

B. C. SOLANKI

B.Sc.LL.B.

SINDHATE HIGH COURT

77, SEGHINDHOT, OPP. VIRAR RLY. STN., VIRAR (W), 401 303, W. RLY., DIST. THANE

E-mail : balmjcp.solanki@gmail.com

Mobile No. 9881555888

Dated : 6-6-2017

TITLE CERTIFICATE

THIS IS TO CERTIFY that I have examined title in respect of N.A. land bearing :

Survey No. New Old	Hissa No.	Admeasuring H. R.
49 420		3-30-3
50 412		2-77-0
51 418		3-45-2
52 415		2-99-7
53 396	I	7 Ac. 19-3/4 gunthas out of
		3-23-5
54 416		1-54-4
55 417	I	3-97-3
56 421		2-96-9
77 (397)		1-37-7
	Pt. kh.	0-15-9

lying being and situate at Village Achole , Taluka Vassai, District Thane, belonging to (1) MR. DEEPAK PURUSHOTTAM SHAH and (2) MR. HEMANT RAMESH MHATRE partner of M/S. SHARP REALTORS.

1 2
B. C. SOLANKI

B.Sc.LL.B,
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E-mail: bafraicnsolanki@gmail.com
Mobile No. : 9881555888

By an Development Agreement dated 26.6.2014 and registered in the office of Sub-Registrar Vasai IV Nallasopara at Serial No. 3556 -2014, Dated 26-6-2014, entered into by and between M/s. Sharp Relators through its Partners (1) Mr. Deepak Furushottas Shah (2) MR. Hemant Ramesh Mhatre (therein called "The Owners") of the First Part and M/S. D'LASA DEVELOPERS through its Partners (1) SMT. NISHIGANDHA NISHIKANT LUMAN, (2) MR. SMITESH SANTOSH SAWANT, (3) SMT. MARY JAYANT D'SOUZA and (4) SMT. ARCHANA RAJENDRA LAD, (therein called "The Developers") of the Second Part, the said M/s. Sharp Relators through its Partners (1) Mr. Deepak Furushottas Shah, (2) Mr. Hemant Ramesh Mhatre have granted the development right in respect of F.S.I. Residential in "YASHWANT VIVA TOWNSHIP", admeasuring F.S.I. 959.29 SQ MTRS. I.E. 10325.79 SQ. FT. (Built up area) in respect of "A" Wing of Building no. 1, in Sector III, to be utilized together with right to use the garden area, podium, health club, gymnasium etc. proposes in the common area of building under reference and right of way over the road and other common facilities in the Group

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Mobile No. 988155888

Housing Scheme, on plot of N.A. Land bearing :

Survey No.	Hissa No.	Admeasuring
New	Old	H. R.
49	420	3-30-3
50	419	2-77-0
51	418	3-45-2
52	415	2-99-7
53	396	7 Ac. 19-3/4 gunthas out of 3-23-5
54	416	1-54-4
55	417	3-97-3
56	421	2-96-9
77 (397)		1-37-7
	Pt.kh.	0-15-9

Lying being and situated at Village Achole, Tal, Vasai, Dist. Thane.

By an under a SUPPLEMENTARY DEVELOPMENT AGREEMENT DATED 6TH November 2015, registered in the office of Sub-Registrar Vasai III Nallasopara at Serial No. VASAI III 9091/2015, the M/S. SHARP REALTORS through its Partners (1) Mr. Deepak Purushottam Shah (2) MR. Hemant Ramesh Mhatre (therein called "The Owners") of the First Part have authorized M/S. D'LASA DEVELOPERS through its Partners (1) SMT. NISHIGANDHA NISHIKANT LIMAN, (2) MR. SMITESH SANTOSH SAWANT, (3) SMT. MARY JAYANT D'SOUZA and (4) SMT. ARCHANA RAJENDRA LAD, (therein called "The Developers") of the Second Part, to develop F.S.I. Area Admeasuring 1030.53 sq. mtrs. equivalent to 11,092.62 sq. ft. (Built up area) +

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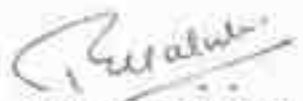
37, MEGHDOOT, OPP. VIRAR RLY. STN., VIRAR (W), 401 303, W. RLY., DIST. THANE

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Area admeasuring 959.29 sq. mtrs. i.e. 10325.79 sq. ft. (acquired by Development Agreement Dated 26-09-2014) = Total 1989.82 sq. mtrs. i.e. 21418.41 sq. ft. to be utilize in A wing of Building No. 1 in Sector III, to be utilized together with right to use the garden area, podium, health club, gymnasium etc. proposes in the common area of building under reference and right of way over the road and other common facilities in the Group Housing Scheme.

Thus, M/S. D'LASA DEVELOPERS is the Owner/Developer of F.S.I. admeasuring 1989.82 sq. mtrs. i.e. 21418.41 sq. ft. in respect of "A" Wing of Building no. 1, in Sector III, in the group housing scheme known as "YASHWANT VIVA TOWNSHIP", lying being and situate at Village Achole , Taluka Vasai, District Thane , and have found the same to be clear, marketable and free from all encumbrances.


(B. C. SOLANKI)

ADVOCATE.

B. C. SOLANKI
B.Sc. LL.B.
Advocate High Court
37, Meghdoot, Opp. Rly. Station,
Virar (West), Tal. Vasai.

B. C. SOLANKI

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E-mail : bcsolanki@gmail.com

Mobile No. : 9881555888

Dated : 06-06-2017

SEARCH REPORT

THIS IS TO CERTIFY that I have caused search as per the documents produced before me and have also examined relevant revenue record in respect of N.A. land bearing :

Survey No.	Hissa No.	Admeasuring	Assessed at
New	Old	H. R.	Rs. P.
49	420	3-30-3	5.25/-
50	419	2-77-0	5.50/-
51	418	3-45-2	11.62/-
52	415	2-99-7	10.25/-
53	396	7 acre 19-3/4 gunthas out of 3-23-5	6.50/-
54	416	1-54-4	5.00/-
55	417	3-97-3	10.12/-
56	421	2-96-9	4.18/-

lying being and situate at Village Achole , Taluka Vasai, District Thane, belonging to (1) MR. DEEPAK PURUSHOTTAM SHAH and (2) MR. HEMANT RAMESH MHATRE partner of M/S. SHARP REALTORS.

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Mobile No. : 9881555888

originally (1) Hemlata Khatav (2) Hemnath Ranvir Khatav, (3) Hemant Ratanishi Khatav were the owners of land bearing :

Survey No.	Hissa No.	Admeasuring
New	old	H. R.
49	420	3-30-3
50	419	2-77-0
51	418	3-45-2
52	415	2-22-7
53	396	3-23-5
54	416	1-54-4
55	417	3-97-3
56	421	2-26-9

1980 - By an under a Conveyance Deed dated 31.3.1980 (1) Hemlata Khatav (2) Hemnath Ranvir Khatav, (3) Hemant Ratanishi Khatav sold and conveyed the said land to (1) Daulatram Bherumal, (2) Kotumal Bherumal, (3) Chetandas Behromal, (4) Murli Chetandas, (5) Kanta Kisanchan.

1981 - Nil

1982 - (1) Daulatram Bherumal Pehlajani, (2) Kotumal Bherumal Pehlajan, (3) Chetandas Vehromal Jethwani, (4) Murli Chetandas Jethwani, (5) Kanta Kisanchan Jethwani, (6) Meena Vijaykumar Jethwani, (7) Vandana Durgadas Jethwani, (8) Hariram Bherumal Pehlajan, (9) Bhagwati Bhagwandas Jethwani, (10) Ramshankardas Pehlajani, by an Agreement for Sale dated 4th March 1982, has agreed to sale the said land to (1) Pranlal Kanji Doshi, (2) Dinesh Pranlal Doshi, (3) Arun Ganesh Vartak, (4) Mahadev Bhaskar Vartak, (5) Vallabhdas

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Chotiram Rakani, (6) Vasant Ganesh Vartak, (7) Dilip Ganesh Vartak, (8) Madhukar Namdeo Mohol, (9) Sadannand Namdeo Mohol, (10) Ashok Namdeo Mohol, (11) Janabai Ganesh Vartak, (12) Laxman Bhaskar Vartak, (13) Sharan P. Doshi and thereafter certain disputes had taken place and Pranal Kanji Doshi and others had file a Civil Suit bearing No. 849/1982 in the High Court of Judicature at Mumbai (Ordinary Original Civil Jurisdiction) against Daulatram Bherumal Pehlajani and others. The said suit was compromised and accordingly the Consent Decree dated 1-7-1982 was passed by the Court to transfer the said land in the names of the (1) Pranal Kanji Doshi, (2) Dinesh Pranal Doshi, (3) Arun Ganesh Vartak (HUF) , (4) Mahadev Bhaskar Vartak, (5) Vallabhdas Chotiram Rakani, (6) Vasant Ganesh Vartak, (7) Dilip Ganesh Vartak, (8) Madhukar Namdeo Mohol, Sadannand Namdeo Mohol, (10) Ashok Namdeo Mohol, (11) Janabai Ganesh Vartak, (12) Laxman Bhaskar Vartak, (13) Sharan P. Doshi and thereafter certain disputes had taken place and Pranal Kanji Doshi and others had file a Civil Suit bearing No. 840/2982 in the High Court of Judicature at Mumbai (Ordinary Original Civil Jurisdiction) against Daulatram Bherumal Pehlajani and others . The said suit was compromised and accordingly the Consent Decree dated 01.07.1982 was passed by the Court of Transfer the said land in the names of the (1) Pranal Kanji Doshi, (2) Dinesh Pranal Doshi, (3) Arun Ganesh Vartak (HUF) , (4) Mahadev Bhaskar Vartak, (5) Vallabhdas Chotiram Rakani,

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(6) Vasant Ganesh Vartak, (7) Dilip Ganesh Vartak,
(8) Madhukar Namdeo Mohol, (9) Sadannand Namdeo
Mohol, (10) Ashok Namdeo Mohol, (11) Janabai
Ganesh Vartak, (12) Laxman Bhaskar Vartak, (13)
Sharad P. Doshi.

1983 - Nil 1984 - Nil 1985 - Nil 1986 - Nil
1987 - Nil 1988 - Nil

1989 - By a Conveyance Deed dated 20.1.1989 (1)
Pranlal Kanji Doshi, (2) Dinesh Pranlal Doshi, (3)
Arun Ganesh Vartak (HUF), (4) Mahadev Bhaskar
Vartak, (5) Vallabhdas Chotiram Rakani, (6) Vasant
Ganesh Vartak, (7) Dilip Ganesh Vartak, (8)
Madhukar Namdeo Mohol, (9) Sadannand Namdeo
Mohol, (10) Ashok Namdeo Mohol, (11) Janabai
Ganesh Vartak, (12) Laxman Bhaskar Vartak, (13)
Sharad P. Doshi (14) Mahadev Govind Vartak (15)
Raghunath Manik Chaudhary, (16) Navinchand Punji
Gangar, (17) Rajesh Ramniklal Bhansali, (18)
Ramniklal Laxmichand Bhansali, (19) Raju
Dhirajlal Shah, (20) Tara Dhirajlal Shah sold and
conveyed the land bearing

Survey No.		Hissa No.	Admeasuring
New	Old		H. R.
49	420		3-30-3
50	419		2-77-0
51	418		3-45-2
52	415		2-99-7
53	396		7 Ac. 19-3/4 gunthas out of 3-23-5
54	416		1-54-4
55	417		3-87-3
56	421		2-26-9

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to M/S. JOGANI AND DIALANI LAND DEVELOPERS AND BUILDERS through its Partners (1) Bhanwarlal D. Jogani, (2) Shialesh S. Jogani, (3) Ishwar A. Dialani, (4) Jagdish A. Dialani, (5) Meena A. Dialani, (6) Malchand S. Shah, (7) Manju R. Shah, (8) Ghewarchand H. Jain, (9) Ghanshyam Pujara (HUF) , (10) Ghanshyam Punjara, (11) Praful K. Punjara, (HUF), (12) Praful K. Punjara, (13) Bharat K. Punjara, (14) Pramodrai Solanki, (15) (15) Rajesh Solanki, (16) Kanaiyalal R. Solanki, (17) Hamukh R. Solanki, (HUF), (18) Pramila Gandhi, (19) Farida Sadroddin, (20) Taransingh Kohli.

1990 - Nil 1991 - Nil 1992 - Nil 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 - By an Gift Deed dated 8th April 2008 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under serial No. 04347-2008 dated 8-4-2008, M/S. M/S. JOGANI AND DIALANI LAND DEVELOPERS AND BUILDERS have gifted the land admeasuring 8520 Sq. mtrs. of Sewer age line (Nala), cut of Survey No. 50, 51, 52, 53 to Nallasopara Municipal Council.

By a Conveyance Deed dated 22nd April 2008 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 5007/08 dated 23.04.2008, M/S. JOGANI AND DIALANI LAND DEVELOPERS AND BUILDERS, through its Partners

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(1) Bhanwarlal D. Jogani, (2) Ishwar A. Dialani, (3) Jagdish A. Dialani, (4) Manju R. Shah, (5) Ghewarchand H. Jain, (6) Ghanshyam K. Pujara (HUF), (7) Ghanshyam K. Punjare, (8) Praful Punjare, (HUF), (9) Praful Punjara, (10) Bharat Punjara, (11) Hasmukh R. Solanki, (12) Pramodrai Solanki, (13) Rajesh Solanki, (14) Kanniyalal R. Solanki, (15) Farida Sadruddin, (16) Jaspalsingh Kohali, (17) Pramila Gandhi, (18) Rameshkumar Shah sold and conveyed the land bearing

Survey No.	Hissa No.	Admeasuring
New	Old	H. R.
49	420	3-30-3
50	419	2-77-0
51	418	3-45-2
52	415	2-99-7
53	396	7 Ac. 19-3/4 gunthas out of 3-23-5
54	416	1-54-4
55	417	3-97-3
56	421	2-96-9

to (1) Mr. Deepak Purushottam Shah (2) MR. Hemant Ramesh Mhatre Partners of M/S. SHARP REALTORS.

(1) Bhanwarlal D. Jogani, (2) Ishwar A. Dialani, (3) Jagdish A. Dialani, (4) Manju R. Shah, (5) Ghewarchand H. Jain, (6) Ghanshyam K. Pujara (HUF), (7) Ghanshyam K. Punjare, (8) Praful Punjare, (HUF), (9) Praful Punjara, (10) Bharat Punjara, (11) Hasmukh R. Solanki, (12) Pramodrai Solanki, (13) Rajesh Solanki, (14) Kanniyalal R. Solanki, (15) Farida Sadruddin, (16) Jaspalsingh Kohali,

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(17) Pramila Gandhi, (18) Rameshkumar Shah present partner of M/S. JOGANI AND DIALANI LAND DEVELOPERS AND BUILDERS have granted the Power of Attorney dated 22nd April 2008 in favour of (1) MR. Deepak Purushottam Shah, (2) Mr. Hemant Ramesh Mhatre partners of M/S. SHARP REALTORS . The said Power of Attorney has been registered in the office of Sub-Registrar at Vasai No. II (Virar) Under Serial No. 5008/08 , Dated 23.4.2008.

By an Gift Deed dated 28.11.2008 & registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 11526-2008 dated 28.11.2008, (1) M/S. SHARP REALTORS through its Partners (a) Mr. Deepak Purushottam Shah (b) MR. Hemant Ramesh Mhatre (2) M/S. JOGANI AND DIALANI LAND DEVELOPERS AND BUILDERS through its Partners (i) Shanwarial D. Jogani, (ii) Ishwar A. Dialani, (iii) Jagdish A. Dialani, (iv) Manju R. Shah, (v) Ghewarchand H. Jain, (vi) Ghanshyam K. Pujara (HUF) , (vii) Ghanshyam K. Punjare, (viii) Praful Punjare, (HUF), (ix) Praful Punjara, (x) Bharat Punjara, (xi) Hasnukh R. Solanki, (xii) Pramodrai Solanki, (xiii) Rajesh Solanki, (xiv) Kanaiyalal R. Solanki, (xv) Ferida Sadruddin, (xvi) Jaspalsingh Kohali, (xvii) Pramila Gandhi, (xviii) Rameshkumar Shah AND (3) Pranlal Kanji Doshi, (4) Dinesh Pranlal Doshi, (5) Arun Ganesh Vartak , (6) Mahadev Bhaskar Vartak, (7) Vallabhdas Chotiram Rakani, (8) Vasant Ganesh Vartak, (9) Dilip Ganesh Vartak, (10) Madhukar Namdeo Mohol, (11) Sadannand Namdeo Mohol, (12) Ashok Namdeo Mohol, (13) Janabai Ganesh Vartak,

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(14) Laxman Bhaskar Vartak, (15) Sharad P. Doshi have jointly gifted the playground land admeasuring 14727.13 Sq. mtrs. and Channel Land admeasuring 2429.79 Sq. mtrs. , out of Survey no. 49, D.P. Road land admeasuring 6614.25 Sq. mtrs., out of Survey No. 51, D.P. Road land admeasuring 6415.25 Sq. mtrs. and Garden Land admeasuring 2524.22 Sq. Mtrs. , out of Survey no. 52, D.P. Road land admeasuring 7025.35 Sq. mtrs. and Garden Land admeasuring 12762.30 Sq. mtrs. out of Survey No. 53, D.P. Road land admeasuring 4236.13 Sq. mtrs. and Garden land admeasuring 6892.87 Sq. mtrs. and Play Ground land admeasuring 1248.35 Sq. mtrs. , out of Survey No. 55, D.P. Road land admeasuring 2831.18 Sq. mtrs. and Play ground land admeasuring 3972.52 Sq. mtrs. and Channel Land Admeasuring 6641.86 Sq. mtrs. out of road land admeasuring 2831.18 Sq. mtrs. and Play ground land admeasuring 3972.52 Sq. mtrs. and Channel land admeasuring 6641.86 Sq. mtrs. , out of Survey No. 56 along with D.P.Road land admeasuring 2870.5 Sq. mtrs. out of Survey No. 77 to Nallasopara Municipal Council.

2009 - Nil 2010 - Nil 2011 - Nil 2012 - Nil
2013 - Nil

2014 - By an Development Agreement dated 26.6.2014 and registered in the office of Sub-Registrar Vasai IV Nallasopara at Serial No. 3556 -2014, Dated 26-6-2014, entered into by and between M/s. Sharp Relators through its Partners (1) Mr. Deepak Purushottam Shah (2) MR. Hemant Ramesh Mhatre (therein called "The Owners") of the First

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Part and M/S. D'LASA DEVELOPERS through its Partners (1) SMT. NISHIGANDHA NISHIKANT LUMAN , (2) MR. SMITESH SANTOSH SAWANT, (3) SMT. MARY JAYANT D'SOUZA and (4) SMT. ARCHANA RAJENDRA LAD, (therein called "The Developers") of the Second Part , the said M/s. Sharp Realtors through its Partners (1) Mr. Deepak Purushottam Shah, (2) Mr. Hemant Ramesh Mhatre have granted the development right in respect of F.S.I. Residential in "YASHWANT VIVA TOWNSHIP", admeasuring F.S.I. 959.29 SQ MTRS. I.E. 10325.79 SQ. FT. (Built up area) in respect of "A" Wing of Building no. 1, in Sector III, to be utilized together with right to use the garden area, podium, health club, gymnasium etc. proposes in the common area of building under reference and right of way over the road and other common facilities in the Group Housing Scheme.

The M/S. D'LASA DEVELOPERS is developing Residential building A wing of Building No. 1 in Sector III as per Commencement Certificate granted by Vasai - Virar City Municipal Corporation vide its order Bearing No. VVCMC/TP/CC/VP-0127/3636/2013-2014 dated 26-3-2014 for ground plus seven upper floors.

2015 - Vasai Virar Municipal Corporation has granted Revised plan Vide Order No. VVCMC/TP/RDP/VP-0127/067/2015-16 , Dated 9-6-2015.

2015 - By an under a SUPPLEMENTARY DEVELOPMENT AGREEMENT DATED 6TH November 2015, registered in the office of Sub-Registrar Vasai III Nallasopara

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at Serial No. VASAI III 9091/2015 , the M/S. SHARP REALTORS through its Partners (1) Mr. Deepak Purushottam Shah (2) MR. Hemant Ramesh Mhatre (therein called "The Owners") of the First Part have authorized M/S. D'LASA DEVELOPERS through its Partners (1) SMT. NISHIGANDEHA NISHIKANT LUMAN , (2) MR. SMITESH SANTOSH SAWANT, (3) SMT. MARY JAYANT D'SOUZA and (4) SMT. ARCHANA RAJENDRA LAD, , (therein called "The Developers") of the Second Part, to develop F.S.I. Area Admeasuring 1030.53 sq. mtrs. equivalent to 11,092.62 sq. ft. (Built up area) + Area admeasuring 959.29 sq. mtrs. i.e. 10325.79 sq. ft. (acquired by Development Agreement Dated 26-09-2014) = Total 1989.82 sq. mtrs. i.e. 21418.41 sq. ft. to be utilize in A wing of Building No. 1 in Sector III, to be utilized together with right to use the garden area, podium, health club, gymnasium etc. proposes in the common area of building under reference and right of way over the road and other common facilities in the Group Housing Scheme.

2016 - Nil 2017 - Nil upto 6-6-2017.

This report is subject to torn and mutilated record and register for certain years have been sent for rewriting and binding.


(B.C.SOLANKI)
ADVOCATE.

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Mobile No. 9881555888

Dated : 6-6-2017

SEARCH REPORT

THIS IS TO CERTIFY that I have caused search as per the documents produced before me in respect of N.A. land bearing :

Survey No.	Admeasuring
27 (397)	1-37-7
Pt.kh.	0-15-9

lying being and situated at Village Achole, Tal. Vasai, Dist. Palghar, belonging to SHARP REALTORS through Partners (1) DEEPAK PURUSHOTTAM SHAH and (2) HEMANT RAMESH MHATRE .

1932 - By a Coveyance Deed dated 7-8-1931 (1) Jivan Haridas (2) Mansing Haridas (3) Krushnachandra Haridas (4) Saraswati Chandrakant Haridas (5) Chandrakant Haridas all minors through their Natural Guardian Jivandas Haridas, Vitthalidas Ramji , Vallabhdas Ramji , Gangadas Ramji have sold and conveyed the said land to (1) Murarji Mulraj Khatav (2) Dharamsi Mulraj (3) Laxmidas Mulraj (4) Chandrakant Mulraj Khatav for a total consideration of Rs.6968/- vide Mutation entry

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ADVOCATE HIGH COURT

17, MEGHDOOT, OPP. VIRAR RLY. STN. VIRAR (W), 401 203, W. RLY. DIST. THANE

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no. 478 dated 5-1-32 Certified on 18-2-32

Description of Property

396

396

415

416

417

418

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421

1933 - Nil 1934 - Nil

1935 - WILL DEED dated 12-11-34 Mulraj Khatav
Executors Murarji Mulraj (2) Dharamasi Mulraj (3)
Laxmidas Mulraj (4) Chandrakant Mulraj transfer the
said property to (1) Murarji Mulraj Khatav (2)
Dharamasi Mulraj (3) Laxmidas Mulraj (4) Chandrakant
Mulraj (5) Lalit Kumar Mulraj, vide Mutation entry
no. 591 dated 10-7-35 Certified on 21-10-1935

Description of Property

S. No.

396

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1936 - Nil 1937 - Nil 1938 - Nil 1939 - Nil
1940 - Nil 1941 - Nil

1942 - Settlement Deed Morarji Mulraj Khatav have sold and conveyed the said land as per Settlement Deed to Morarji Mulraj Khatav and Dhanaji Sha Framji for total consideration of Rs. 11,10,000/- dated 17-11-1941 vide Mutation entry 736, dated 21st May 1942 Certified on 19-1-42

Description of Property

S. No.

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1943 - Nil 1944 - Nil 1945 - Nil 1946 - Nil
1947 - Nil 1948 - Nil 1949 - Nil 1950 - Nil
1951 - Nil

1952 - Trust Revocation Old Trust Dhanshija Framji Sonawala name is deleted and New Trustee Ratansi Morarji is selected on dated 16-11-1949 Vide Mutation entry no. 1153 dated 6-9-52 Certified on 25-9-1952.

1953 - Nil 1954 - Nil 1955 - Nil 1956 - Nil
1957 - Nil 1958 - Nil 1959 - Nil 1960 - Nil
1961 - Nil 1962 - Nil 1963 - Nil 1964 - Nil
1965 - Nil

1966 - Taluka Order, Ratanshi Murarji Khatav has applied and Tehsildar Order No. RES-WS 1485 dated 21-9-68, Kabjedar (1) Murarji Mulraj Khatav (2) Dharmasi Mulraj Khatav (3) Laxmidas Mulraj Khatav (4) Chandrakant Mulraj Khatav (5) Lalitkumar Mulraj Khatav (6) Ratansi Morarji are deleted and Resham Textile Mills Pvt. Ltd. name shown in Revenue Record vide Mutation entry no. 1776 dated 25-9-1966 Certified on 21/1.

1967 - Nil 1968 - Nil 1969 - Nil 1970 - Nil
 1971 - Nil 1972 - Nil 1973 - Nil 1974 - Nil

1975 - By Registered Partition Deed dated 26-2-1968 Resham Textile Mills Pvt. Ltd. through Partner (1) Hemlata Ratanshi Khatav (2) Hemnath Ranveer Khatav (3) Hemant Ratanshi Khatav are divided therefore land vide Mutation entry no. 2368 dated 7-11-1975, Certified on 29-12. The Record is made from certified Partition Deed and Application Form

(1) Hemlata Ratanshi Khatav

S. No.	H. No.	Area	Assessed
416	--	3.32	05-00
418	--	8.21	11.62

(2) Hemnath Ranvir Khatav

S. No.	H. No.	Area	Assessed
397	--	4.21	04-62
417	--	9.32	10-12
419	--	6.33	05-50
420	--	8.66	05-25
421	--	7.2	04-81

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3) Hemant Ratanshi Khatav

S. No.	N. No.	Area	Assessed
396	--	7.39	06.50
415	--	7.16	10.25

1976 - Nil 1977 - Nil 1978 - Nil 1979 - Nil

1980 - Nil 1981 - Nil 1982 - Nil 1983 - Nil

1984 - By a Conveyance Deed dated 26-2-1982 (1) Hemlata Ratanshi Khatav (2) Hemnath Ranveer Khatav (3) Hemant Ratanshi Khatav have sold and conveyed the said land to (1) Daulat Ram Bhairunali (2) Kotumal Bhairumal (3) Chetandas Bernomal (4) Murali Chetandas (5) Kanta Kisanchand residing at Khar, Mumbai, for a total consideration of Rs.5,00,000/- vide Mutation entry no. 3093 dated 10-8-84 certified on 30-8-84. This entry is made from Index II.

S. No.

396

397

415

416

417

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421

1984 - Consent Degree dated 8-3-1983 (1) Daulatram Bherumal Pahalajani (2) Kohumal Shreumal, (3) Chetandas Wahomal Jethwani, (4) Muralidhar Chetandas (5) Kanta Vinaychand, (6) Bhims Vinaykumar (7) Vandana Durgadas

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(8) Hariram Bhairumal Pahalajani (9) Bhagwati Bhagwandas Jethani (10) Ramshankardas Pehalaj has transfer as per consent Degree to the aforesaid land transfer to (1) Pranlal Kanaji Doshi (2) Dinesh Pranlal, (3) Arun Ganesh Vartak, (4) Mahadev Bhaskar Vartak (5) Vallabhdas Chauranram Rakani (6) Vasant Ganesh Vartak (7) Dilip Ganesh Vartak (8) Madhukar Nandev Mohal (9) Sadanand Namdeo Mohal (10) Ashok Namdeorao Mohal (11) Janabai Ganesh Vartak (12) Laxman Bhaskar Vartak (13) Sharad P. Doshi. Vide Mutation entry no. 3094, dated 10-8-1984, certified on 6-1-1982.

Description of Property

S. No. 396 , 397, 415, 416, 417, 418, 419, 420, 421
Total area 2,59,697 sq. mtrs. This entry is made from Index II.

1985 - Nil	1986 - Nil	1987 - Nil	1987 - Nil
1988 - Nil	1989 - Nil	1990 - Nil	1991 - Nil
1992 - Nil	1993 - Nil	1994 - Nil	1995 - Nil
1996 - Nil	1997 - Nil	1998 - Nil	1999 - Nil
2000 - Nil	2001 - Nil	2002 - Nil	2003 - Nil

2004 - By a Conveyance Deed dated 23-7-2004 (1) Asif Husain Mohammed Saudagar (2) Salima Mohammed Saudagar (3) Fatima Ismail (4) Smt. Pija Mohammed Saudagar through Constituted Attorney Nitin Narayan Patil and Vishnu Pandurang Patil have sold and conveyed the said land for a total consideration of Rs.2,00,000/- (Rupees two lakhs only) Vide Mutation entry no. 5071 dated 4-11-2004 Certified on 25-1-2004.

Description of Property

S. No.	H. No.	Area
(361) 91	2 A	409 Sq. Mts. out of 0-42-2

This entry is made from Application Form and Conveyance Deed Registered in the office of Sub-Registrar Vasai III at Serial No. 5291/2004.

2005 - Nil

2006 - By a Conveyance Deed dated 20-10-89 (1) Pranlal Kanaji Doshi (2) Dinesh Pranlal Doshi, (3) Arun Ganesh Vartak, (4) Mahadev Bhaskar Vartak (5) Vallabhadas Chauromram Rajanani (6) Vasant Ganesh Vartak (7) Dilip Ganesh Vartak (8) Madhukar Nandevrao Mohal (9) Sedanand Nandevrao Mohal (10) Ashok Nandevrao Mohal (11) Janubai Ganesh Vartak (12) Lakman Bhaskar Vartak (H.U.F.) (13) Sharad P. Doshi (14) Mahadso Govind Vartak, (15) Raghunath Manik Chaudhary (16) Navinchandra Punaji Gangar (17) Rajesh Ramniklal Bhansali (18) Ramniklal L. Bhansali (19) Raju Dhirajlal Shah (20) Labha Dhirajlal Shah No. 1 forself and No. 2 to 20 Constituted Attorney have sold and conveyed the aforesaid land to M/S. Jogani and Dialani land Developer and Builders through Partner (1) Ehanwarial D. Jogani (2) Shailesh D. Jogani (3) Ishawar A. Dialani (4) Jagdish A. Dialani (5) Meena A. Dialani (6) Mulchand S. Shah (7) Manju R. Shah (8) Ghavarchand A. Jain (9) Ghanshyam Pujara (H.U.F.) (10) Prafulla Pujara (11) Bharat Pujara (12) Pramod Rai Solanki (13) Rajesh Solanki (14) Kansiyalal R. Solanki (15) Hasmukh R. Solanki (16) Pramila Gandhi (17) Taransinh Kohali all residing at Mumbai for a total

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consideration of Rs. 1,42,00,000/- (Rupees one crore forty two lakhs only) vide Mutation entry no. 5147 dated 18-5-2006 certified on 13-6-2006

Description of Property

S. No.	H. No.	Area	H.R.	Assessed
396	-	7-19-0	3/4	06.80
397	-	4-11-0	1/2	06.10
415	-	7-15-0	1/2	10.40
416	-	3-32-0	1/4	05.00
417	-	9-32-0	1/2	10.20
418	-	8-21-0		10.10
419	-	6-33-0	1/4	05.80
420	-	8-06-0	3/4	05.40
421	-	7-02-0	1/4	04.13
Total		64-6-0	1/2	62.11

Plot No. 1 to 244

Total admeasuring 2,59,679-55 sq. mtrs. This entry is made from Application form Index II, Document P.B.V.M. 3863 certified copy

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2006 - Retirement Deed (1) Dinesh B. Jogani (2) Suresh B. Jogani (3) Kanchan S. Kukreja (4) Sadhana N. Ahuja (5) Sushila C. Shah (6) Chanransingh Kohali (7) Saifuddin A. M. Merchant (8) Yasmin A. Bhanvajiya (9) Pramila M. Gandhi are Partner but dated 30-3-1987 , Retirement Deed all above parson are Retired in Partnership Deed therefore the above person name are deleted in the aforesaid property vide Mutation entry no. 5159 dated 1-6-2006 certified on 19-6-2006

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Description of Property

S. No. 396, 397, 416, 415, 417, 418, 419, 420, 421.

This entry is made from Application form and Retirement Deed.

2006 - Partnership Deed dated 31-3-1987. The aforesaid property New Partner are arrived in Partnership Deed (1) G.K. Pujara (H.U.F.) (2) G.K. Pujara (3) Prafulla Pujara (H.U.F.) (4) Prafulla Pujara (5) Sharat Pujara (H.U.F.) (6) Hasmukh Rai Solanki (H.U.F.) (7) Pramod Rai Solanki (8) Rajesh Solanki (9) Kansiyalal Solanki (10) Anita P. Sheth are new Partner in Partnership New Partners are coming in Partnership therefore New Partnership Deed are made, Vide Mutation entry no. 5160 dated 1-6-06, Certified on 19-6-06. This entry is made from Application form and Partnership Deed.

2006 - Partnership Deed and Admission Deed, Kanta R. Movara and Master Lalit B. Jogani are Retired on Partnership and New Partner (1) Farida Sadruddin (2) Taransingh Kohali are coming New Partnership Deed, Faride Sadruddin Taransing Kohali are name add in aforesaid property

S. No. 396, 397, 415, 416, 417, 418, 419, 420, 421.

Vide Mutation entry no. 5161 dated 1-6-06 Certified on 19-6-06, This entry is made from Application form and Retirement and Admission Deed dated 11-7-1988.

2006- Retirement Deed and Admission Deed Pramila Gandhi is new Partner in Partnership Deed and Anita P. Sheth is retired in Partnership i.e. Anita P. Sheth name is deleted in Partnership Deed, Vide Mutation entry no.

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5162 dated 1-6-2006 Certified on 19-6-2006 , This entry is made from Application Retirement Deed and Admission Deed dated 11-6-1989.

2006 - Retirement Deed and Admission Deed. The aforesaid Property Partnership Deed (1) Mulchand S. Shah, (2) Master Shailesh B. Jogani (3) Meena A. Dialani are retired in Partnership therefore the above name are deleted in Partnership Deed and Rameshkumar Shah is New Partner added in Partnership Deed therefore New Partner name is added in aforesaid property , vide Mutation entry no. 5163 dated 1-6-06 Certified _____ . This entry is made from Application form, Retirement Deed and Admission Deed dated 28-2-1994.

2006 - Partnership Deed , as per Partnership Deed (1) Shanwarlal D. Jogani (2) Ishwar A. Dialani (3) Jagesh A. Dialani (4) Manju R. Shah (5) Ghevarchand H. Jain (6) G.K. Pujara (H.U.F.) (7) G.K.Pujara (8) Prafulla Pujara (9) Prafulla Pujara (H.U.F.) (10) Bharat Pujara (H.U.F.) (11) Hasmukh Solanki (H.U.F.) (12) Pranod Rai Solanki (13) Rajesh Solanki (14) Kansiyalal Solanki (15) Farida Sadroddin (16) Pramila A. Gandhi (17) Rameshkumar Shah are confirm Partner . Taransingh Kohali expired on 16-3-2005 , but dated 30-3-1987 Taransingh Kohali had retired in Partnership. Taransingh Kohali expired and his only one heir MR. Jaspalsingh Kohali name is added in Partnership Deed vide Mutation entry no. 5164 dated 1-6-2006 Certified on 19-6-2006 . This entry is made from Application form and Partnership Deed dated 12-9-2005.

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2006 - Correction Deed M/S. Jogani and Dialani Land Developers and Builders through their Partner (1) Bhanvarlal D. Jogani (2) Shailesh D. Jogani (3) Ishwar A. Dialani (4) Jagdish A. Dialani (5) Meena A. Dialani (6) Mulchand S. Shah (7) Manju R. Shah, (8) Chevarchand H. Jain, (9) Ghanshyam K. Pujara (H.U.F.) (10) Prafulla Pujara (11) Bharat Pujara, (12) Pramod Rai Solanki (13) Rajesh Solanki (14) Kansiyalal B. Solanki, (15) Hasmukh R. Solanki (16) Pramila Gandhi (17) Farida Sadruddin (18) Taransingh Kohali are partner and all names are added in Ferfar No. 5047 but the aforesaid land are purchased 20¹ partners and 18 partner and Ghanshyam Pujara (2) prafulla K. Pujara (H.U.F.) is also Partner. The aforesaid land are purchase 20 partners. The Index II and Conveyance copy Reg. No. 3863/89 eighteen (18) partners name shown in Ferfar Record after Index II as per Agreement Ghanshyam K. Pujara (2) Prafulla K. Pujara (H.U.F.) are name added in Ferfar and Bharat Pujara, Hasmukh R. Solanki are H.U.F., the correction is in red ink mark in their names.

As per Correction Deed Purchaser (1) Ghanshyam K. Pujara (2) Prafulla K. Pujara (H.U.F.) (3) Bharat Pujara and Hasmukh R. Solanki (H.U.F.) are name added in 7/12 extract, vide Mutation entry no. 5171 dated 11-7-2006 Certified on 27-7-2006, This entry is made from Application form Sub-Registrar Mumbai Index II and Document No. P.B.3863/89, Correction Deed.

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2006 - By a Conveyance Deed dated 27-12-93 Rajabaliwari Sadriwala, Residing at 30 Marwadi Chawl R.No. 28 Second Floor Chandi Galli Mumbai, have sold and conveyed the said land to Yusufali Gulani Abbas Hami (2) Imatias Mansur Husain Hami residing at Flat No. 82 and 81 Ajay Apt. 16 Hansraj Lane Byculla for total consideration of Rs.1,25,000/- (Rupees one lakhs twenty five thousand only) vide Mutation entry no. 5178 dated 4-9-06 Certified on 29-9-06

Description of Property

S.No.	H. No.	Area	Sq. yds.
149	part	920.00	

(111)

Plot No. 5

This entry is made from application form Conveyance copy of Sub-Registrar Mumbai office document No. BBM-57.

2006 - By a Conveyance Deed dated 17-9-2004 Yusufali Gulani Abbas Hami (2) Imatias Mansur Husain Hami through their Constituted Attorney Samina Saifuddin Kapadia, Residing at Saifi House Nallasopara (East) Taluka Vasai have sold and conveyed the aforesaid land to Devendra Khamraj Jain, residing at Flat No. 203, 2nd floor, Shram Safalya Bldg., Veer Savarkar Road, Virar (E), and Shri Faroz Sher Khan Pathan, residing at Flat No. C/26 Sundarvan, Varad Vinayak Lane, Virar (E), Tal. Vasai, Dist. Thane for a total consideration of Rs.2,00,000/- (Rupees two lakhs only)

Description of property

S. No.	H. No.	Area Sq. yrds.
S.No.	H. No.	Area Sq. yrds.
149	part	820.00 i.e. 769.12 sq. mtrs.

(111)

Plot No. 5

Vide Mutation entry no. 5179 dated 4-9-06 Certified on 29-9-06. This entry is made from Application form Certified Conveyance copy of Sub-Registrar Vasai II at Virar Serial No. 6579/2004.

2007 - Nil

2008 - Gift Deed M/S. Jogani and Dialani land Developers and Builders through their Partners (1) Bhanvarlal D. Jogani (2) Ishwar A. Dialani (3) Jagdish A. Dialani (4) Manju R. Shah (5) Ghevarchand H. Jain (6) Ghanshyam Pujara (H.U.F.) (7) Praful Pujara (8) Bharat Pujara (H.U.F.) (9) Pramod Rai Solanki (10) Rajesh Solanki (11) Manaiyalal Solanki (12) Hasmukh R. Solanki (H.U.F.) (13) G.K. Pujara (14) Prafulla Pujara (H.U.F.) (15) Farida Sadruddin (16) Pramila Gandhi (17) Rameshkumar Shah (18) Jaspal Singh Kohali are owners of aforesaid property. The aforesaid land is non-agricultural 8520.00 sq. mtrs. land is occupied Nalla in a aforesaid private property, Nalla land is gift to Nallasopara Nagar Parishad without consideration and owners has no right to the aforesaid land (Nala) no Land owners M/S. Jogani and Dialani land Developers and Builders through Partner Bhanvarlal D. Jogani and other through their C.A. Deepak Purushottam Shah and Nallasopara Nagar Parishad through Chief

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officer through Nagarparished Engineer Rangrao Yashwant Kamble made between Gift Deed to the occupied Nalla. This entry is shown in other Right in 7/12 extract.

		Description of Property		
S. No.	H. No.	Admeasuring	Occupied Nalla land	
Old	New			
419	50	--	2-77-0	2692.25
418	51	--	3-45-2	2461.49
425	52	--	2-99-7	2072.86
396	53	--	3-23-5	1293.42
		Total land	12-45-4	8520.00

Vide Mutation entry no. 5278 dated 1-4-08 Certified on 30-5-08 This entry is made from Application form and Gift Deed Document of Sub-Registrar Vasai II Virar at Serial No. 4347/2008.

2008 - By a Conveyance Deed (1) Bhanvarlal D. Jogani (2) Ishwar A. Dialani (3) Jagdish A. Dialani (4) Manju R. Shah (5) Ghevarchand H. Jain (6) Ghanshyam Pujara (H.U.F.) (7) Praful Pujara (8) Bharat Pujara (H.U.F.) (9) Pramod Rai Solanki (10) Rajesh P. Solanki (11) Hansiyalal R. Solanki (12) Hasmukh R. Solanki (H.U.F.) (13) G.K. Pujara (14) Prafulla Pujara (H.U.F.) (15) Farida Sadruddin (16) Pramila Gandhi (17) Rameshkumar Shah (18) Jaspal Singh Kohali are partners of M/S. JOGANI and Dialani Land Developers and Builders, No. 15 through her constituted Attorney Sudruddin K. Bhankadiya and No. 16 through his C.A. Ramesh K. Gandhi conveyance dated 23-4-08 no. 1 to 18 have sold and conveyed the aforesaid land to M/S. SHARP REALTORS through Partner (1) Deepak Purushottam Shah (2) Hemant Ramesh Mhatre, residing at Parijat Gaonthan Virar (W)

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for total consideration of Rs.69,00,00,000/- (Rupees sixty nine crore only) vide Mutation entry no. 5310 dated 14-8-2008 certified on _____

Description of Property

New Sr. No.	Old Sr. No.	H.R.	Pot-kharaba H.R.
49	420	2-42-0	0-88-3
50	419	1-99-1	0-77-9
51	418	3-23-5	0-21-7
52	415	2-83-3	0-16-4
54	416	1-38-8	0-15-6
55	417	2-90-2	0-99-1
56	421	2-51-1	0-71-8
53	396	2-63-6	0-59-7

Purchase land 7-19-0. 3/4

This entry is made from Application form, conveyance Deed copy.

2009 - Gift Deed (1) M/S. Sharp Realtors Partnership Deed through Partner (1) Deepak Purushottam Shah (2) Hemant Ramesh Mhatre and M/S. Jogani and Dialani land Developers and Builders through their Partners (1) Bhanvarlal D. Jogani (2) Ishwar A. Dialani (3) Jagdish A. Dialani (4) Manju R. Shah (5) Ghevarchand H. Jain (6) Ghanashyam Pujara (H.U.F.) (7) Praful Pujara (8) Bharat Pujara (H.U.F.) (9) Pramod Rai Solanki (10) Rajesh Solanki (11) Kanaiyalal Solanki (12) Hasmukh R. Solanki (H.U.F.) (13) G.K. Pujara (14) Prfulla Pujara (H.U.F.) (15) Farida Sadruddin (16) Pramila A. Gandhi (17) Rameshkumar Shah (18) Jaspal Singh Kohali through their Constituted Attorney (1) Bhanvarlal D. Jogani (2) Jagdish A. Dialani (3) Dinesh Gandhi (4) Kanaiyalal R. Solanki (5) Bharat H. Shah (6) Sadruddin K. Bhanwadiya through their C.A. Deepak Purushottam Shah (2) Pranlal

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Kanaji Doshi (3) Dinesh Prantil Doshi (4) Arun Ganesh Vartak (5) Mahadev Bhaskar Vartak (6) Vallabhdas Chaurasrai Rukani (7) Dilip Ganesh Vartak (8) Mahadev Bhaskar Vartak (6) Vallabhdas Chaurasrai Rukani (7) Dilip Ganesh Vartak (8) Vasant Ganesh (9) Madhukar Namdeo Mohul (10) Sadanand Namdeo Mohul (11) Ashok Namdeo Mohal (12) Janabai Ganesh Vartak (13) Sharad P. Joshi have gifted the aforesaid land to Nallasopara Nagar Parishad vide Mutation entry no. 5367 dated 21-3-2009 certified on 6-4-2009.

Description of Property

S. No./H. No.	Area Sq. mtrs.	D.P.Roa d Sq. Mtrs	Garden Sq. Mtrs	Playgroun d Sq. mtrs.	Channe l Sq. Mtrs.	Total Sq. mtrs.
49	33030	--	--	14727.13	2429.79	17156
51	34520	6614.25	--	--	--	6614.25
52	29970	6415.25	2524.22	--	--	8939.47
53	32350	7025.35	12762.30	--	--	19787.65
54	15440	4236.13	582.48	--	--	4818.61
55	39730	6892.87	--	1248.35	--	8141.22
56	29690	2831.18	--	3972.52	6641.86	13445.38
77	18360	2870.05	--	--	--	2870.05
Total	233090	36885.72	15869	19948	9071.65	81774

This entry is made from Application form Registered Gift Deed Document.

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2010 - Nil 2011 - Nil

2012 - By a Conveyance Deed (1) M/S. Jogani and Dialani Land Developers and Builders through Partner (1) Jagdish A. Dialani for self and Ishwar A. Dialani , Manju R. Shah, Ghevarchand H. Jain, Ghanshyam K. Pujara (H.U.F.), Bharat K. Pujara (H.U.F.) through Karta Hasmukh R. Solanki (H.U.F.) through Karta Pramod R. Solanki , Rajesh P. Solanki, Kanaiyalal R. Solanki , Farida Saddruddin Banwadiya, Jaspalsingh Kohali , Pramila N. Gandhi , Ramesh S. Shah through their C.A. M/S. Jogani and Dialani Land Developers and Builders through Partner Prafulla K. Pujara for self and Ishwar A. Dialani , Manju A. Shah, Ghevarchand H. Jain, Ghanshyam K. Pujara (H.U.F.) through Karta Bharat K. Pujara (H.U.F.) through Karta Hasmukh R. Solanki (H.U.F.) through Karta Pramod R. Solanki , Rajesh P. Solanki, Kanaiyalal R. Solanki , Farida Saddruddin Banwadiya, Jaspalsingh Kohali , Pramila N. Gandhi , Ramesh S. Shah through their C.A. M/S. Jogani and Dialani Land Developers and Builders through Partner Bhavarlal D. Jogani for self and Ishwar A. Dialani (2) Manju R. Shah, (3) Ghevarchand H. Jain, (4) Ghanshyam K. Pujara (H.U.F.) through Karta Ghanshyam K. Pujara (H.U.F.) through Karta Ghanshyam K. Pujara , Prafulla K. Pujara (H.U.F.) through Karta Hasmukh R. Solanki (H.U.F.) through Karta Pramod R. Solanki , Rajesh P. Solanki, Kanaiyalal R. Solanki , Farida Saddruddin Banwadiya, Jaspalsingh Kohali , Pramila N. Gandhi , Ramesh S. Shah through their C.A. have sold and conveyed the said land to M/S. SHARP REALTORS through Partner Deepak Purushottam Shah and Hemant

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Ramesh Mhatre , residing at Patijat Gaothan Virar (W) ,
Tal. Vassi, for a total consideration of Rs.1,50,00,000
(Rupees one crore fifty lakhs only) vide mutation entry
no. 5628 , dated 17-10-2012 certified on 28-12-12.

Description of Property

Old S. No.	New S. No.	Admeasuring sq. mtrs.
396	53 part	2683.00
397	77	18360.00

This entry is made from Application form certified
conveyance copy document 4197/2012.

2012 - Correction Deed Conveyance Deed dated 26-10-1989
. The land Description written in wrong and Correction
Deed dated 23-04-2008 Registered Document No. 5006/08
land Description is correct , Correction Deed made by
(1) Pranlal Doshi Dinkar Doshi Arun Vartak , Madhukar
Mohal , Janabai Vartak, Laxman Vartak (H.U.F.) , Sharad
Joshi, Mahadev Vartak, Raghunath Chaudhary ,
Navinchandra Gangar , Rajesh Bhansali, Ramniklal
Bhansali, Raju Shah , all residing at Gaywadi Mumbai
400004 and M/S. Jogani and Dialani land Developers and
Builders through Partner (1) Bhanvarlal D. Jogani (2)
Ishwar A. Dialani (3) Jagdish A. Dialani (4) Manju R.
Shah (5) Ghevarchand H. Jain (6) Ghanshyam Pujara
(H.U.F.) (7) Praful Pujara (8) Bharat Pujara (H.U.F.)
(9) Pramod Rai Solanki (10) Rajesh Solanki (11)
Kanaiyalal Solanki (12) Hasmukh R. Solanki (H.U.F.)
(13) G.K. Pujara (14) Prafulla Pujara (H.U.F.) (15)
Farida Sadruddin (16) Pramila A. Gandhi (17)
Rameshkumar Shah (18) Jaspal Singh Kohali through their
Constituted Attorney (1) Bhanvarlal D. Jogani (2)
Jagdish A. Dialani (3) Dinesh Gandhi (4) Kanaiyalal R.
Solanki (5) Bharat H. Shah (6) Sadruddin K. Bhanwadiya

(2) M/S. Jogani and Dialnai Land Developers and Builders through Partner Manju R. Shah (2) Ramesh Shah residing at Gaywadi, Mumbai 04 hereinafter called Purchaser.

Schedule I

Conveyance Deed dated 23-10-1989 Description of property is mentioned incorrect.

Old S. No.	New S. No.	Admeasuring R.R.	Assessed
396	53	7 19 3/4	6-8-0
397	77	4 21 1/2	6-10-0
415	52	7 15 1/2	10-4-0
416	54	3 32 1/4	5-0-0
417	55	9 32 1/2	10-2-0
418	51	8 21	10-10-0
419	50	6 33 1/4	5-8-0
420	49	8 6 3/4	5-4-0
421	56	7 2 1/4	4-13-0
Total		64 6 1/2	62-11-0

SCHEDULE II

Correction Deed dated 23-4-2008 Conveyance Deed dated 26-10-1989 Description of land are shown and corrected to correction detailed as below :

396	53	7 39 3/4	6-8-0
397	77	4 21 1/2	6-10-0
415	52	7 15 1/2	10-4-0
416	54	3 32 1/4	5-0-0
417	55	9 32 1/2	10-2-0
418	51	8 21	10-10-0
419	50	6 33 1/4	5-8-0
420	49	8 6 3/4	5-4-0
421	56	7 2 1/4	4-13-0
Total		64 6 1/2	62-11-0

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Correction Deed dated 23-4-2008 old Survey No. 396 New Survey No. 53 is corrected area . Seller name 7/12 extract is deleted vide Mutation entry no. 5627 dated 17-10-2012 certified on 28-12-12 . This entry is made from Correction Document copy of Sub-Registrar Vasai Document No. 5002108 dated 23/4/2008.

2013 - Nil

2014 - By an Development Agreement dated 26.6.2014 and registered in the office of Sub-Registrar Vasai IV Kalliasopara at Serial No. 3556 -2014, Dated 26-6-2014, entered into by and between M/s. Sharp Relators through its Partners (1) Mr. Deepak Purushottam Shah (2) MR. Hemant Ramesh Mhatre (therein called "The Owners") of the First Part and M/S. D'LASA DEVELOPERS through its Partners (1) SMT. NISHIGANDHA NISHIKANT LUMAN , (2) MR. SMITESH SANTOSH SAWANT, (3) SMT. MARY JAYANT D'SOUZA and (4) SMT. ARCHANA RAJENDRA LAD, (therein called "The Developers") of the Second Part , the said M/s. Sharp Realtors through its Partners (1) Mr. Deepak Purushottam Shah, (2) Mr. Hemant Ramesh Mhatre have granted the development right in respect of F.S.I. Residential in "YASHWANT VIVA TOWNSHIP", admeasuring F.S.I. 959.29 SQ METRS. I.E. 10325.79 SQ. FT. (Built up area) in respect of "A" Wing of Building no. 1, in Sector III, to be utilised together with right to use the garden area, podium, health club, gymnasium etc. proposes in the common area of building under reference and right of way over the road and other common facilities in the Group Housing Scheme.

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The M/S. D'LASA DEVELOPERS is developing Residential building A wing of Building No. 1 in Sector III as per Commencement Certificate granted by Vasai - Virar City Municipal Corporation vide its order Bearing No. VVCMC/TP/CC/VP-0127/3636/2013-2014 dated 26-3-2014 for ground plus seven upper floors.

2015 - Vasai Virar Municipal Corporation has granted Revised plan Vide Order No. VVCMC/TP/BDP/VP-0127/067/2015-16, Dated 9-6-2015.

2015 - By an under a SUPPLEMENTARY DEVELOPMENT AGREEMENT DATED 6TH November 2015, registered in the office of Sub-Registrar Vasai III Nallasopara at Serial No. VASAI III 9091/2015, the M/S. SHARP REALTORS through its Partners (1) Mr. Despak Purushottam Shah (2) MR. Hemant Ramash Mhatre (therein called "The Owners") of the First Part have authorized M/S. D'LASA DEVELOPERS through its Partners (1) SMT. NISHIGANDHA NISHIKANT LUMAN, (2) MR. SMITESH SANTOSH SAWANT, (3) SMT. MARY JAYANT D'SOUZA and (4) SMT. ARCHANA RAJENDRA LAD, (therein called "The Developers") of the Second Part, to develop F.S.I. Area Admeasuring 1030.53 sq. mtrs. equivalent to 11,092.62 sq. ft. (Built up area) + Area admeasuring 959.29 sq. mtrs. i.e. 10325.79 sq. ft. (acquired by Development Agreement Dated 26-09-2014) = Total 1989.82 sq. mtrs. i.e. 21418.41 sq. ft. to be utilize in A wing of Building No. 1 in Sector III, to be utilised together with right to use the garden area, podium, health club, gymnasium etc. proposes in the common area of building

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under reference and right of way over the road and other common facilities in the Group Housing Scheme.

2016 - Nil 2017 - Nil upto 6-6-2017.

This report is subject to torn and mutilated record and register for certain years have been sent for rewriting and binding.



(B. C. SOLANKI)

ADVOCATE.

B. C. SOLANKI

B.Sc. LL. B.

Advocate High Court

17, Meghdoot, Opp. Rly. Station,
Virar (West), Tal. Virar.