



Date : 07/11/2019

TITLE CLEARANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT, I have perused papers of the land bearing 1] Survey No.45 (Old 42), Hissa No.2, Area admeasuring 0-44-9 H. R., P. K. 0-08-8 H.R., Assessment Rs.3.61 Paise, 2] Survey No.45 (Old 42), Hissa No.3, Area admeasuring 0-25-0 H.R., Assessment Rs.2.00 Paise, 3] Survey No.48 (Old 45), Hissa No.1, Area admeasuring 0-41-6 H.R., P.K. 0-02-9 H.R., Assessment Rs.3-46 Paise, 4] Survey No.52 (Old 49), Hissa No.1, Area admeasuring 0-60-7 H. R., Assessment Rs.4.69 Paise, 5] Survey No.52 (Old 49), Hissa No.2, Area admeasuring 0-42-1 H.R., P.K. 0-07-1 H.R., Assessment Rs.3-25 Paise, 6] Survey No.52 (Old 49), Hissa No.4, Area admeasuring 0-20-2 H. R., Assessment Rs.1.56 Paise, 7] Survey No.53 (Old 50), Hissa No.1, Area admeasuring 0-40-5 H. R., Assessment Rs.3.41 Paise, 8] Survey No.53 (Old 50), Hissa No.2, Area admeasuring 0-12-1 H. R., Assessment Rs.1.02 Paise, 9] Survey No.53 (Old 50), Hissa No.3, Area admeasuring 0-21-0 H.R., Assessment Rs.1-77Ps., 10] Survey No.53 (Old 50), Hissa No.4, Area admeasuring 0-12-1 H. R., Assessment Rs.1.02 Paise, 11] Survey No.53 (Old 50), Hissa No.6, Area admeasuring 0-24-8 H.R., Assessment Rs.2.08 Paise, 12] Survey No.56 (Old 52), Hissa No.1, Area admeasuring 0-09-0 H.R., Assessment Rs.0-64 Ps., 13] Survey No.56 (Old 52), Hissa No.3, Area admeasuring 0-42-2 H.R., P.K. 0-05-3 H.R., Total area admeasuring 0-47-5 H.R., 14] Survey No.57 (Old 53), Hissa No.1, Area admeasuring 0-25-0 H. R., Assessment Rs.1.93 Paise, 15] Survey No.57 (Old 53), Hissa No.2, Area admeasuring 0-19-0 H.R., Assessment Rs.1-47 Ps., 16] Survey No.57 (Old 53), Hissa No.4, Area admeasuring 0-15-1 H.R., P.K. 0-03-1 H.R., Assessment Rs.1-17 Ps. Total area admeasuring 0-18-2 H.R., 17] Survey No.57 (Old 53), Hissa No.5, Area admeasuring 0-18-6 H.R., 18] Survey No.57 (Old 53), Hissa No.5, Area admeasuring 0-15-9 H.R., 19] Survey No.57 (Old 53), Hissa No.6, Area admeasuring 0-29-3 H. R., Assessment Rs.2.26



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Paise, 20] Survey No.58 (Old 54), Hissa No.6, Area admeasuring 0-53-9 H.R., Assessment **Rs.3-83Pa.**, lying, being and situated at Village : **RAJAVALI**, Taluka - Vasai, District - Palghar, within the area of Sub-Registrar at Vasai belonging to **M/S. CONCEPTUAL ADVISORY SERVICES LLP** through its Authorized signatory **MR. BHUSHAN PRAKASHBHAI MEHTA.**, **21]** Survey No.45 (Old 42), Hissa No.1, Area admeasuring 0-35-0 H.R, Assessment **Rs.2.81 Paise** lying, being and situated at Village : **RAJAVALI**, Taluka - Vasai, District - Palghar, within the area of Sub Registrar at Vasai belonging to **1]** **Narottam Jayram Kirkire**, **2]** **Prakash Jayram Kirkire**, **3]** **Revati Vitthal Baraf**, **4]** **Anu Raghunath Gharat**, **5]** **Lata Ramchandra Gangada**, **6]** **Jaya Jayram Kirkire**, **7]** **Bebi Kisan Palvi**, **8]** **Laxman Govind Kirkire**, **9]** **Aatvuri Dattu Nanakar** And **10]** **Kashibai Jayram Kirkire.** **22]** Survey No.48 (Old 45), Hissa No.2, Area admeasuring 0-63-6 H.R., P. K. 0-02-9 H.R., Assessment **Rs.5.28Paise** **23]** Survey No.52 (Old 49), Hissa No.3, Area admeasuring 0-42-1 H.R., Assessment **Rs.3.25Paise** **24]** Survey No.56 (Old 52), Hissa No.4, Area admeasuring 0-56-8 H.R., P.K. 0-07-1H.R., Assessment **Rs.2.64Paise**, **25]** Survey No.57 (Old 53), Hissa No.3, Area admeasuring 0-13-7 H.R., Assessment **Rs.1.06Paise**, **26]** Survey No.58 (Old 54), Hissa No.4, Area admeasuring 0-14-7 H.R., Assessment **Rs.1.04Paise**, **27]** Survey No.56 (Old 52), Hissa No.4, Area admeasuring 0-56-8 H.R., P.K. 0-07-1H.R., Assessment **Rs.2.64Paise**, lying, being and situated at Village : **RAJAVALI**, Taluka - Vasai, District - Palghar, within the area of Sub-Registrar at Vasai belonging to **1.** **Khandu Vitthal Patil**, **2.** **Anant Vitthal Patil**, **3.** **Hirubai Narayan Gharat**, **4.** **Kiran Moreswar**, **5.** **Chandrakant Moreswar**, **6.** **Bhamini Moreswar**, **7.** **Arun Moreswar**, **8.** **Manjula Madhukar Chandane**, **9.** **Laxmibai Laxman Patil**, **10.** **Kesarinath Laxman Patil**, **11.** **Manda Ramakant Patil**, **12.** **Manish Ramakant Patil**, **13.** **Sachin Ramakant Patil**, **14.** **Mahesh Harishchandra Patil**, **15.** **Atmaram Harishchandra Patil**, **16.** **Shashikant Laxman Patil**, **17.** **Arvind Laxman Patil**, **18.** **Bhanumati Gopinath Mhatre**, **19.** **Jayvanti Yashwant Mhatre.** **28]** Survey No. 57 (Old 53), Hissa No.7, Area admeasuring



Date : 07/11/2019

O-06-O H.R., Assessment **Rs.0-46 Paise**, lying, being and situated at Village : **RAJAVALI**, Taluka - Vasai, District - Palghar, within the area of Sub Registrar at Vasai belonging to **MR. PRADEEP NAVSHA RAVATE**.

For the Purposed of this Report on Title :

- A. I have perused the photocopies of 7/12 extract and mutation entries in respect of the said property.
- B. I have assumed that:
- i. All documents submitted to me as photocopies of originals conform to the originals and all such originals are authenticated and complete.
 - ii. All signature and seals on any documents submitted to me are genuine;
 - iii. There have been no amendments or charges to the documents examined by me; and
 - iv. The legal capacity of all natural persons is as they purport it to be.

I HEREBY CERTIFY THAT, I have perused the said Documents/Mutation of the above said property, situated at Village : **RAJAVALI**, Taluka - Vasai, District - Palghar and Sub - Registrar at Vasai and in my opinion the above said property is clear and marketable and free from all encumbrances and doubts.



Note : This Title Report is subjected to mutilated records, 7/12 extract and available documents.



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SEARCH REPORT

THIS IS TO CERTIFY THAT, I have perused papers of the land bearing 1] Survey No.45 (Old 42), Hissa No.2, Area admeasuring 0-44-9 H. R., P. K. 0-08-8 H.R., Assessment Rs.3.61 Paise, 2] Survey No.45 (Old 42), Hissa No.3, Area admeasuring 0-25-0 H.R., Assessment Rs.2.00 Paise, 3] Survey No.48 (Old 45), Hissa No.1, Area admeasuring 0-41-6 H.R., P.K. 0-02-9 H.R., Assessment Rs.3-46 Paise, 4] Survey No.52 (Old 49), Hissa No.1, Area admeasuring 0-60-7 H. R., Assessment Rs.4.69 Paise, 5] Survey No.52 (Old 49), Hissa No.2, Area admeasuring 0-42-1 H.R., P.K. 0-07-1 H.R., Assessment Rs.3-25 Paise, 6] Survey No.52 (Old 49), Hissa No.4, Area admeasuring 0-20-2 H. R., Assessment Rs.1.56 Paise, 7] Survey No.53 (Old 50), Hissa No.1, Area admeasuring 0-40-5 H. R., Assessment Rs.3.41 Paise, 8] Survey No.53 (Old 50), Hissa No.2, Area admeasuring 0-12-1 H. R., Assessment Rs.1.02 Paise, 9] Survey No.53 (Old 50), Hissa No.3, Area admeasuring 0-21-0 H.R., Assessment Rs.1-77Ps., 10] Survey No.53 (Old 50), Hissa No.4, Area admeasuring 0-12-1 H. R., Assessment Rs.1.02 Paise, 11] Survey No.53 (Old 50), Hissa No.6, Area admeasuring 0-24-8 H.R., Assessment Rs.2.08 Paise, 12] Survey No.56 (Old 52), Hissa No.1, Area admeasuring 0-09-0 H.R., Assessment Rs.0-64 Ps., 13] Survey No.56 (Old 52), Hissa No.3, Area admeasuring 0-42-2 H.R., P.K. 0-05-3 H.R., Total area admeasuring 0-47-5 H.R., 14] Survey No.57 (Old 53), Hissa No.1, Area admeasuring 0-25-0 H. R., Assessment Rs.1.93 Paise, 15] Survey No.57 (Old 53), Hissa No.2, Area admeasuring 0-19-0 H.R., Assessment Ra.1-47 Ps., 16] Survey No.57 (Old 53), Hissa No.4, Area admeasuring 0-15-1 H.R., P.K. 0-03-1 H.R., Assessment Rs.1-17 Ps. Total area admeasuring 0-18-2 H.R., 17] Survey No.57 (Old 53), Hissa No.5, Area admeasuring 0-18-6 H.R., 18] Survey No.57 (Old 53), Hissa No.5, Area admeasuring 0-15-9 H.R., 19] Survey No.57 (Old 53), Hissa No.6, Area admeasuring 0-29-3 H. R., Assessment Rs.2.26 Paise, 20] Survey No.58 (Old 54), Hissa No.6, Area admeasuring 0-53-9 H.R., Assessment Rs.3-83Ps., lying, being and situated at Village : RAJAVALI, Taluka - Vasal, District - Palghar, within the area of Sub-Registrar at Vasal belonging to M/S. CONCEPTUAL ADVISORY SERVICES LLP through its



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Authorized signatory **MR. BHUSHAN PRAKASHBHAI MEHTA., 21] Survey No.45 (Old 42), Hissa No.1, Area admeasuring 0-35-0 H.R., Assessment Rs.2.81 Paise** lying, being and situated at Village : **RAJAVALI**, Taluka - Vasai, District - Palghar, within the area of Sub Registrar at Vasai belonging to 1] **Narottam Jayram Kirkire, 2] Prakash Jayram Kirkire, 3] Revati Vitthal Baraf, 4] Anu Raghunath Gharat, 5] Lata Ramchandra Gangada, 6] Jaya Jayram Kirkire, 7] Bebi Kisan Palvi, 8] Laxman Govind Kirkire, 9] Aatvari Dattu Nanakar And 10] Kashibai Jayram Kirkire. 22] Survey No.48 (Old 45), Hissa No.2, Area admeasuring 0-63-6 H.R., P. K. 0-02-9 H.R., Assessment Rs.5.28Paise 23] Survey No.52 (Old 49), Hissa No.3, Area admeasuring 0-42-1 H.R., Assessment Rs.3.25Paise 24] Survey No.56 (Old 52), Hissa No.4, Area admeasuring 0-56-8 H.R., P.K. 0-07-1H.R., Assessment Rs.2.64Paise, 25] Survey No.57 (Old 53), Hissa No.3, Area admeasuring 0-13-7 H.R., Assessment Rs.1.06Paise, 26] Survey No.58 (Old 54), Hissa No.4, Area admeasuring 0-14-7 H.R., Assessment Rs.1.04Paise, 27] Survey No.56 (Old 52), Hissa No.4, Area admeasuring 0-56-8 H.R., P.K. 0-07-1H.R., Assessment Rs.2.64Paise, lying, being and situated at Village : **RAJAVALI**, Taluka - Vasai, District - Palghar, within the area of Sub-Registrar at Vasai belonging to 1. **Khanda Vitthal Patil, 2. Anant Vitthal Patil, 3. Hirubai Narayan Gharat, 4. Kiran Moreswar, 5. Chandrakant Moreswar, 6. Bhamini Moreswar, 7. Arun Moreswar, 8. Manjula Madhukar Chandane, 9. Laxmibai Laxman Patil, 10. Kesurinath Laxman Patil, 11. Manda Ramakant Patil, 12. Manish Ramakant Patil, 13. Sachin Ramakant Patil, 14. Mahesh Harishchandra Patil, 15. Atmaram Harishchandra Patil, 16. Shashikant Laxman Patil, 17. Arvind Laxman Patil, 18. Bhanumati Gopinath Mhatre, 19. Jayvanti Yashwant Mhatre. 28] Survey No. 57 (Old 53), Hissa No.7, Area admeasuring 0-06-0 H.R., Assessment Rs.0-46 Paise, lying, being and situated at Village : **RAJAVALI**, Taluka - Vasai, District - Palghar, within the area of Sub Registrar at Vasai belonging to **MR. PRADEEP NAVSHA RAVATE.******

I have taken search from 1952 to 2019. The details of mutation entry year wise are given below.



Date : 07/11/2019

1952 - Torn	1969 - Torn	1986 - Torn	2003 - Entry
1953 - Torn	1970 - Entry	1987 - Torn	2004 - Nil
1954 - Entry	1971 - Torn	1988 - Entry	2005 - Nil
1955 - Torn	1972 - Torn	1989 - Torn	2006 - Nil
1956 - Torn	1973 - Torn	1990 - Nil	2007 - Nil
1957 - Entry	1974 - Torn	1991 - Nil	2008 - Entry
1958 - Torn	1975 - Torn	1992 - Nil	2009 - Nil
1959 - Torn	1976 - Torn	1993 - Nil	2010 - Nil
1960 - Torn	1977 - Entry	1994 - Nil	2011 - Nil
1961 - Torn	1978 - Entry	1995 - Nil	2012 - Entry
1962 - Torn	1979 - Entry	1996 - Entry	2013 - Entry
1963 - Entry	1980 - Torn	1997 - Entry	2014 - Nil
1964 - Entry	1981 - Entry	1998 - Entry	2015 - Nil
1965 - Entry	1982 - Torn	1999 - Entry	2016 - Nil
1966 - Torn	1983 - Torn	2000 - Nil	2017 - Entry
1967 - Torn	1984 - Torn	2001 - Entry	2018 - Entry
1968 - Torn	1985 - Torn	2002 - Entry	2019 - Entry

Entries for Survey No. 45 (Old 42), Hissa No.2:-

1954 : As per Mutation Entry No. 551, dated 29/12/1954, Jagmohan Jamanadas Pratap died intestate on 21/02/1954 leaving behind his legal heirs 1. Babubhai, 2. Virkant, 3. Rajanikant, 4. Suryakant, 5. Harshikant, 6. Vijaykant Jagmohandas Pratap, 7. Taramatibai Jagmohandas, 8. Sushilbai Nagindas, no. 3 to 6 minor through their guardian mother Taramatibai. Babubhai Jagmohandas Pratap was the Karta of their family hence, Babubhai Jagmohandas Pratap's name was inserted as Karta of Undivided family in the records of rights.

1964: As per Mutation Entry No.1248, dated 24/04/1964 by a Conveyance Deed dated 03/05/1956, Atulibai Jajeph D'mello has purchased the said land from land owner Babubhai



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Jagmohandas. The entry is made as per the original copy of Conveyance Deed.

1981: As per Mutation Entry No.1825, dated 11/11/1981 by a Conveyance Deed dated 04/11/1981, 1. Jagdish Babulal Awasthi, 2.Ashok Babulal Awasthi, 3. Prakash Babulal Awasthi, 4. Rambhavan Ramkishan Gupta, 5. Rajkumar Ramkishan Gupta, 6. Devaraj Ramcharan Tivari, 7. Rajkapur Ramkishan Gupta, 8.Gulsabnath Mulai Sharma have purchased the said land from land owner Atulibhai Jojeph D'mello. Purchaser no. 1 to 3 having 1/3rd Share, Purchaser no. 4, 5, 7 having 1/3rd Share and Purchaser no. 6 & 8 having 1/3rd Share.

1996: As Per Mutation Entry No.2338, dated 05/01/1996, as per the Akarband, the order issued by The District Inspector of Land Record Thane bearing No./Bhumapan/Wadi gaon Akarband/S.R./280/94 Thane, dated 30/08/1994, the old village Rajavali has divided in two separate revenue villages namely 1] Rajavali 2] Tivari. As per the said new akarband the old Survey numbers were changed and New Survey numbers are given to the lands of village Rajavali which are as under:

Village:- Rajavali

New S. No.	Old S. No.
45	42

The entry is made as per the Akarband of The Inspector of Land Records Thane alongwith the Taluka Order no. Hakknend/K.V./2639, dated 20/11/1995.

1997: As per Mutation Entry No.2416, dated 18/06/1997 by a registered Conveyance Deed dated 21/04/1997, **M/S. GLOWSHINE BUILDERS AND DEVELOPERS PVT. LTD.** through its Director **MR. GIRISH SADASHIV BHOPANIKAR** has purchased area admeasuring 0-08-8 H.R. out of land bearing



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Survey No.45 (Old 42), Hissa No.2 from land owners 1. Jagdish Babulal Awasthi, 2.Ashok Babulal Awasthi, 3. Prakash Babulal Awasthi, 4. Rambhavan Ramkishan Gupta, 5. Rajkumar Ramkishan Gupta, 6. Rajkapur Ramkishan Gupta, 7.Gulabnath Mulal Sharma, 8. Devaraj Ramcharan Tivari. The entry is made as per the application, copy of Conveyance Deed, which is registered in the office of Sub-Registrar Office Vasai-I, bearing sr. no. 576/97, dated 21/04/1997.

2008: As per Mutation Entry No. 2846, dated 11/08/2008 by a registered Conveyance Deed dated 08/08/2008, **M/S. SAHARA INDIA COMMERCIAL CORPORATION LTD.** through **MR. VIJAY RANGANATH DESHMUKH** has purchased area admeasuring 0-44-9 H.R. out of land bearing Survey No.45 (Old 42), Hissa No.2, from land owners 1. Girgol Pascol Dasa, 2. Jerom Pascol Dasa, 3. Dominic Pascol Dasa, 4. Joseph Pascol Dasa, 5. Terej Maryan Dasa, 6. Natal Clement Ghonsalves, 7. Terej Michael Ghonsalves, 8. Roji Thomas Alphonso, 9. Sister Phatima (Santan) Pascal D'souza, 10. Dumil @ Domanica Cajitan D'souza, 11. Louis Duming Dasa, 12. Alex Duming Dasa, 13. Michael Duming Dasa, 14. Marry Jojeph Almeida, through their POA holder Rasikdal Babulal Varma, 15. Cicilia Louis Dasa, 16. Jana Louis Dasa, 17. Jems Louis Dasa, 18. Anand Jojeph Almeida, 19. Cinthisa Jojeph Almeida, 20.Francis Duma Dasa, 21. Dominic Francis Dasa, 22. Maria Francis Dasa, 23. Santan Ba, 24. Viras Girgol Dasa, 25. Catharin Girgol Dasa, 26. Sima Girgol Dasa, 27.Anita Girgol Dasa, 28.Dela Jojeph Dasa, 29. Dimpal Jojeph Dasa, 30.Dinal Jojeph Dasa, 31.Marry Jojeph Dasa, through their POA holder Rasikdal Babulal Varma. The entry is made as per the application, copy of Conveyance Deed, Sale permission issued by Sub-Divisional Officer Bhiwandi, bearing No. BD/KV/VP/ VASAI/SR-95/2008, dated 02/08/2008 and N.A. permission issued by Sub-



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Divisional Officer Bhiwandi, bearing No. BD/KV/VASAI/SR-64/2008.

2013 : As per Mutation Entry No.3190, dated 07/02/2013, as per The Hon'ble Competent Authority and Deputy Collector (Land Acquisition) Surya Project Dahanu's order No. Land Acquisition/BN/166, dated 03/05/2011 (पूतपादन/बाति/ 166 दि. 03/05/2011), the land bearing s. no. 225, 224, 221, 223, 193, 187, 188, 186, 189, 185, 83, 86, 87, 104, 99, 107, 100, 108, 119 have been acquired for Western Dedicate Freight Corridor. Accordingly in the affected survey numbers 7/12 extract's other columns rights "for Western Dedicate Freight Corridor acquired" note has been made.

2013 : As per Mutation Entry No. 3269, dated 07/11/2013, as per the land acquisition proposal no. 56/2008, the mentioned survey numbers plots of lands have been acquired for Western Dedicate Freight Corridor. Accordingly The Hon'ble Competent Authority and Deputy Collector (Land Acquisition) Surya Project Dahanu's order No. Land Acquisition/BN/166, dated 03/05/2011 (पूतपादन/बाति/ 166 दि. 03/05/2011), the note has been taken in Mutation Entry No. 3190 and in the affected survey numbers 7/12 extract's other columns rights "for Western Dedicate Freight Corridor acquired" note has been made. The said affected plots of lands, in respect of Land Acquisition, the combined survey made and as per the proposal of Hon'ble Sub-Inspector Vasai, the survey numbers and hissa numbers lands mentioned in annexure-"16D" as affected lands hence only in that plots of land's 7/12 extract's other rights column "for Western Dedicate Freight Corridor Acquired" note has been kept and from the other survey numbers and hissa numbers plots of lands other rights column's deletion of acquisition note, as per Order Letter dated



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07/10/2013 of The Hon'ble Competent Authority and Deputy Collector (Land Acquisition) Surya Project Dahanu, the acquisition note has been kept in the other rights column's of the 7/12 extract to survey numbers which are mentioned in the said mutation entry. As per Hon'ble Sub-District Collector (Land Acquisition) Surya Project Dahanu's Outward No. Land Acquisition/BN/2042/13-14, dt. 07/10/2013 the entry has been made.

Entries for Survey No.45 (Old 42), Hissa No.3:-

- 1957 : As per Mutation Entry No. 728, dated 21/05/1957, the ordinary tenant Bhagi Ramchandra Laxman was cultivating the part of the said land owned by Chhaganlal Narottam, therefore her name inserted as ordinary tenant in the records of rights.
- 1997 : As Per Mutation Entry No.2395, dated 11/04/1997, as per the 32M Certificate No.3215 dated 25/11/1978 & Certificate No.433, dated 25/11/1978, issued by Hon'ble Agricultural land Judiciary & Tahasildar Vasai : the aforesaid land was owned by and in the names of Duming Duma Dasa & Pascal Duma Dasa and others as a possession holder. The sale of the said land had been made in the name of tenant Smt. Bhagibai Ramchandra Patil u/s. 32G of Tenancy Act. The sale amount of Rs.80/- had been paid by the tenant Smt. Bhagibai Ramchandra Patil alongwith the interest thereon. As the purchaser Tenant was in actual possession of the said land therefore her name was inserted as owner in the records of rights and the original owner's charge deleted from the other rights column. The purchase of the said lands was subject to section 43 of the Tenancy Act and therefore the aforesaid lands were also subject to "Restricted Tenure" therefore said certification had been made in the 7/12 extract.



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1997 : As Per Mutation Entry No.2397, dated 11/04/1997, as per the 32M Certificate No.3111/60 dated 21/09/1980, issued by Hon'ble Agricultural land Judiciary & Tahasildar Vasai : the aforesaid land was owned by and in the names of Shri. Chhaganlal Narottandas as possession holder. The sale of the part of the said survey number had been made in the name of tenant Smt. Bhagibai Ramchandra Patil u/s. 32G of Tenancy Act. The sale amount of Rs.80/- had been paid by the tenant Smt. Bhagibai Ramchandra Patil alongwith the interest thereon. As the purchaser Tenant was in actual possession of the said land therefore her name was inserted as owner in the records of rights and the original owner's charge deleted from the other rights column. The purchase of the said lands was subject to section 43 of the Tenancy Act and therefore the aforesaid lands were also subject to "Restricted Tenure" therefore said certification had been made in the 7/12 extract.

1999 : As per Mutation Entry No. 2504, dated 20/12/1999, by a registered Conveyance Deed dated 24/03/1998, **M/S. KIRDAR PROPERTIES PVT. LTD.** through its Director **MR. ASHOK RAJMANI SHUKLA** has purchased the said land from the owners 1. Bhagibai Ramchandra Patil, 2. Bhalchandra Ramchandra Patil, 3. Shakuntala Bhalchandra Patil, 4. Jagdish Bhalchandra Patil, 5. Santosh Bhalchandra Patil, 6. Bharat Bhalchandra Patil, 7. Prashant Bhalchandra Patil, 8. Krushnabai Narayan Patil. The entry is made as per the application, copy of Conveyance Deed and Sale permission issued by Sub-Divisional Officer Bhiwandi, bearing No. TNC/SP/VASAI/SR-23/97, dated 21/06/1997.

Entries for Survey No.48 (Old 45), Hissa No.1:-

1988 : As per Mutation Entry No. 2120, dated 05/12/1988, Pascal Duma Dasa died on 15/06/1988 intestate leaving behind his legal heirs 1. Girgol Pascal Dasa, 2. Jerom Pascal Dasa, 3.



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Dominic Pascol Dasa, 4. Joseph Pascol Dasa, 5. Maryan Pascol Dasa, 6. Natal Clement Ghonsalves, 7. Terej Michael Ghonsalves, 8. Rojin Thomas Alphanso, 9. Sister Phatima (Santan) Pascal Dasa, 10. Dumi Cajitan D'souza. Their names were inserted in the records of rights.

1996 : As Per Mutation Entry No. 2338, dated 05/01/1996, as per the Akarband, the order issued by The District Inspector of Land Record Thane bearing No./Bhumapan/Wadi gaon Akarband/S.R./280/94 Thane, dated 30/08/1994, the old village Rajavali has divided in two separate revenue villages namely 1] Rajavali 2] Tivari. As per the said new akarband the old Survey numbers were changed and New Survey numbers are given to the lands of village Rajavali which are as under:

Village:- Rajavali

New S. No.	Old S. No.
48	45

The entry is made as per the Akarband of The Inspector of Land Records Thane alongwith the Taluka Order no. Hakkond/K.V./2639, dated 20/11/1995.

2002 : As per Mutation Entry No. 2588, dated 06/04/2002, Duming Duma Dasa died intestate on 10/07/1963 leaving behind his legal heirs 1] Louis Duming Dasa, 2] Alex Duming Dasa, 3] Michael Duming Dasa, 4] Marry Jojeph Almeida. Their names were inserted in the records of rights.

2008 : As per Mutation Entry No. 2845, dated 11/08/2008 by a registered Conveyance Deed dated 08/08/2008, **M/S. GLOWSHINE PROPERTIES** through its Director **MR. VIJAY RANGANATH DESHMUKH** has purchased the said land and other lands from land owners 1. Girgol Pascol Dasa, 2. Jerom Pascol Dasa, 3. Duminic Pascol Dasa, 4. Joseph Pascol



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Dasa, 5. Terej Maryan Dasa, 6. Natal Clement Ghonsalves, 7. Terej Michael Ghonsalves, 8. Roji Thomas Alphanso, 9. Sister Phatima (Santan) Pascal D'souza, 10. Dumi @ Domanica Cajitan D'souza, 11. Louis Duming Dasa, 12. Alex Duming Dasa, 13. Michael Duming Dasa, 14. Marry Jojeph Almeida, 15. Cicilia Louis Dasa, 16. Jana Louis Dasa, 17. Jerns Louis Dasa, 18. Anand Jojeph Almeida, 19. Cinthisa Jojeph Almeida, 20. Francis Duma Dasa, 21. Dominic Francis Dasa, 22. Maria Francis Dasa, 23. Santan Ba, 24. Viras Girgol Dasa, 25. Catharin Girgol Dasa, 26. Sima Girgol Dasa, 27. Anita Girgol Dasa, 28. Dela Jojeph Dasa, 29. Dimpal Jojeph Dasa, 30. Dinal Jojeph Dasa through their POA holder Rasiklal Babulal Varma. The entry is made as per the application, copy of Conveyance Deed, Sale permission issued by Sub-Divisional Officer Bhiwandi, bearing No.BD/KV/VP/VASAI/SR-97/2008, dt.02/08/2008 and N.A. permission issued by Sub-Divisional Officer Bhiwandi, bearing No. BD/KV/VASAI/SR-65/2008, dated 31/05/2008.

Entries for Survey No. 52 (Old 49), Hissa No.1:-

1963 : As Per Mutation Entry No. 1019, dated 25/04/1963, as per order issued by Hon'ble Agricultural land Judiciary & Addl. Mamltedar Vasai, under section 32G of The Bombay Tenancy and Agricultural Land Act, dated 27/12/1961, the aforesaid land was purchased by tenant Laxman Vithu Patil from the land owners Chhaganlal Narottam Shah for the total consideration of Rs.210.46/- alongwith interest thereon which has to be from 01/01/1962 to 01/01/1965. The purchase of the said lands was subject to section 43 of the Tenancy Act and therefore the aforesaid lands were also subject to "Restricted Tenure" therefore said certification had been made in the 7/12 extract. As the purchaser protected Tenant was in actual possession their names were inserted in the records of rights as possessor and their names were deleted from the others rights column. The original



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owner's sale consideration amount is shown as charge in other rights column.

- 1996: As Per Mutation Entry No. 2338, dated 05/01/1996, as per the Akarband, the order issued by The District Inspector of Land Record Thane bearing No./Bhumapan/Wadi gson Akarband/S.R./280/94 Thane, dated 30/08/1994, the old village Rajavali has divided in two separate revenue villages namely 1] Rajavali 2] Tivari. As per the said new akarband the old Survey numbers were changed and New Survey numbers are given to the lands of village Rajavali which are as under:

Village:- Rajavali

New S. No.	Old S. No.
52	49

The entry is made as per the Akarband of The Inspector of Land Records Thane alongwith the Taluka Order no. Hakknond/K.V./2639, dated 20/11/1995.

- 1996 : As per Mutation Entry No. 2377, dated 20/12/1996, Vitthal Gaura Patil died intestate before 40 years leaving behind his legal heirs 1. Devaji Vitthal Patil, 2. Laxman Vitthal Patil, 3. Tarabai Atmaram Patil, 4. Savitri Amarnath Gharat, 5. Chandrakant Atmaram Patil, 6. Kishor Atmaram Patil, 7. Arati Lalit Pitale. Their names were inserted in the records of rights.

- 2003 : As per Mutation Entry No. 2627, dated 28/03/2003 by a registered Conveyance Deed dated 17/03/1998, **M/S. KIRDAR PROPERTIES PVT. LTD.** through its Director **MR. ASHOK RAJMANI SHUKLA** has purchased the said land from 1. Laxman Vittal Patil-died, 2. Kusum Laxman Patil, 3. Prabhavati Bhalchandra Patil, 4. Sulochana Vinayak Patil, 5. Devyani Kesari Mhatre, 6. Meena Vasuder Mhatre, 7. Jagadish Laxman Patil, 8.



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Devaji Vitthal Patil, 9. Ranjan Devaji Patil, 10. Hirubai Devaji Patil, 11. Ramchandra Devaji Patil, 12. Arun Devaji Patil, 13. Balkrushna Devaji Patil, 14. Gangadhar Devaji Patil, 15. Baluram Devaji Patil, 16. Tarabai Atmaram Patil, 17. Savitri Amarnath Gharat, 18. Chandrakant Atmaram Patil, 19. Kishor Atmaram Patil, 20. Jayashree Atmaram Patil, 21. Babu Padmakar Patil, 22. Laxman Padmakar Patil, 23. Janardan Govind Vaze, 24. Vasudev Govind Vaze, 25. Devram Govind Vaze, 26. Manohar Govind Vaze, 27. Mohan Govind Vaze, 28. Devo Dharman Vaze-died, 29. Godavari Padharinath Patil, 30. Savitri Ramchandra Bhoir, 31. Shakuntala Vishnu Bhoir, 32. Vithabai Khandu Pedavi, 33. Lilavati Kashinath Patil, 34. Kamla Dnyaneshwar Patil, 35. Kunda Bhalchandra Patil, 36. Madhukar Hiraji Gharat, 37. Ramakant Hiraji Gharat, 38. Sumitra Dinesh Mhatre, 39. Jayashree Balkrushna Patil, 40. Dharma Chandrakant Patil, 41. Jaya Gangadhar Patil, 42. Laxmi Moreswar Bhoir, 43. Rati Ramchandra Gharat, 44. Yamuna Ramchandra Patil, 45. Kesari Narhari Patil, 46. Kavita Ranjan Patil, 47. Bhavana Balram Patil. The entry is made as per the application, copy of Conveyance Deed and Sale permission issued by Sub-Divisional Officer Bhiwandi, bearing No. TNC/SP/ VASAI/SR-52/96, dated 23/05/1997, TNC/SP/VASAI/SR-15/96, dated 25/03/1997.

2013 : As Per Mutation Entry No. 3216, dated 06/05/2013, as per the 32M Tenancy Certificate no. 126/61, the Tenant - Laxman Vitthal Patil had paid the full purchase charge amount of Rs. 210.46/- to the land owner - Chhaganlal Narottam Shah. Therefore the said charge amount has been deleted from the records of rights of the said land.

Entries for Survey No.52 (Old 49), Hissa No.2:-

1957: As per Mutation Entry No. 618, dated 19/05/1957, the ordinary tenant Kana Jadu was cultivating the part of the said land owned



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by Chhaganlal Narottam & other 3, therefore his name inserted as ordinary tenant in the records of rights.

- 1957: As per Mutation Entry No. 789, dated 21/05/1957, the ordinary tenant Vitthal Gavaru was cultivating the part of the said land owned by Chhaganlal Narottam, therefore his name inserted as ordinary tenant in the records of rights.
- 1965: As Per Mutation Entry No. 1415, dated 06/12/1965, as per the 32M Certificate no. 3129, dated 19/11/1966, the Tenant - Vitthal Dharma Patil had paid the full purchase charge amount to the land owner Chhagandas Narottam Das. Therefore the said charge amount has been deleted from the records of rights of the said land.
- 1970: As Per Mutation Entry No. 1550, dated 08/09/1970, as per the Tenancy Certificate no. 129 Rajavali, dated 26/04/1970, the Tenant - Vitthal Dharma Patil had paid the full purchase charge amount of Rs.1101/- to the land owner Chhagan Narottam Patil u/s. 32G of The Bombay Tenancy Act. Therefore the said charge amount has been deleted from the records of rights of the said land. The purchase of the said lands was subject to section 43 of the Tenancy Act and therefore the aforesaid lands were also subject to "Restricted Tenure" therefore said certification had been made in the 7/12 extract.
- 1970: As Per Mutation Entry No. 1588, dated 09/09/1970, as per the Tenancy Certificate No. 109, dated 20/04/1970, Pascal Duma Dasa & others 2 purchased the said land from Chhaganlal Narottam Das. Therefore the lien amount has been deleted from the records of rights of the said land. The purchase of the said lands was subject to section 43 of the Tenancy Act and therefore the aforesaid lands were also subject to "Restricted Tenure" therefore said certification had been made in the 7/12 extract.



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- 1977 : As per Mutation Entry No. 1688, dated 28/01/1977, Atmaram Mulkund Mhatre died intestate on 06/11/1974 leaving behind his legal heirs 1. Chingubai Atmaram Mhatre, 2. Shakuntalabai Dattatray Patil. Their names were inserted in the records of rights.
- 1988 : As per Mutation Entry No. 2120, dated 05/12/1988, Pascal Duma Dasa died on 15/06/1988 intestate leaving behind his legal heirs 1. Girgol Pascol Dasa, 2. Jerom Pascol Dasa, 3. Dominic Pascol Dasa, 4. Joseph Pascol Dasa, 5. Maryan Pascol Dasa, 6. Natal Clement Ghonsalves, 7. Terej Michael Ghonsalves, 8. Rojin Thomas Alphanso, 9. Sister Phatima (Santan) Pascal Dasa, 10. Dumi Cajitan D'souza. Their names were inserted in the records of rights.
- 1996: As Per Mutation Entry No. 2338, dated 05/01/1996, as per the Akarband, the order issued by The District Inspector of Land Record Thane bearing No./Bhumapan/Wadi gaon Akarband/S.R./280/94 Thane, dated 30/08/1994, the old village Rajavali has divided in two separate revenue villages namely 1] Rajavali 2] Tivari. As per the said new akarband the old Survey numbers were changed and New Survey numbers are given to the lands of village Rajavali which are as under:

Village:- Rajavali

New S. No.	Old S. No.
52	49

The entry is made as per the Akarband of The Inspector of Land Records Thane alongwith the Taluka Order no. Haldknond/K.V./2639, dated 20/11/1995.

- 2002 : As per Mutation Entry No. 2588, dated 06/04/2002, Duming Duma Dasa died intestate on 10/07/1963 leaving behind his legal heirs 1] Louis Duming Dasa, 2] Alex Duming Dasa, 3]



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Michael Duming Dasa, 4] Marry Jojeph Almeida. Their names were inserted in the records of rights.

2008: As per Mutation Entry No. 2845, dated 11/08/2008 by a registered Conveyance Deed dated 08/08/2008, **M/S. GLOWSHINE PROPERTIES** through its Director **MR. VIJAY RANGANATH DESHMUKH** has purchased the said land and others land from land owners 1. Girgol Pascol Dasa, 2. Jerom Pascol Dasa, 3. Dominic Pascol Dasa, 4. Joseph Pascol Dasa, 5. Terej Maryan Dasa, 6. Natal Clement Ghonsalves, 7. Terej Michael Ghonsalves, 8. Roji Thomas Alphanso, 9. Sister Phatima (Santan) Pascal D'souza, 10. Dumi @ Domanica Cajitan D'souza, 11. Louis Duming Dasa, 12. Alex Duming Dasa, 13. Michael Duming Dasa, 14. Marry Jojeph Almeida, 15. Cicilia Louis Dasa, 16. Jana Louis Dasa, 17. Jerns Louis Dasa, 18. Anand Jojeph Almeida, 19. Cinthisa Jojeph Almeida, 20. Francis Duma Dasa, 21. Dominic Francis Dasa, 22. Maria Francis Dasa, 23. Santan Ba, 24. Viras Girgol Dasa, 25. Catharin Girgol Dasa, 26. Sima Girgol Dasa, 27. Anita Girgol Dasa, 28. Dela Jojeph Dasa, 29. Dimpal Jojeph Dasa, 30. Dinal Jojeph Dasa through their POA holder Rasiddal Babulal Varma. The entry is made as per the application, copy of Conveyance Deed, Sale permission issued by Sub-Divisional Officer Bhiwandi, bearing No. BD/KV/VP/VASAI/SR-97/2008, dated 02/08/2008 and N.A. permission issued by Sub-Divisional Officer Bhiwandi, bearing No. BD/KV/VASAI/SR-65/2008, dated 31/05/2008.

Entries for Survey No.52 (Old 49), Hissa No.4:-

1963: As Per Mutation Entry No. 1001, dated 22/04/1963, as per order issued by Hon'ble Agricultural land Judiciary & Addl. Mamltedar Vasal, under section 32G of The Bombay Tenancy and Agricultural Land Act bearing No. 119, dated 30/11/1961, the aforesaid land was purchased by tenant Krushna Dharma Patil



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from the land owners Chhaganlal Narottam Shah for the total consideration of Rs.201/- alongwith interest thereon which has to be from 31/01/1962. The purchase of the said lands was subject to section 43 of the Tenancy Act and therefore the aforesaid lands were also subject to "Restricted Tenure" therefore said certification had been made in the 7/12 extract. As the purchaser protected Tenant was in actual possession their names were inserted in the records of rights as possessor and their names were deleted from the others rights column. The original owner's sale consideration amount is shown as charge in other rights column.

1996: As Per Mutation Entry No. 2338, dated 05/01/1996, as per the Akarband, the order issued by The District Inspector of Land Record Thane bearing No./Bhumapan/Wadi gaon Akarband/S.R./280/94 Thane, dated 30/08/1994, the old village Rajavali has divided in two separate revenue villages namely 1] Rajavali 2] Tivari. As per the said new akarband the old Survey numbers were changed and New Survey numbers are given to the lands of village Rajavali which are as under:

Village:- Rajavali

New S. No.	Old S. No.
52	49

The entry is made as per the Akarband of The Inspector of Land Records Thane alongwith the Taluka Order no. Hakknond/K.V./2639, dated 20/11/1995.

1996 : As per Mutation Entry No. 2372, dated 02/12/1996, Krishna Dharma Patil died intestate before 3 years leaving behind his legal heirs 1. Devubai Krushna Patil, 2. Vasant Krushna Patil, 3. Gorkhanath Krushna Patil, 4. Anant Krushna Patil, 5. Ramabai Laxman Bhoir, 6. Manda Shrikrushna Khedekar, 7. Vimal



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Atmaram Patil,. Their names were inserted in the records of rights.

2003: As per Mutation Entry No. 2628, dated 03/04/2003 by a registered Conveyance Deed dated 20/03/1998, **M/S. KIRDAR PROPERTIES PVT. LTD.** through its Director **MR. ASHOK RAJMANI SHUKLA** has purchased the said land from 1. Devubai Krushna Patil, 2. Vasant Krushna Patil, 3. Dwarkabai Vasant Patil, 4. Hareshwar Vasant Patil, 5. Kailas Vasant Patil, 6. Bhavana Vasant Patil, 7. Chandrakanta Bhalchandra Patil, 8. Anant Krushna Patil, 9. Jayashree Anant Patil, 10. Vidya Anant Patil, 11. Jayesh Anant Patil, 12. Hemalata Anant Patil, 13. Rajesh Gorkhanath Patil, 14. Sanjay Gorkhanath Patil, 15. Shital Amit Patil, 16. Vimal Atmaram Patil, 17. Manda Shrikrushna Khedekar, 18. Ramabai Laxman Bhoir, 19. Gorkhanath Krushna Patil, 20. Bebibai Gorkhanath Patil, a Vendor & **M/S. RAJAVALI LAND DEVELOPMENT** through Director **GIRISH SADASHIV BHOPANIKAR** as a Confirming Party. The entry is made as per the application, copy of Conveyance Deed and Sale permission issued by Sub-Divisional Officer Bhiwandi, bearing No. TNC/SP/VASAI/SR-6/97, dated 25/03/1997.

2013: As Per Mutation Entry No. 3185, dated 07/02/2013, as per the 32M Tenancy Certificate No. 119/61, dated 15/01/1986, Krushna Dharma Patil had paid the full purchase charge amount of Rs.201/- to the land owner Chhaganlal Narottamdas Shah. Therefore the said charge amount has been deleted from the records of rights of the said land.

Entries for Survey No.53 (Old 50), Hissa No.1:-

1964: As Per Mutation Entry No. 1323, dated 03/12/1964, order issued by Hon'ble Agricultural land Judiciary & Adfl. Mamletdar, under section 32G of The Bombay Tenancy and Agricultural Land Act



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bearing No. 679, the aforesaid land was purchased by tenants Pandurang Bhau Gharat from the land owner Duming Duma Dasa for the total consideration of Rs. 143/- alongwith interest thereon which has to be from 01/01/1961 to 01/01/1972. The purchase of the said lands was subject to section 43 of the Tenancy Act and therefore the aforesaid lands were also subject to "Restricted Tenure" therefore said certification had been made in the 7/12 extract. As the purchaser protected Tenant was in actual possession their names were inserted in the records of rights as possessor and their names were deleted from the others rights column. The original owner's sale consideration amount is shown as charge in other rights column.

1994: As Per Mutation Entry No. 2315, dated 07/11/1994, as per the 32M Certificate no. 3048/Rajavali/60, dated 24/09/1993, the Tenant - Pandurang Bhau Gharat had paid the full purchase charge amount of Rs. 143/- to the land owner Duming Duma Dasa. Therefore the said charge amount has been deleted from the records of rights of the said land.

1996: As Per Mutation Entry No. 2338, dated 05/01/1996, as per the Akarband, the order issued by The District Inspector of Land Record Thane bearing No./Bhumapan/Wadi gaon Akarband/S.R./280/94 Thane, dated 30/08/1994, the old village Rajavali has divided in two separate revenue villages namely 1] Rajavali 2] Tivari. As per the said new akarband the old Survey numbers were changed and New Survey numbers are given to the lands of village Rajavali which are as under:

Village:- Rajavali

New S. No.	Old S. No.
53	50



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The entry is made as per the Akarband of The Inspector of Land Records Thane alongwith the Taluka Order no. Hakknond/K.V./2639, dated 20/11/1995.

- 1999: As per Mutation Entry No. 2500, dated 10/12/1999 by a registered Conveyance Deed dated 19/03/1998, **M/S. SAI MANGAL PROPERTIES PVT. LTD.** through its Director **MR. ASHOK RAJMANI SHUKLA** has purchased the said land from 1. Pandurang Bhau Gharat, 2. Yamuna Pandurang Gharat, 3. Durga Mohan Bhattacharya, 4. Kasturi Vishnu Mali, 5. Bhavana Avinash Patil, 6. Vishnu Pandurang Gharat, 7. Vijaya Vishnu Gharat, 8. Hemangi Pandurang Gharat, 9. Jayashree Pandurang Gharat, 10. Vanamala Vishnu Gharat, no. 10 minor through Guardian no. 6, as a Vendors, The entry is made as per the application, copy of Conveyance Deed and Sale permission issued by Sub-Divisional Officer Bhiwandi, bearing No. TNC/SP/VASAI/SR-27/97, dated 25/03/1997.

Entries for Survey No.53 (Old 50), Hissa No.2:-

- 1963 : As Per Mutation Entry No. 1004, dated 20/04/1963, as per order issued by Hon'ble Agricultural land Judiciary & Addl. Mamltedar Vasai, under section 32G of The Bombay Tenancy and Agricultural Land Act dated 18/11/1961, the aforesaid land was purchased by tenant Kana Jagu Patil from the land owner Rasiklal Narottam Shah for the total consideration of Rs.192.40/- alongwith interest thereon which has to be from 01/01/1962 to 01/10/1963. The purchase of the said lands was subject to section 49 of the Tenancy Act and therefore the aforesaid lands were also subject to "Restricted Tenure" therefore said certification had been made in the 7/12 extract. As the purchaser protected Tenant was in actual possession their names were inserted in the records of rights as possessor and their names were deleted from the others rights column. The original owner's



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sale consideration amount is shown as charge in other rights column.

- 1978 : As per Mutation Entry No. 1769, dated 14/08/1978, Kana Jagu Patil died intestate leaving behind his legal heirs 1. Harishchandra Kana Patil, 2. Rambhau Kana Patil, 3. Chandrabhaga Narayan Mhatre, 4. Lilavati Hareshwar Patil, 5. Narayan Kana Patil, 6. Purushottam Kana Patil. Their names were inserted in the records of rights.
- 1996 : As Per Mutation Entry No. 2338, dated 05/01/1996, as per the Akarband, the order issued by The District Inspector of Land Record Thane bearing No./Bhumapan/Wadi gson Akarband/S.R./280/94 Thane, dated 30/08/1994, the old village Rajavali has divided in two separate revenue villages namely 1] Rajavali 2] Tivari. As per the said new akarband the old Survey numbers were changed and New Survey numbers are given to the lands of village Rajavali which are as under:

Village- Rajavali

New S. No.	Old S. No.
53	50

The entry is made as per the Akarband of The Inspector of Land Records Thane alongwith the Taluka Order no. Hakknond/K.V./2639, dated 20/11/1995.

- 2003: As per Mutation Entry No. 2632, dated 08/04/2003 by a registered Conveyance Deed dated 18/03/1998, **M/S. KIRDAR PROPERTIES PVT. LTD.** through its Director **MR. ASHOK RAJMANI SHUKLA** has purchased the said land from 1. Rambhau Kana Patil, 2. Hansa Rambhau Patil, 3. Sandesh R. Patil, 4. Sandhya Sandesh Patil, 5. Dinkar Sandesh Patil, 6. Sagar Sandesh Patil, 7. Damyanti Raghunath Mhatre, 8. Narayan Kana