

Jignesh Shah

A D V O C A T E



Reliable Prestige, 1st Floor,
Above IDBI Bank, Achole Road,
Nailasopara (East),
Dist. Palghar, Pin - 401 209
gppalassociates@gmail.com
Mu.No. 9823612613

Date : 11/02/2015

TITLE CLEARANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT, I have perused papers of Non-Agricultural land bearing Survey No. **28**, Hissa No. **2**, Arca Admeasuring **8090 sq. mtrs.** Assessment **Rs.2-62 Ps.**, out of this Area Admeasuring 3620 sq. mtrs., lying, being and situate at Village: **WALIV**, Tal. : Vasai, District - Palghar, within the area of Sub-Registrar at Vasai belonging to **M/S. B. L. F. REALTORS.**

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

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

Note: - This Title Report is subjected to mutilated records, 7/12 extract and torned pages



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SEARCH REPORT

THIS IS TO CERTIFY THAT, I have perused papers of Non-Agricultural land bearing Survey No. **28**, Hissa No. **2**, Area Admeasuring **8090 sq. mtrs.** Assessment **Rs.2-62 Ps.**, out of this Area Admeasuring 3620 sq. mtrs., lying, being and situate at Village: **WALIV**, Tal. : Vasai, District - Palghar, within the area of Sub-Registrar at Vasai belonging to **M/S. B. L. F. REALTORS.**

I have taken search from 1952 to 2015. The details of mutation entry year wise are given below.

1952 - Nil	1968 - Nil	1984 - Entry	2000 - Nil
1953 - Nil	1969 - Nil	1985 - Torn	2001 - Nil
1954 - Nil	1970 - Nil	1986 - Torn	2002 - Nil
1955 - Nil	1971 - Nil	1987 - Torn	2003 - Nil
1956 - Nil	1972 - Nil	1988 - Torn	2004 - Nil
1957 - Nil	1973 - Nil	1989 - Torn	2005 - Nil
1958 - Nil	1974 - Nil	1990 - Nil	2006 - Nil
1959 - Nil	1975 - Nil	1991 - Nil	2007 - Entry
1960 - Nil	1976 - Nil	1992 - Nil	2008 - Entry
1961 - Nil	1977 - Torn	1993 - Nil	2009 - Entry
1962 - Nil	1978 - Torn	1994 - Nil	2010 - Entry
1963 - Nil	1979 - Torn	1995 - Nil	2011 - Entry
1964 - Nil	1980 - Torn	1996 - Nil	2012 - Entry
1965 - Nil	1981 - Torn	1997 - Nil	2013 - Entry
1966 - Nil	1982 - Torn	1998 - Nil	2014 - Nil
1967 - Nil	1983 - Torn	1999 - Nil	2015 - Entry

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- 2007 : By a registered Conveyance Deed dated 21/02/2007, 1] **MR. MASHROOF AHMED RAFIQUE AHMED SHAIKH**, 2] **MR. MOMATARAM LILAJI CHAUDHARY** had purchased the said land from **SMT. TARABAI HARICHANDRA DHUMAL**, which is registered in the office of Sub-Registrar Vasai bearing Sr.No. 1732/2007, dated 21/02/2007.
- 2008 : By a registered Conveyance Deed dated 10/07/2008, **MR. VIJAY BHASKARRAO MHASLEKAR & OTHERS** had purchased the part of said land from **M/S. BLUE BIRD DEVELOPERS** through partners **MR. MOBATARAM LILAJI CHAUDHARY & OTHERS**, which is registered in the office of Sub-Registrar Vasai-1 bearing Sr.No. 7023/2008, dated 10/07/2008.
- 2008 : By a registered Conveyance Deed dated 26/09/2008, **MR. JAFAR AALAM AJIJUDDIN SHAIKH** had purchased the part of said land from **MR. MOBATARAM LILAJI CHAUDHARY & OTHERS**, which is registered in the office of Sub-Registrar Vasai-1 bearing Sr.No. 9651/2008, dated 26/09/2008.
- 2008 : By a registered Conveyance Deed dated 26/09/2008, **DR. MR. JAFAR AALAM BADREAALAM SHAIKH** had purchased the part of said land from **MR. MOBATARAM LILAJI CHAUDHARY & OTHERS**, which is registered in the office of Sub-Registrar Vasai-1 bearing Sr.No. 9650/2008, dated 26/09/2008.

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- 2008 : By a registered Conveyance Deed dated 26/09/2008, **SHAIKH ZEENAT KAUSAR SARFARAJ ALAM** had purchased the part of said land from **MR. MOBATARAM LILAJI CHAUDHARY & OTHERS**, which is registered in the office of Sub-Registrar Vasai-1 bearing Sr.No. 9649/2008, dated 26/09/2008.
- 2009 : By a registered Conveyance Deed dated 16/01/2009, **MR. PARASMAL BECCHRAJ PATEL** had purchased the part of said land from **MR. MOBATARAM LILAJI CHAUDHARY & OTHERS**, which is registered in the office of Sub-Registrar Vasai-1 bearing Sr.No. 456/2009, dated 16/01/2009.
- 2009 : By a registered Conveyance Deed dated 12/01/2009, **KUMARI NIKITA GANPATLAL JAIN** had purchased the part of said land from **MR. MOBATARAM LILAJI CHAUDHARY & OTHERS**, which is registered in the office of Sub-Registrar Vasai-1 bearing Sr.No. 287/2009, dated 12/01/2009.
- 2009 : By a registered Conveyance Deed dated 12/01/2009, **MR. JAWAHARLAL C. DEVASI** had purchased the part of said land from **MR. MOBATARAM LILAJI CHAUDHARY & OTHERS**, which is registered in the office of Sub-Registrar Vasai-1 bearing Sr.No. 286/2009, dated 12/01/2009.
- 2010 : By a registered Conveyance Deed dated 02/02/2010, **MR. SURESHKUMAR JAIN** had purchased the part of said land from **MR. MOBATARAM LILAJI CHAUDHARY & OTHERS**,

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ADVOCATE



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which is registered in the office of Sub-Registrar Vasai-1 bearing Sr.No.1167/2010, dated 02/02/2010.

- 2010 : By a registered Conveyance Deed dated 27/09/2010, **MR. KETANKUMAR K. JAIN** had purchased the part of said land from **MR. SURESHKUMAR JAIN**, which is registered in the office of Sub-Registrar Vasai-1 bearing Sr.No. 10405/10, dated 27/09/2010.
- 2010 : By a registered Conveyance Deed dated 27/09/2010, **MR. BHALECHAND C. BHANSALI & OTHERS** had purchased the part of said land from **MR. VIJAY BHASKARRAO MHASLEKAR AND OTHERS**, which is registered in the office of Sub-Registrar Vasai-1 bearing Sr.No. 10404/10, dated 27/09/2010.
- 2010 : By a registered Cancellation Deed dated 06/10/2010, registered in the office of Sub-Registrar Vasai-3 bearing Sr. No. 15817/10, dated 06/10/2010 entered into by and between **MR. MOBATARAM LILAJI CHAUDHARY & OTHERS**, therein called "The PURCHASERS") and **MR. JAWAHARLAL C. DEVASI**, therein called "The VENDORS").
- 2011 : By a registered Conveyance Deed dated 14/02/2011, **MR. MOBATARAM LILAJI CHAUDHARY & OTHERS** have purchased the part of said land from **KUMARI NIKITA GANPATLAL JAIN**, which is registered in the office of Sub-Registrar Vasai-1 bearing Sr.No.1999/2011, dated 14/02/2011.

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- 2011 : By a registered Cancellation Deed dated 30/03/2011, registered in the office of Sub-Registrar Vasai-3 bearing Sr. No. 4501/11, dated 30/03/2011 entered into by and between **MR. MOBATARAM LILAJI CHAUDHARY & OTHERS**, therein called "The PURCHASERS") and **MR. ARVIND R. YADAV AND OTHERS**, therein called "The VENDORS").
- 2011 : By a registered Cancellation Deed dated 30/03/2011, registered in the office of Sub-Registrar Vasai-3 bearing Sr. No. 4502/11, dated 30/03/2011 entered into by and between **MR. MOBATARAM LILAJI CHAUDHARY & OTHERS**, therein called "The PURCHASERS") and **MR. MANIRAM LALMOHAN VERMA AND OTHERS**, therein called "The VENDORS").
- 2011 : By a registered Cancellation Deed dated 30/03/2011, registered in the office of Sub-Registrar Vasai-3 bearing Sr. No. 4504/11, dated 30/03/2011 entered into by and between **MR. MOBATARAM LILAJI CHAUDHARY & OTHERS**, therein called "The PURCHASERS") and **MR. KRUSHNA PILLU VISHWAKARMA AND OTHERS**, therein called "The VENDORS").
- 2011 : By a registered Cancellation Deed dated 15/04/2011, registered in the office of Sub-Registrar Vasai-3 bearing Sr. No. 5197/11, dated 15/04/2011 entered into by and between **MR. MOBATARAM LILAJI CHAUDHARY & OTHERS**, therein called "The PURCHASERS") and **MR.**

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- SHAMIM AHMED ABDUL RAZAK, therein called "The VENDORS").
- 2011 : By a registered Cancellation Deed dated 27/05/2011, registered in the office of Sub-Registrar Vasai-3 bearing Sr. No. 7408/11, dated 27/05/2011 entered into by and between **MR. MOBATARAM LILAJI CHAUDHARY & OTHERS**, therein called "The PURCHASERS") and **MR. MOHD. KAMRAZA MOHD. AZIZ SHAIKH**, therein called "The VENDORS").
- 2011 : By a registered Conveyance Deed dated 26/07/2011, **M/S. A 1 DEVELOPERS** have purchased the part of said land from **MR. MOBATARAM LILAJI CHAUDHARY & OTHERS**, which is registered in the office of Sub-Registrar Vasai-3 bearing Sr.No.10007/2011, dated 26/07/2011.
- 2011 : By a registered Conveyance Deed dated 19/12/2011, **M/S. M.M. ENTERPRISES** have purchased the part of said land from **MR. MOBATARAM LILAJI CHAUDHARY & OTHERS**, which is registered in the office of Sub-Registrar Vasai-1 bearing Sr.No.14167/2011, dated 19/12/2011.
- 2011 : By a registered Conveyance Deed dated 19/12/2011, **M/S. M.M. ENTERPRISES** have purchased the part of said land from **SMT. SWEETY BHAVESH GADA & OTHERS**, which is registered in the office of Sub-Registrar Vasai-1 bearing Sr.No.14166/2011, dated 19/12/2011.

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2012 : By a Deed of Conveyance dated 16/10/2012 **M/S. B. L. F. REALTORS** through its Directors 1] **MR. HARSHAD J. SHAH** and 2] **MR. KHALID ELIYAS MALIK** have purchased land bearing Survey No. **28**, Hissa No. **2**, Area Admeasuring **8090 sq. mtrs.** Assessment **Rs.2.62 Ps.**, out of this Area Admeasuring 3620 sq. mtrs. from **M/s. A 1 DEVELOPERS** through its Partner **MR. MOHAMMAD AFAJAL IDRIS & OTHERS**, which is registered in the office of Sub-Registrar **Vasai No. I**, at Serial No. **11575/2012**, registered on **22/10/2012**.

2012 : By a Deed of Cancellation Deed, entered into by and between **MR. JAFAR AALAM BADREAALAM SHAIKH** therein called "The GIVER") and **MR. MOBATARAM LILAJI CHAUDHARY & OTHERS** therein called "The TAKER") in respect of Conveyance deed bearing Vasai-I, sr. no. 09650/08, which is registered in the office of Sub-Registrar **Vasai No. 3**, at Serial No. **15430/2012**.

2013 : By the Development Agreement dated 17/01/2013, entered into by and between **M/S. B. L. F. REALTORS** through its Directors 1] **MR. HARSHAD J. SHAH** and 2] **MR. KHALID ELIYAS MALIK** have transfer and assign the development rights in respect of Building No. **2**, Area Admeasuring **2241.58 sq. mtrs.**, equivalent to **24128.37 sq. feet FSI** being part of Non-Agricultural land bearing Survey No. **28**, Hissa No. **2**, Area Admeasuring **8090 sq. mtrs.** Assessment **Rs.2-62 Ps.**, out of this Area Admeasuring 3620 sq. mtrs., in favour **M/S. KAMDHENU DREAMS** through its

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Partners 1] MR. RAJNISH KISAN PATIL, 2] MR. KUNAL SURESH PATIL AND 3] MR. PRADEEP PRABHAKAR PATIL, which registered in the office of Sub-Registrar Vasai No. I, at Serial No. 772/2013, registered on 18/01/2013.

2013 : By the Development Agreement dated 07/02/2015, entered into by and between M/S. KAMDHENU DREAMS have transfer and assign the development rights in respect of Building No. 2, Area Admeasuring 2241.58 sq. mtrs., equivalent to 24128.37 sq. feet FSI being part of Non-Agricultural land bearing Survey No. 28, Hissa No. 2, Area Admeasuring 8090 sq. mtrs. Assessment Rs.2-62 Ps., out of this Area Admeasuring 3620 sq. mtrs., in favour M/S. DREAMS DEVELOPERS, through its Proprietor MR. MOHD. CHAND HANIF SHEIKH, which registered in the office of Sub-Registrar Vasai No. V, at Serial No. 727/2015, registered on 07/02/2015.

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

Note: - This Search Report is subjected to mutilated records, 7/12 extract and torred pages.