

Reliable Prestige, 1" Floor, Above IDBI Bank, Achole Road, Nailasopara (East). Dist. Palghar, Pin – 401 209 appaiassociates@gmail.com Mo.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, 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.

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

ADVOCATE



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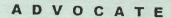
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SEARCH REPORT

THIS IS TO CERTIFY THAT, I have perused papers of Non-Agricultural land bearing Survey Nc. 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	4	Entry	2000	-	Nil
1953	-	Nil	1969	4	Nil	1985	=	Torn	2001	-	Nil
1954	-	Nil	1970	-	Nil	1986	20	Torn	2002	-	Nil
1955	-	Nil	1971	2	Nil	1987	4	Torn	2003	2	Nil
1956	-	Nil	1972	2	Nil	1988	4	Torn	2004		Nil
1957	-	Nil	1973	-	Nil	1989	1	Torn	2005	-	Nil
1958	-	Nil	1974	8	Nil	1990		Nil	2006	-	Nil
1959	8	Nil	1975	-	Nil	1991	-	Nil	2007	-	Entry
1960		Nil	1976	-	Nil	1992		Nil	2008	×	Entry
1961	7	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	4	Nil	2013	_	Entry
1966	-	Nil	1982	-	Torn	1998	-	Nil	2014	-	Nil
1967		Nil	1983	2	Torn	1999	4	Nil	2015	7	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

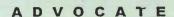
By a registered Conveyance Deed dated 10/07/2008, MR. VIJAY BHASKARRAO MHASLEKAR & OTHERS had purchased the part of said land from M/S. BLUE BIRD DEVELOPERS through partners MR. MOBATARAM LILAJI CHAUDHARY & OTHERS, which is registered in the office of Sub-Registrar Vasai-1 bearing Sr.No. 7023/2008, dated 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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- 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.
- 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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which is registered in the office of Sub-Registrar Vasai-1 bearing Sr.No.1167/2010, dated 02/02/2010.

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.

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 Cancelation 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").

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.

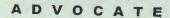
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- By a registered Cancelation Deed dated 30/03/2011, registered in the office of Sub-Registrar Vasai-3 bearing Sr. No. 4501/11, dated 30/03/2011 entered into by and between MR. MOBATARAM LILAJI CHAUDHARY & OTHERS, therein called "The PURCHASERS") and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

By a Deed of Cancelation 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 torned

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