

Jeetendra N. Shete

B. Com. LL. B

ADVOCATE

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FORMAT – A

(Circular no. – 28/2021)

Date: 04/02/2022.

To

MahaRERA

TITLE INVESTIGATION REPORT

Sub: Title clearance certificate with respect to All that piece and parcel of Non-Agricultural Land bearing New Survey No. 120, Hissa No. 2/D (Old Survey No. 120, Hissa No. 2/Paiki); area admeasuring about 0-41-50 (H-R-P), Assessment Rs. 7.69/-; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane (hereinafter referred as “the said land”).

A) I have investigated the title of the said land on the request of M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA and following documents i.e. :-

1) Description of the Property:-

All that piece and parcel of Non-Agricultural Land bearing New Survey No. 120, Hissa No. 2/D (Old Survey No. 120, Hissa No. 2/Paiki); area admeasuring about 0-41-50 (H-R-P), Assessment Rs. 7.69/-; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur



City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi,
Registration District and District Thane.

- 2) The documents of allotment of land.
 - i) Copy of Index-II of Agreement for Sale serial no. 4514/2011
 - ii) Copy of Index-II of Sale Deed serial no. 949/2012
 - iii) Copy of Index-II of Development Agreement serial no. 6499/2015
 - iv) Copy of Development Agreement serial no. 6499/2015
 - v) Copy of Power of Attorney serial no. 6500/2015
- 3) Digital 7/12 extract issued by Talathi Temghar dated 06/01/2022 and Mutation Entry Nos. 769, 1108, 4098, 4311 and 5233.
- 4) Search Report for 30 years from 1986 till 2015 of Advocate SMT. ARCHANA KHANDU THAKARE dated 30/09/2015 vide Receipt No. 11327, dated 30/09/2015 and Search Report for 8 years from 2015 till 2022 dated 04/02/2022 Vide Challan No. MH012686458202122E, dated 04/02/2022.

B) On Perusal of the above mentioned documents and all other relevant documents relating to title of the All that piece and parcel of Non-Agricultural Land bearing New Survey No. 120, Hissa No. 2/D (Old Survey No. 120, Hissa No. 2/Paiki); area admeasuring about 0-41-50 (H-R-P), Assessment Rs. 7.69/-; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane. belonging



to 1) SHRI VIJAY PANDURANG PATIL, 2) SMT. ARCHANA GRUNATH TAWARE, 3) SHRI RITESH GURUNATH TAWARE.

By Virtue of Registered Development Agreement bearing Registration Serial No. 6499/2015, duly executed and registered on dated 30/09/2015; duly registered with Sub-Registrar of Assurances, Bhiwandi-1; 1) SHRI VIJAY PANDURANG PATIL, 2) SMT. ARCHANA GRUNATH TAWARE, 3) SHRI RITESH GURUNATH TAWARE herein had transfer their development rights in respect All that piece and parcel of Land bearing Survey No. 120, Hissa No. 2/Paiki; area admeasuring about 0-11-90 (H-R-P), Survey No. 120, Hissa No. 2/Paiki; area admeasuring about 0-11-90 (H-R-P), Survey No. 120, Hissa No. 2/Paiki; area admeasuring about 0-41-50 (H-R-P); situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA.

In pursuant to the above said Development Agreement the Land Owners ; 1) SHRI VIJAY PANDURANG PATIL, 2) SMT. ARCHANA GRUNATH TAWARE, 3) SHRI RITESH GURUNATH TAWARE have granted registered Power of Attorney, bearing Registration Serial No. 6500/2015, duly executed and registered on 30/09/2015 in favour of the Developer M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA thereby allowing and permitting them to develop the said land.



And above mentioned Development Agreement along with Power of Attorney are still existing and in force and all the Development Rights belongs to M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA.

Owner of the land

1) SHRI VIJAY PANDURANG PATIL, 2) SMT. ARCHANA GURUNATH TAWARE, 3) SHRI RITESH GURUNATH TAWARE of the Non-Agricultural Land bearing New Survey No. 120, Hissa No. 2/D (Old Survey No. 120, Hissa No. 2/Paiki); area admeasuring about 0-41-50 (H-R-P).

C) The report reflecting the flow of the title of the Developer M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 04/02/2022

Signature,



(Jeelendra N. Shete)

Advocate.



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(Circular No.:-28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

All that piece and parcel of Non-Agricultural Land bearing New Survey No. 120, Hissa No. 2/D (Old Survey No. 120, Hissa No. 2/Paiki); area admeasuring about 0-41-50 (H-R-P), Assessment Rs. 7.69/-; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane.

By virtue of Mutation Entry No. 769, dated 01/01/1962 and by virtue of Taluka Order No. L-2293, given by Hon'ble Agricultural Land Tribunal and Additional Mamledar, under Section 32-G of Bombay Tenancy And Agricultural Land Act, 1948; SHRI ACHYUT RAMCHANDRA GHANVATKAR was the Original Land Owner of the said land and the tenant SHRI BAPU HENDRYA NAIK have purchased the said land for a sum of Rs. 480.00/- (Rupees Four Hundred Eighty Only) on the condition to pay the said consideration amount in Four (4) installments. And the said land has been recorded as Section 43 of the Bombay Tenancy And Agricultural Land Act, 1948. And the said land is in possession of the tenant SHRI BAPU HENDRYA NAIK therefore his name has been recorded as Land Owner on the records of rights and the said consideration amount has been recorded as Sale Loan on the other rights of the 7/12 extract.



By virtue of Mutation Entry No. 1108, dated 05/05/1972 and as per the Maharashtra State Governments, Enforcement Act 1958 & Indian Coinage Act 1957, the Hon. Sp. D.L.L.R. (District Inspector Land Records) Thane had replaced the prevailing system of maintenance of land record with the new decimal system.

By virtue of Registered Tenancy Certificate bearing Registration Serial No. 266/67/162; duly executed on dated 01/02/1977 and registered on dated 07/02/1977; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi; given by TAHSILDAR All That Piece And Parcel of Land bearing Survey No. 120, Hissa No. 2/Paiki; area admeasuring about 1 Acre., 1 Guntha; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of SHRI BAPU HENDRYA NAIK.

By virtue of Mutation Entry No. 4098, dated 09/03/2011 and by virtue of Law of Inheritance LATE SHRI BAPU HENDRYA NAIK has died intestate on dated 11/04/2000 and therefore the said land has been transferred in the name of his Legal Heirs 1) SHRI SUDAM BAPU NAIK (SON), 2) SMT. PARVATI SHANKAR CHAUDHARI (MARRIED DAUGHTER), 3) SHRI BALARAM BAPU NAIK (SON), 4) SHRI VITTHAL BAPU NAIK (SON), 5) SHRI SHIVNATH BAPU NAIK (SON), 6) LATE SHRI CHANDRAKANT BAPU NAIK (DECEASED SON) Through his Legal Heirs 6/1) SHRI ANIL CHANDRAKANT NAIK (SON), 6/2) SMT. VANDANA SUBHASH BHOIR (MARRIED DAUGHTER), 6/3) LATE SMT. SHAKUNTALA CHANDRAKANT NAIK (DECEASED WIFE), 6/4) LATE SHRI SUNIL



CHANDRAKANT NAIK (DECEASED SON) Through his Legal Heirs 6/4/1) SMT. SUNITA SUNIL NAIK (WIFE), 7) LATE SHRI HENDAR BAPU NAIK (DECEASED SON) Through his Legal Heirs 7/1) SMT. NIRABAI HENDAR NAIK (WIFE), 7/2) SHRI PREMNATH HENDAR NAIK (SON), 7/3) SHRI BIRJU HENDAR NAIK (SON), 7/4) SMT. LAXMI ASHOK MHATRE (MARRIED DAUGHTER), 7/5) SMT. BHARTI RAVINDRA PATIL (MARRIED DAUGHTER), 7/6) SMT. SARLA NARSHU PATIL (MARRIED DAUGHTER).

By virtue of Registered Agreement for Sale bearing Registration Serial No. 4514/2011, duly executed and registered on dated 07/06/2011; duly registered with Sub-Registrar of Assurances, Bhiwandi-2; 1) SHRI SUDAM BAPU NAIK, 2) SMT. PARVATI SHANKAR CHAUDHARI, 3) SHRI BALARAM BAPU NAIK, 4) SHRI VITTHAL BAPU NAIK, 5) SHRI SHIVNATH BAPU NAIK 6) SHRI ANIL CHANDRAKANT NAIK, 7) SMT. VANDANA SUBHASH BHOIR, 8) SMT. SUNITA SUNIL NAIK, 9) SMT. NIRABAI HENDAR NAIK, 10) SHRI PREMNATH HENDAR NAIK, 11) SHRI BIRJU HENDAR NAIK, 12) SMT. LAXMI ASHOK MHATRE, 13) SMT. SARLA NARSHU PATIL, 14) SMT. BHARTI RAVINDRA PATIL have agreed to sale and transfer All That Piece And Parcel of Land bearing Survey No. 120, Hissa No. 2/Paiki; area admeasuring about 0-41-5 (H-R-P); situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of 1) SHRI VIJAY PANDURANG PATIL, 2) SMT. ARCHANA GURUNATH TAWARE.



By virtue of Mutation Entry No. 4311, dated 21/03/2012 and by virtue of Sale Permission Order No. B.D./KU.V./V.P./SHA.SHI./BHIWANDI/SR-18/2012, dated 23/01/2012 granted by HON. SUB-DIVISIONAL OFFICER, BHIWANDI DIVISION and by virtue of Registered Sale Deed bearing Registration Serial No. 949/2012, duly executed and registered on dated 31/01/2012; duly registered with Sub-Registrar of Assurances, Bhiwandi-2; 1) SHRI SUDAM BAPU NAIK, 2) SMT. PARVATI SHANKAR CHAUDHARI, 3) SHRI BALARAM BAPU NAIK, 4) SHRI VITTHAL BAPU NAIK, 5) SHRI SHIVNATH BAPU NAIK 6) SHRI ANIL CHANDRAKANT NAIK, 7) SMT. VANDANA SUBHASH BHOIR, 8) SMT. SUNITA SUNIL NAIK, 9) SMT. NIRABAI HENDAR NAIK, 10) SHRI PREMNATH HENDAR NAIK, 11) SHRI BIRJU HENDAR NAIK, 12) SMT. LAXMI ASHOK MHATRE, 13) SMT. SARLA NARSHU PATIL, 14) SMT. BHARTI RAVINDRA PATIL Through their Constituted Attorney 1) SHRI VIJAY PANDURANG PATIL, 2) SMT. ARCHANA GURUNATH TAWARE have sold and transferred All That Piece And Parcel of Land bearing Survey No. 120, Hissa No. 2/Paiki; area admeasuring about 0-41-5 (H-R-P); situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of 1) SHRI VIJAY PANDURANG PATIL, 2) SMT. ARCHANA GURUNATH TAWARE, 3) SHRI RITESH GURUNATH TAWARE.

By Virtue of Registered Development Agreement bearing Registration Serial No. 6499/2015, duly executed and registered on dated 30/09/2015; duly registered with Sub-Registrar of Assurances, Bhiwandi-1; 1) SHRI VIJAY



PANDURANG PATIL, 2) SMT. ARCHANA GRUNATH TAWARE, 3) SHRI RITESH GURUNATH TAWARE herein had transfer their development rights in respect All that piece and parcel of Land bearing Survey No. 120, Hissa No. 2/Paiki; area admeasuring about 0-11-90 (H-R-P), Survey No. 120, Hissa No. 2/Paiki; area admeasuring about 0-11-90 (H-R-P), Survey No. 120, Hissa No. 2/Paiki; area admeasuring about 0-41-50 (H-R-P); situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA.

In pursuant to the above said Development Agreement the Land Owners ; 1) SHRI VIJAY PANDURANG PATIL, 2) SMT. ARCHANA GRUNATH TAWARE, 3) SHRI RITESH GURUNATH TAWARE have granted registered Power of Attorney, bearing Registration Serial No. 6500/2015, duly executed and registered on 30/09/2015 in favour of the Developer M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA thereby allowing and permitting them to develop the said land.

By virtue of Non-Agricultural Permission vide Order No. REV/K.I/T-10/J.B./SR-20/2016, dated 27/05/2016 granted by Hon. Tahsildar of Bhiwandi the said land has been converted into Non-Agricultural use.



By virtue of Supplementary Deed bearing Serial No. 4766/2016 duly executed and registered on dated 01/07/2016, duly registered with Sub-Registrar of Assurances, Bhiwandi-1, 1) SHRI VIJAY PANDURANG PATIL, 2) SMT. ARCHANA GURUNATH TAWARE Through her Constituted Attorney SHRI RITESH GURUNATH TAWARE, 3) SHRI RITESH GURUNATH TAWARE, 4) M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SHRI SUNIL GUPTA. Through His Constituted Attorney SHRI SHRI LALIT TRIVEDI have execute & registered this agreement in respect of the Registered Development Agreement bearing Serial No. 6499/2015, dated 30/09/2015 in respect of All that piece and parcel of Land bearing Survey No. 120, Hissa No. 2/Paiki; area admeasuring about 1190.00 Sq. Mtrs., Survey No. 120, Hissa No. 2/Paiki; area admeasuring about 1190.00 Sq. Mtrs., Survey No. 120, Hissa No. 2/Paiki; area admeasuring about 4150.00 Sq. Mtrs., totally area admeasuring about 6530.00 Sq. Mtrs.; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SANDEEP KEDIA.

By Virtue of a Registered Agreement For Sale bearing Registration Serial No. 1028/2017, duly executed on 22/02/2017 and registered on 23/02/2017; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1; 1) SHRI VIJAY PANDURANG PATIL, 2) SMT. ARCHANA GURUNATH TAWARE, 3) SHRI RITESH GURUNATH TAWARE have sold All That Apartment No. 202, on



Second Floor, area admeasuring 43.29 Sq. Mtrs., equivalent to 466.00 Sq. Ft. in Wing "A", Building named as "**ORNATE KALLISTO**"; constructed on Land, bearing Survey No. 120/2/Paiki, 120/2/Paiki, 120/2/Paiki, situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane, within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District Bhiwandi and Taluka Bhiwandi, Registration District and District Thane; in favour of 1) SMT. SANGITA VINAYAK PAWAR, 2) SHRI VINAYAK SAHEBRAO PAWAR.

By Virtue of a Registered Agreement For Sale bearing Registration Serial No. 1277/2017, duly executed and registered on 07/03/2017; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1; 1) SHRI VIJAY PANDURANG PATIL, 2) SMT. ARCHANA GURUNATH TAWARE, 3) SHRI RITESH GURUNATH TAWARE have sold All That Apartment No. 501, on Fifth Floor, area admeasuring 30.3 Sq. Mtrs., equivalent to 326.00 Sq. Ft. in Wing "A", Building named as "**ORNATE KALLISTO**"; constructed on Land, bearing Survey No. 120/2/Paiki, 120/2/Paiki, 120/2/Paiki, situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane, within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District Bhiwandi and Taluka Bhiwandi, Registration District and District Thane; in favour of M/S. SHRI VENKATESH WIRE AND STEEL PVT. LTD. through its authorized signatory SHRI HARISHKUMAR PRAJAPATI.

By Virtue of a Registered Agreement For Sale bearing Registration Serial No. 1278/2017, duly executed and registered on 07/03/2017; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1; 1) SHRI VIJAY PANDURANG



PATIL, 2) SMT. ARCHANA GURUNATH TAWARE, 3) SHRI RITESH GURUNATH TAWARE have sold All That Apartment No. 601, on Sixth Floor, area admeasuring 30.3 Sq. Mtrs., equivalent to 326.00 Sq. Ft. in Wing "A", Building named as "**ORNATE KALLISTO**"; constructed on Land, bearing Survey No. 120/2/Paiki, 120/2/Paiki, 120/2/Paiki, situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane, within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District Bhiwandi and Taluka Bhiwandi, Registration District and District Thane; in favour of M/S. SHRI VENKATESH WIRE AND STEEL PVT. LTD. through its authorized signatory SHRI HARISHKUMAR PRAJAPATI.

By Virtue of a Registered Agreement For Sale bearing Registration Serial No. 1279/2017, duly executed and registered on 07/03/2017; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1; 1) SHRI VIJAY PANDURANG PATIL, 2) SMT. ARCHANA GURUNATH TAWARE, 3) SHRI RITESH GURUNATH TAWARE have sold All That Apartment No. 701, on Seventh Floor, area admeasuring 30.3 Sq. Mtrs., equivalent to 326.00 Sq. Ft. in Wing "A", Building named as "**ORNATE KALLISTO**"; constructed on Land, bearing Survey No. 120/2/Paiki, 120/2/Paiki, 120/2/Paiki, situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane, within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District Bhiwandi and Taluka Bhiwandi, Registration District and District Thane; in favour of M/S. SHRI VENKATESH WIRE AND STEEL PVT. LTD. through its authorized signatory SHRI HARISHKUMAR PRAJAPATI.



By Virtue of a Registered Agreement For Sale bearing Registration Serial No. 1686/2017, duly executed and registered on 23/03/2017; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1; 1) SHRI VIJAY PANDURANG PATIL, 2) SMT. ARCHANA GURUNATH TAWARE, 3) SHRI RITESH GURUNATH TAWARE have sold All That Apartment No. 302, on Third Floor, area admeasuring 43.3 Sq. Mtrs., equivalent to 466.00 Sq. Ft. in Wing "A", Building named as "ORNATE KALLISTO"; constructed on Land, bearing Survey No. 120/2/Paiki, 120/2/Paiki, 120/2/Paiki, situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane, within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District Bhiwandi and Taluka Bhiwandi, Registration District and District Thane; in favour of SHRI VALABHAI DAHAYABHAI MALI.

By Virtue of a Registered Agreement For Sale bearing Registration Serial No. 1687/2017, duly executed and registered on 23/03/2017; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1; 1) SHRI VIJAY PANDURANG PATIL, 2) SMT. ARCHANA GURUNATH TAWARE, 3) SHRI RITESH GURUNATH TAWARE have sold All That Apartment No. 602, on Sixth Floor, area admeasuring 43.3 Sq. Mtrs., equivalent to 466.00 Sq. Ft. in Wing "A", Building named as "ORNATE KALLISTO"; constructed on Land, bearing Survey No. 120/2/Paiki, 120/2/Paiki, 120/2/Paiki, situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane, within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District Bhiwandi and Taluka Bhiwandi, Registration District and District Thane; in favour of 1) SHRI MITHUSINGH JABARSINGH CHAMPAWAT, 2) SMT. MUNNAKUWAR MITHUSINGH CHAMPAWAT.



By Virtue of a Registered Agreement For Sale bearing Registration Serial No. 2075/2017, duly executed on 31/03/2017 and registered on 06/04/2017; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1; M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SHRI SUNIL GUPTA. Through His Constituted Attorney SHRI SHRI LALIT TRIVEDI have sold All That Apartment No. 708, on Seventh Floor, area admeasuring 43.2 Sq. Mtrs., equivalent to 465.00 Sq. Ft., Carpet Area, in Wing "A", Building named as "**ORNATE KALLISTO**"; constructed on Land, bearing Survey No. 120/2/Paiki, 120/2/Paiki, 120/2/Paiki, situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane, within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District Bhiwandi and Taluka Bhiwandi, Registration District and District Thane; in favour of 1) SHRI PANKAJ MATAPRASAD SINGH, 2) SMT. JYOTI PANKAJ SINGH.

By Virtue of a Registered Agreement For Sale bearing Registration Serial No. 2076/2017, duly executed and registered on 06/04/2017; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1; M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SHRI SUNIL GUPTA. Through His Constituted Attorney SHRI SHRI LALIT TRIVEDI have sold All That Apartment No. 307, on Third Floor, area admeasuring 30.7 Sq. Mtrs., equivalent to 330.00 Sq. Ft., Carpet Area, in Wing "A", Building named as "**ORNATE KALLISTO**"; constructed on Land, bearing Survey No. 120/2/Paiki, 120/2/Paiki, 120/2/Paiki, situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane, within



the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District Bhiwandi and Taluka Bhiwandi, Registration District and District Thane; in favour of 1) SHRI RAJANI SHANKARRAO PAWAR, 2) SHRI ANUBHAV MATAPRASAD SINGH.

By Virtue of a Registered Agreement For Sale bearing Registration Serial No. 2077/2017, duly executed on 31/03/2017 and registered on 06/04/2017; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1; 1) SHRI VIJAY PANDURANG PATIL, 2) SMT. ARCHANA GURUNATH TAWARE, 3) SHRI RITESH GURUNATH TAWARE, have sold All That Apartment No. 702, on Seventh Floor, area admeasuring 43.3 Sq. Mtrs., equivalent to 466.00 Sq. Ft., Carpet Area, in Wing "A", Building named as "ORNATE KALLISTO"; constructed on Land, bearing Survey No. 120/2/Paiki, 120/2/Paiki, 120/2/Paiki, situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane, within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District Bhiwandi and Taluka Bhiwandi, Registration District and District Thane; in favour of 1) SMT. SUSHMA SATYANARAYAN SAROJ, 2) SHRI SATYANARAYAN RAMHIT SAROJ.

By Virtue of a Registered Agreement For Sale bearing Registration Serial No. 2209/2017, duly executed on 31/03/2017 and registered on 11/04/2017; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1; M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SHRI SUNIL GUPTA. Through His Constituted Attorney SHRI SHRI LALIT TRIVEDI, have sold All That Apartment No. 509, on Fifth Floor, area admeasuring 42.92 Sq. Mtrs.,



equivalent to 462.00 Sq. Ft., Carpet Area, in Wing "A", Building named as **"ORNATE KALLISTO"**; constructed on Land, bearing Survey No. 120/2/Paiki, 120/2/Paiki, 120/2/Paiki, situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane, within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District Bhiwandi and Taluka Bhiwandi, Registration District and District Thane; in favour of 1) SMT. SANGEETA LAXMIKANT PANDEY, 2) SHRI SUNNY LAXMIKANT PANDEY.

By Virtue of a Registered Agreement For Sale bearing Registration Serial No. 2279/2017, duly executed on 31/03/2017 and registered on 13/04/2017; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1; M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SHRI SUNIL GUPTA. Through His Constituted Attorney SHRI SHRI LALIT TRIVEDI, have sold All That Apartment No. 608, on Sixth Floor, area admeasuring 43.2 Sq. Mtrs., equivalent to 465.00 Sq. Ft., Carpet Area, in Wing "A", Building named as **"ORNATE KALLISTO"**; constructed on Land, bearing Survey No. 120/2/Paiki, 120/2/Paiki, 120/2/Paiki, situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane, within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District Bhiwandi and Taluka Bhiwandi, Registration District and District Thane; in favour of 1) SHRI ANIL PYARELAL GUPTA, 2) SMT. KHUSHBOO ANIL GUPTA.

By virtue of Supplementary Deed bearing Serial No. 1912/2017 duly executed and registered on dated 25/04/2017, duly registered with Sub-Registrar of Assurances, Bhiwandi-3, 1) SHRI VIJAY PANDURANG PATIL, 2) SMT.



ARCHANA GURUNATH TAWARE, 3) SHRI RITESH GURUNATH TAWARE, 4) M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SHRI SUNIL GUPTA. Through His Constituted Attorney SHRI SHRI LALIT TRIVEDI have execute & registered this agreement in respect of the Registered Agreement for Sale bearing Serial No. 1687/2017, dated 23/03/2017 in respect of All That Flat No. 602, on Forth Floor, area admeasuring about 466.00 Sq. Fts., equivalent to 43.3 Sq. Mtrs.; in the building known as "ORNATE KALLISTO"; Constructed on land bearing Survey No. 120/2/Paiki, 120/2/Paiki, 120/2/Paiki, situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of 1) SHRI MITHUSINGH JABARSINGH CHAMPAWAT, 2) SMT. MUNNAKUWAR MITHUSINGH CHAMPAWAT.

By virtue of Supplementary Deed bearing Serial No. 1913/2017 duly executed and registered on dated 25/04/2017, duly registered with Sub-Registrar of Assurances, Bhiwandi-3, 1) SHRI VIJAY PANDURANG PATIL, 2) SMT. ARCHANA GURUNATH TAWARE, 3) SHRI RITESH GURUNATH TAWARE, 4) M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SHRI SUNIL GUPTA. Through His Constituted Attorney SHRI SHRI LALIT TRIVEDI have execute & registered this agreement in respect of the Registered Agreement for Sale bearing Serial No. 1686/2017, dated 23/03/2017 in respect of All That Flat No. 302, on Third Floor, area admeasuring about 466.00 Sq. Fts., equivalent to 43.3 Sq. Mtrs.; in the building known as "ORNATE KALLISTO";



Constructed on land bearing Survey No. 120/2/Paiki, 120/2/Paiki, 120/2/Paiki, situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of SHRI VALABHAI DAHAYABHAI MALI.

By Virtue of a Registered Agreement For Sale bearing Registration Serial No. 2274/2017, duly executed and registered on 13/04/2017; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1; M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SHRI SUNIL GUPTA. Through His Constituted Attorney SHRI SHRI LALIT TRIVEDI, have sold All That Apartment No. 409, on Forth Floor, area admeasuring 43.00 Sq. Mtrs., equivalent to 462.00 Sq. Ft., Carpet Area, in Wing "A", Building named as "**ORNATE KALLISTO**"; constructed on Land, bearing Survey No. 120/2/Paiki, 120/2/Paiki, 120/2/Paiki, situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane, within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District Bhiwandi and Taluka Bhiwandi, Registration District and District Thane; in favour of 1) SMT. NEELAM P. MOURYA, 2) SHRI PRAVIN K. MOURYA.

By virtue of 6-Notice of Intimation Regarding Mortgage by way of deposit of title Deed bearing file No. 404/2017, mortgage on 27/04/2017 file on dated 12/05/2017 & submission on dated 04/05/2017; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-2; 1) SMT. SANGITA VINAYAK PAWAR, 2) SHRI VINAYAK SAHEBRAO PAWAR have mortgaged All that



Flat No. 202, area admeasuring about 43.29 Sq. Mtrs.; Built up Area, Wing 'A' in the building known as "Ornate Kallisto"; Constructed on land bearing Survey No. 120, Hissa No. 2P; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; to STATE BANK OF INDIA.

By virtue of 6-Notice of Intimation Regarding Mortgage by way of deposit of title Deed bearing file No. 497/2017, mortgage on 24/05/2017 file on dated 31/05/2017 & submission on dated 31/05/2017; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-3; 1) SMT. MUNNAKUWAR MITHUSINGH CHAMPAWAT, 2) SHRI MITHUSINGH JABARSINGH CHAMPAWAT have mortgaged All that Flat No. 602, area admeasuring about 43.30 Sq. Mtrs.; Built up Area, Wing 'A' in the building known as "Ornate Kallisto"; Constructed on land bearing Survey No. 120, Hissa No. 2P; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; to ANDHRA BANK.

By virtue of 6-Notice of Intimation Regarding Mortgage by way of deposit of title Deed bearing file No. 404/2017, mortgage on 27/04/2017 file on dated 12/05/2017 & submission on dated 04/05/2017; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-2; 1) SMT. SANGITA VINAYAK PAWAR, 2) SHRI VINAYAK SAHEBRAO PAWAR have mortgaged All that Flat No. 202, area admeasuring about 43.29 Sq. Mtrs.; Built up Area, Wing 'A' in



the building known as "Ornate Kallisto"; Constructed on land bearing Survey No. 120, Hissa No. 2P; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; to STATE BANK OF INDIA.

By virtue of 6-Notice of Intimation Regarding Mortgage by way of deposit of title Deed bearing file No. 497/2017, mortgage on 24/05/2017 file on dated 31/05/2017 & submission on dated 31/05/2017; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-3; 1) SMT. MUNNAKUWAR MITHUSINGH CHAMPAWAT, 2) SHRI MITHUSINGH JABARSINGH CHAMPAWAT have mortgaged All that Flat No. 602, area admeasuring about 43.30 Sq. Mtrs.; Built up Area, Wing 'A' in the building known as "Ornate Kallisto"; Constructed on land bearing Survey No. 120, Hissa No. 2P; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; to ANDHRA BANK.

By virtue of 6-Notice of Intimation Regarding Mortgage by way of deposit of title Deed bearing file No. 498/2017, mortgage on 29/05/2017 file on dated 31/05/2017 & submission on dated 31/05/2017; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-3; 1) SHRI VALABHAI DAHAYABHAI MALI, have mortgaged All that Flat No. 302, area admeasuring about 43.30 Sq. Mtrs.; Built up Area, Wing 'A' in the building known as "Ornate Kallisto"; Constructed on land bearing Survey No. 120, Hissa No. 2P; situate

