heirs and Baliram Ramchandra Gulvi became seized possessed and absolutely entitled to the residual portion of the said Laxman Plot excluding Plot AB.

22 From the Mutation Entry no 3323 dated 9<sup>th</sup> September 2005 it appears that, by an order no ULC/ULN/6(1)/SR-67/Temghar dated 12<sup>th</sup> May 2005 the Additional Collector & Appropriate Authority Ulhasnagar Urban Agglomeration Thane recorded the name of "Government of Maharashtra" in respect of the said Plot B1 under s 10(5) of the Urban Land (Ceiling and Regulation) Act 1976.

23 Being aggrieved by the said Order dated 12<sup>th</sup> May 2005 for the acquisition of the said Plot B1, the said Vallabhdas' Heirs filed a Writ Petition no 3700 of 2010 in the High Court of Bombay. By an Order dated 6<sup>th</sup> May 2010, the Hon'ble High Court cancelled and set aside the proceedings under s 10(5) as aforesaid and directed to record the names of the Vallabhdas' Heirs instead and in place of 'Government of Maharashtra' in respect of the said Plot B1 in the revenue records. The same was recorded in the Mutation Entry no 3972 dated 7<sup>th</sup> June 2010.

24 From the Mutation Entry no 3446 dated 29<sup>th</sup> November 2006 it appears that, by the Order no BD/KVU/VP/Bhiwandi/SR 158/2006 dated 27<sup>th</sup> November 2006, the Sub Divisional Officer released his order for the non agricultural assessment and granted to the said Rajaram's Heirs and Baliram Ramchandra Gulvi the permission for sale of the portion admeasuring about 29,040 sq mts of the said Laxman Plot.

25 By an Order no SR 113/2006 dated 28<sup>th</sup> July 2006, the permission for sale of another portion bearing S no 81(part) admeasuring 7,210 sq mts of the said Laxman Plot (**Plot AC**) was granted to the said Rajaram's Heirs.

26 By a Deed of Conveyance dated 19<sup>th</sup> December 2006 registered under no 6866 of 2006 with sub-registrar at Bhiwandi the said Rajaram's Heirs and Baliram Ramchandra Gulvi sold conveyed and transferred to (1) Deo Alo Dinkar (2) Salubai Deo Dinkar (3) Ramchandra Undru Bhoir (4) Keshav Raghunath Joshi and (5) Vidya Keshav Naik ('**Second Owners**') the said Plot AC. The same was recorded in the Mutation Entry no 3461 dated 20<sup>th</sup> December 2006.

27 By a Deed of Conveyance dated 19<sup>th</sup> December 2006 registered under no 6867 of 2006 with sub-registrar at Bhiwandi the said Rajaram's Heirs and Baliram Ramchandra Gulvi sold conveyed and transferred unto (1) Vasant Krishna Naik (2) Sonibai Vasant Naik (3) Mohan Krishna Naik and (4) Nisha Mohan Naik a portion admeasuring 6,020 sq mts of the said Laxman Plot ('**Plot AD**'). The same was recorded in Mutation Entry no 3462 dated 20<sup>th</sup> December 2006.

28 By Deed of Conveyance dated 20<sup>th</sup> July 2007 registered under no 5287 of 2007 with sub-registrar at Bhiwandi readwith a Deed of Confirmation registered under no 5286 of 2007 with sub-registrar at Bhiwandi the said Rajaram's Heirs and Baliram Ramchandra Gulvi sold conveyed and transferred to (1) Prabhudas Madan Naik (2) Ramu Deo Bhoir (3) Balkrishna Jairam Bhoir (4) Kavita Balkrishna Bhoir (5) Jaitu Hari Bhoir (6) Namdeo Undru Bhoir (7) Gangaram Hari Bhoir (8) Pandurang Gangaram Bhoir (9) Yashwant Gangaram Bhoir and (10) Sunil Nanu Dinkar ('**Third Owners**') a portion admeasuring 14,730 sq mts of the said Laxman Plot ('**Plot AE**'). The same was recorded in Mutation Entry no 3523 dated 14<sup>th</sup> August 2007.

29 By a Deed of Conveyance dated 18<sup>th</sup> December 2007 registered under no 9602 of 2007 with sub-registrar at Bhiwandi, the said Vallabhdas' Heirs, the said Third Owners and the said (1) Vasant Krishna Naik (2) Sonibai Vasant Naik (3) Mohan Krishna Naik and (4) Nisha Mohan Naik sold conveyed transferred unto Bhiwandi Nizampur City Mahanagarpalika Bhiwandi the portions admeasuring 900 sq mts of the said Plots AB and AD and a portion admeasuring 9,080 sq mts of Plot AE in aggregate admeasuring 16,000 sq mts. The same was recorded in the mutation entry no 3565 dated 31<sup>st</sup> December 2007.

30 By a Deed of Conveyance dated 11<sup>th</sup> January 2010 registered under no 224 of 2010 with the Sub-Registrar at Bhiwandi, the said Vallabhdas' Heirs sold conveyed and transferred unto Samta Developers a portion bearing S no 80 H no 2 (part) admeasuring 746.12 sq mts of the said Plot AB ('Plot B2'). The same was recorded in Mutation Entry no 3872 dated 14<sup>th</sup> January 2010.

31 By a Deed of Conveyance dated 19<sup>th</sup> June 2010 registered under no 4571 of 2010 with the Sub-Registrar at Bhiwandi, the said Vallabhdas's Heirs sold conveyed and transferred unto the said Third Owner no 1 - ie Prabhudas Madan Naik the said Plot B1. The same was recorded in the Mutation Entry no 3975 dated 21<sup>st</sup> June 2010.

32 By a Deed of Conveyance dated 3<sup>rd</sup> August 2010 registered under no 5635 of 2010 with the Sub-Registrar at Bhiwandi, the said Samta Developers sold conveyed and transferred unto the said Third Owner no 1 ie Prabhudas Madan Naik the said Plot B2. The same was recorded in the Mutation Entry no 4021 dated 14<sup>th</sup> October 2010.

33 By an Agreement for Sale dated 30<sup>th</sup> March 2011 registered under no BVD-1/2742 of 2011 on 6<sup>th</sup> April 2011 with the Sub Registrar at Bhiwandi readwith a Deed of Conveyance dated 11<sup>th</sup> March 2013 registered under no BVD1-2059/2013 on the same day with the Sub-registrar at Bhiwandi, the said Third Owner no 1 sold conveyed and transferred unto the said Promoters the said Plot B1 and B2 in aggregate admeasuring about 3,899.9 sq mts ('Plot B'). Upon the full consideration being paid by the said Promoters, the said Third Owner no 1 handedover the possession of the said Plot B to the said Promoters;

34 By the Deed of Conveyance dated 2<sup>nd</sup> September 2011 registered under no BVD-1/6711 of 2011 on the same day with the Sub-registrar at Bhiwandi the said Third Owners sold conveyed and transferred unto Kalpesh Damji Gala a portion admeasuring about 1,980 sq mts of the said Plot AE ('Plot C1'). Upon the full consideration being paid by the said Kalpesh Damji Gala the said Third Owners handedover the possession of the said Plot C1 to Kalpesh Damji Gala.

35 By a Deed of Conveyance dated 31<sup>st</sup> December 2012 registered under no BVD1-1854/2013 on 19<sup>th</sup> March 2013 with the Sub-registrar at

Bhiwandi the said Kalpesh Damji Gala sold conveyed and transferred unto the Promoters the said Plot C1.

36 By the Deed of Conveyance dated 2<sup>nd</sup> September 2011 registered under no BVD-1/6712 of 2011 on the same day with the Sub-registrar at Bhiwandi the said Second and Third Owners sold conveyed and transferred unto Kalpesh Damji Gala the said Plot AC and the residual portion admeasuring about 3,670 sq mts of the said Plot AE in aggregate admeasuring about 10,880 sq mts ('**Plot C2**').

37 By the Deed of Conveyance dated 31<sup>st</sup> December 2013 registered under no BVD1-1853/2013 with the Sub-registrar at Bhiwandi the said Kalpesh Damji Gala sold conveyed and transferred unto the Promoters the said Plot C2. Upon the full consideration being paid by the said Promoters the said Kalpesh Damji Gala handedover the possession of the said Plot no C1 and C2 to the Promoters.

38 Prior to 1995 (1) Shanvar Ganpat Joshi (2) Bandu Ganpat Joshi and (3) Khandu Ganpat Joshi were seized possessed and absolutely entitled to the plot of land presently situate at Pipe Line Road in the revenue village of Temghar taluka and registration sub-district of Bhiwandi District Thane within the limits of Bhiwandi Nizampur Nagarpalika Parishad bearing (i) S no 80 H no 1(p) admeasuring about 1 Hectare 32 Guntha ie 13,200 sq mts and (ii) S no 67 H no 4(p) admeasuring about 1 Hectare 29.5 Guntha ie 12,950 sq mts in aggregate admeasuring about 26,150 sq mts ('**Joshi Plot**');

39 By a Deed of Partition dated 22<sup>nd</sup> August 1995 registered under no 3848 of 1995, the said Joshi Plot was partitioned interse between the said (1) Shanvar Ganpat Joshi (2) Bandu Ganpat Joshi and (3) Khandu Ganpat Joshi in the manner as follows:

(i) Shanvar Ganpat Joshi - ('**Fourth Owner**'):

S no 80 H no 1(part) = 3,050 sq mts

S no 67 H no 4(part) = 4,780 sq mts

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7,830 sq mts ('**Plot F1**')



(ii) Bandu Ganpat Joshi - ('Fifth Owner'):

S no 80 H no 1(part) = 3,000 sq mts  
S no 67 H no 4(part) = 4,370 sq mts

7,370 sq mts ('Plot F2')

(iii) Khandu Ganpat Joshi - ('Sixth Owner'):

S no 80 H no 1(part) = 2,150 sq mts ('Plot 1 F3')  
S no 67 H no 4(part) = 3,800 sq mts ('Plot 2 F3')

5,950 sq mts

(iv) Fourth Owner - S no 80 H no 1(part) = 5,000 sq mts ('Plot F4')  
Fifth Owner  
Sixth Owner

The aforesaid was recorded in the Mutation Entry no 2490 dated 1<sup>st</sup> September 1995.

40 By a Deed of Partition dated 11<sup>th</sup> December 2002 registered under no 4705 of 2003, the share of the said Fifth Owner in the said Plot F2 was further partitioned interse between (1) Fifth Owner (2) Parshuram Bandu Joshi (3) Rajaram Bandu Joshi (4) Ganpat Bandu Joshi (5) Maruti Bandu Joshi (6) Dinkar Bandu Joshi (7) Ganesh Bandu Joshi and (8) Avinash Bandu Joshi in the manner as follows:

- (i) Fifth Owner - S no 80 H no 1 (part) = 1,383 sq mts  
S no 67 H no 4 (part) = 1,290 sq mts
- (ii) Parshuram Bandu Joshi - S no 67 H no 4 (part) = 1,155 sq mts
- (iii) Rajaram Bandu Joshi - S no 80 H no 1 (part) = 231 sq mts  
S no 67 H no 4 (part) = 385 sq mts

(iv) Ganpat Bandu Joshi	- S no 80 H no 1 (part)	= 462 sq mts
(v) Maruti Bandu Joshi	- S no 80 H no 1(part) S no 67 H no 4(part)	= 231 sq mts = 385 sq mts
(vi) Dinkar Bandu Joshi	- S no 80 H no 1(part) S no 67 H no 4(part)	= 231 sq mts = 385 sq mts
(vii) Ganesh Bandu Joshi	- S no 80 H no 1(part) S no 67 H no 4(part)	= 231 sq mts = 385 sq mts
(viii) Avinash Bandu Joshi	- S no 80 H no 1(part) S no 67 H no 4(part)	= 231 sq mts = 385 sq mts
		----- 7,370 sq mts -----

The aforesaid was recorded in the Mutation Entry no 3129 dated 29<sup>th</sup> September 2003.

41 By a Deed of Partition dated 2<sup>nd</sup> September 2003 registered under no 3580 of 2003 the share of the said Fifth Owner in the said Plot F2 was further partitioned interse between (1) Fifth Owner (2) Parshuram Bandu Joshi (3) Rajaram Bandu Joshi (4) Ganpat Bandu Joshi (5) Maruti Bandu Joshi (6) Dinkar Bandu Joshi (7) Ganesh Bandu Joshi (8) Avinash Bandu Joshi and (9) Sakharam Bandu Joshi in the manner as follows:

(i) Bandu Ganpat Joshi	- S no 80 H no 1(part)	= 2,800 sq mts
Parshuram Bandu Joshi	S no 67 H no 4(part)	= 4,000 sq mts
Rajaram Bandu Joshi		
Ganpat Bandu Joshi		
Maruti Bandu Joshi		
Dinkar Bandu Joshi		
Ganesh Bandu Joshi		
Avinash Bandu Joshi		



said Ganesh's Heirs and Avinash's Heirs – being the heirs of his predeceased sons ('**Bandu's Heirs**)

47 By an Agreement to Develop dated 21<sup>st</sup> December 2010 registered under no 8697 of 2010 on same day with the Sub-Registrar at Bhiwandi, the said Shanvar's Heirs and (1) Jitendra Ramchandra Joshi (2) Rajendra Ramchandra Joshi and (3) Jayesh Dinesh Joshi granted unto the Promoters their respective rights to develop the portion admeasuring 7,030 sq mts out of the said Plot F1 and the said Jitendra Plot ('**Plot D**').

48 By a Deed of Release dated 5<sup>th</sup> January 2011 registered under no BVD-1-00089 of 2011 on the same day readwith Consent Letter/Deed of Confirmation dated 12<sup>th</sup> December 2011 registered under no BVD-1-9481 of 2011 with the Sub-Registrar at Bhiwandi, the said (1) Raibai Shivram Patil (2) Salubai Eknath Patil (3) Gita Sanjay Mhaske (4) Kavita Atish Mhatre and (5) Harshali Pandurang Patil released and relinquished all their respective share right title and interest in the said Plot F2 and F4 in favour of the said (1) Sakharam Bandu Joshi (2) Parshuram Bandu Joshi (3) Rajaram Bandu Joshi (4) Ganpat Bandu Joshi (5) Maruti Bandu Joshi (6) Dinkar Bandu Joshi (7) Sitabai Bandu Joshi (8) Tushar Avinash Joshi (9) Mayur Avinash Joshi and the said Ganesh's Heirs.

49 By an Agreement to Develop dated 25<sup>th</sup> November 2010 registered under no 8697 of 2010 readwith Deed of Confirmation dated 30<sup>th</sup> December 2011 registered under no BVD- 1/565 of 2012 on 17<sup>th</sup> January 2012, the said Sixth Owner grant unto the said Promoters rights to develop the said Plot 1F3 and the said Plot 2F3 in aggregate and admeasuring 5,950 sq mts ('**Plot E**').

50 By an Agreement for Sale dated 18<sup>th</sup> January 2011 registered under no BVD-1/455 of 2011 with Sub-Registrar at Bhiwandi, on the same day with the Sub-Registrar at Bhiwandi, readwith Deed of Confirmation dated 9<sup>th</sup> December 2011 registered under no BDV-1/9428 of 2011 with the Sub-registrar at Bhiwandi readwith a Deed of Conveyance dated 11<sup>th</sup> March 2013 registered under no BVD1- 2060/2013 on the same day with the Sub-registrar at Bhiwandi the said Shanvar's Heirs and Bandu's Heirs, the said Sixth Owner and the said (1) Jitendra Ramchandra Joshi (2) Rajendra Ramchandra Joshi and (3) Jayesh Dinesh Joshi agreed to sell and transfer unto the said Promoters their respective right title and interest in the portion admeasuring 4,000 sq mts of the Plot F4 ('**Plot F**').

51 By the Development Agreement dated 31<sup>st</sup> December 2010 registered under no BVD – 1 – 00091 of 2011 on 5<sup>th</sup> January 2011 with the Sub-Registrar at Bhiwandi readwith the Deed of Confirmation dated 12<sup>th</sup> December 2011 registered under no BVD-1/9474 of 2011 with the Sub Registrar at Bhiwandi on 17<sup>th</sup> December 2011, the said Parshuram Bandu Joshi readwith Deed of Rectification dated 12<sup>th</sup> December 2011 registered under no BVD-1/9475 of 2011 with the Sub-Registrar at Bhiwandi on 17<sup>th</sup> December 2011 the said Bandu's Heirs granted unto the Promoters their respective rights to develop the said Plot F2 and the area of the portion bearing S no 67 H no 4(part) rectified as 3,215 sq mts instead and in place of 4,370 sq mts out of the said Plot F2 under the said Development Agreement dated 31<sup>st</sup> December 2010 upon the terms and conditions therein mentioned. In the circumstances the area of the said Plot F2 under the Development Agreement dated 31<sup>st</sup> December 2010 is recorded as 6,215 sq mts (hereinafter referred to as the '**Plot G**')

52 By a Deed of Conveyance dated 12<sup>th</sup> December 2011 registered under no 9477 of 2011 on 17<sup>th</sup> December 2011 with sub-registrar at Bhiwandi the said Parshuram Bandu Joshi sold conveyed and transferred unto the said Kalpesh Damji Gala his right title and interest in the residual portion admeasuring 1,155 sq mts of the said Plot F2 ('**Plot C3**')

53 By a Deed of Conveyance dated 31<sup>st</sup> December 2012 registered under no BVD1-1852 – 2013 on 19<sup>th</sup> March 2013 with the Sub-registrar at Bhiwandi the said Kalpesh Damji Gala sold conveyed and transferred unto the Promoters the said Plot C3.

54 In the circumstances as aforesaid, the said Promoters became entitled to develop the said Plot A, B, Plot C1, C2 C3, D, E, F, and G in aggregate admeasuring 45,659.90 sq mts ('**Plot**').

55 By an Order bearing No Revenue/C-1/TE-8/NAP/Temghar - Bhiwandi/ SR – (85/2012)135/12 dated 11<sup>th</sup> January 2013 the Collector of Thane granted the permission to change the user of the area admeasuring 45,459.90 sq mts of the said Plot to Non Agricultural Residential use out of which 43,160.76 sq mts has been permitted for residential use and remaining portion that is 2,299.14 sq mts has been permitted for commercial use.

56 Various portions of the said Plot are earmarked for the following purposes under the provisions of the Maharashtra Regional Town Planning Act 1966:

Type of use	Area (sq mts)
D P reservations:	
i) D P Road	1,396.44
ii) Housing for Dishoused	1,010.37
iii) Recreation ground (15% open space)	6,457.96

57 We have caused the searches to be taken, issued the public notices and inspected the aforesaid title deeds/documents in original and investigated the title of the said Promoters to the Plot and certify that in our opinion the same clear and free from encumbrances beyond reasonable doubts and as such marketable, subject to (a) representations to the respective estates of the deceased persons being procured; and (b) various portions of the said Plot being reserved the aforesaid reservations for public purposes.

Mumbai, Dated this 18<sup>th</sup> day of April 2013

For L D Shah & Company

  
Partner  
Advocates Solicitors & Notary