

# N. B. DESHMUKH & CO.

## ADVOCATES AND LEGAL ADVISORS

### ADVOCATES

**MR. N. B. DESHMUKH**

B.A. (Hons) LL.B.

**MRS. SHAILAJA DESHMUKH**

B.Com. LL.B.

**MISS. NIKITA A. DESHMUKH**

B.Com. LL.B.

Off : A/201, Aarti Apartment

Near Telephone Exchange,

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DATE : 27<sup>th</sup> July 2017

### TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT I have investigated the title of N.A. land bearing :-

A1 Survey No. 87 (old Survey No.186), Hissa No. 1, admeasuring 3840 Square metres, lying, being and situated at Village DONGARE (old Village Naringi), Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6.

Since prior to 1950, Mr. Vitlu Hari Patil was the owner of the said land.

Mr. Vitlu Hari Patil died intestate leaving behind him 1) Kashibai Kamlikar Patil, 2) Bhaskar Kamlikar Patil, 3) Bistur Kamlikar Patil, 4) Bhan Kamlikar Patil, 5) Vitthalai Rama Patil, 6) Tukaram Rama Patil, 7) Pandurang Rama Patil, 8) Ramakant Rama Patil, 9) Parshuram Rama Patil, 10) Yamunabai Yashwant Patil being the legal heirs at the time of his death.

Smt. Kashibai Alias Shantibai Kamlikar Patil died intestate on 26/12/1999, leaving behind her 1) Bhaskar Kamlikar Patil, 2) Bistur Kamlikar Patil, being the legal heirs at the time of her death.

Mr. Bhan Bahu Alias Kamlikar Patil died intestate on 09/05/1997 leaving behind him 1) Bhaskar Kamlikar Patil, 2) Bistur Kamlikar Patil, being the legal heirs at the time of his death.

Smt. Vitthalai Rama Patil died intestate on 22/07/2000 leaving behind her 1) Tukaram Rama Patil, 2) Pandurang Rama Patil, 3) Ramakant Rama Patil, 4) Parshuram Rama Patil, 5) Yamunabai Yashwant Patil, being the legal heirs at the time of her death.

By an Conveyance Deed dated 10<sup>th</sup> August 2005 and registered in the office of Sub-Registrar at Vasai No. 1 (Visar) under Serial No. 04537-2005, 1) Tukaram Rama Patil, 2) Pandurang Rama Patil, 3) Ramakant Rama Patil, 4) Parshuram Rama Patil, 5) Yamunabai Yashwant Patil, 6) Bhaskar Kamlikar Patil, 7) Bistur Kamlikar Patil (therein called "The Vendors") of the First Part and M/s. Naringi Land Development Corporation (therein called "The Confirming Party") of the Second Part have sold and conveyed the said land M/s. Palghar Land Development Corporation through its partner Mr. Rakeshrukar K. Wadhawan (therein called "The Purchasers") of the Third Part.

*[Signature]*

B) Survey No. 88 (old Survey No.185), Hissa No. , admeasuring 7870 Square metres, lying, being and situated at Village DONGARE (old Village Narnagi), Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No. 1 to 6.

Since prior to 1950, Mr. Govind Ramji Patil was the owner of the said land.

Mr. Govind Ramji Patil died intestate on 26/06/1951, leaving behind him 1) Pandurang Govind Patil, 2) Hasha Goma Patil, 3) Kalya Goma Patil, 4) Mukund Goma Patil, 5) Kashinath Goma Patil, 6) Mangya Lakhma Patil, 7) Krishna Lakhma Patil, 8) Vishnu Lakhma Patil being the legal heirs at the time of his death.

Mr. Pandurang Govind Patil died intestate on 22/02/1972, leaving behind him 1) Laxman Pandurang Patil, 2) Janardan Pandurang Patil, 3) Parshuram Pandurang Patil, 4) Kalibai Pandurang Patil, 5) Janibai Harishchandra Patil, 6) Parvati Pandurang Patil, being the legal heirs at the time of his death.

Mr. Mangya Lakhma Patil died intestate leaving behind him 1) Manibai Raghunath Patil, 2) Bistri Madhav Patil, 3) Somarbai Vasudev Patil, being the legal heirs at the time of his death.

Mr. Krishna Lakhma Patil died intestate on 27/03/1984 leaving behind him 1) Dattatray Krishna Patil, 2) Devkibai Krishna Patil, being the legal heirs at the time of his death.

Mr. Hasha Goma Patil died intestate leaving behind him 1) Hirubai Hasha Patil, 2) Laxmibai Damodar Patil, being the legal heirs at the time of his death.

Laxmibai Damodar Patil and Hirubai Hasha Patil, died intestate leaving behind them 1) Chandrakant Damodar Patil, 2) Prabhakar Damodar Patil, 3) Jaywant Damodar Patil, 4) Prakash Damodar Patil, 5) Ramesh Damodar Patil being the legal heirs at the time of their death.

Mr. Kashinath Goma Patil died intestate on 05/01/1976 leaving behind him Narayan Kashinath Patil, being the legal heir at the time of his death.

Smt. Devkibai Krishna Patil died intestate leaving behind her Dattatray Krishna Patil, being the legal heir at the time of her death.

Mr. Janardan Pandurang Patil died on 06/06/1992 leaving behind him 1) Vinaybai Janardan Patil, 2) Bhaskar Janardan Patil, 3) Vikas Janardan Patil, 4) Rakesh Janardan Patil, 5) Chandrabhaga Bhola Nath Gowad, 6) Vanita Mahesh Patil, being the legal heirs at the time of his death.

Mr. Kalya Goma Patil died intestate on 22/03/1988 leaving behind him 1) Changanabai Kalya Patil, 2) Damodar Kalya Patil, 3) Yarnona Dattatray Patil, 4) Chandrabhaga Narsinh Patil, being the legal heirs at the time of his death.

Smt. Wadibai Alias Kalixi Pandurang Patil died intestate on 20/05/1989 leaving behind her 1) Laxman Pandurang Patil, 2) Bhaskar Janardan Patil, 3) Vilas Janardan Patil, 4) Rakesh Janardan Patil, 5) Chandrabhaga Bhola Nath Gowad, 6) Vanita Mahesh Patil, 7) Vinod Janardan Patil, 8) Parshuram Pandurang Patil, 9) Janibai Harishchandra Patil, 10) Parvati Pandurang Patil being the legal heirs at the time of her death.



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Mr. Vishnu Lakhma Patil died intestate on 05/09/2003 leaving behind him 1) Gajbai Vishnu Patil, 2) Raghunath Vishnu Patil, being the legal heirs at the time of his death.

Mr. Dattatray Krishna Patil died intestate on 01/03/2005 leaving behind him 1) Yamuna Dattatray Patil, 2) Harishchandra Dattatray Patil, 3) Shyamrao Dattatray Patil, 4) Ramakant Dattatray Patil, 5) Mahendra Dattatray Patil, 6) Ujwala Janardan Bhoir, being the legal heirs at the time of his death.

By an Release Deed dated 16<sup>th</sup> May 2007 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 6419/2007, dated 16/05/2007, Subhadrabai Jagannath Patil had released her right in favour of Mr. Jivan Mukund Patil.

Smt. Soumarbai Vasudev Patil died intestate on 23/04/2008, leaving behind her 1) Bhanumati Manohar Ghurat, 2) Ranjana Anant Patil, being the legal heirs at the time of her death.

Smt. Yamunabai Dattatray Patil died intestate on 06/10/2007 leaving behind her 1) Harishchandra Dattatray Patil, 2) Shyamrao Dattatray Patil, 3) Ramakant Dattatray Patil, 4) Mahendra Dattatray Patil, 5) Ujwala Janardan Bhoir, being the legal heirs at the time of her death.

Smt. Changanabai Kalya Patil died intestate on 09/04/2008 leaving behind her 1) Damodar Kalya Patil, 2) Yamuna Dattatraya Patil, 3) Chandrabhagu Narsinh Patil, being the legal heirs at the time of her death.

Mr. Govind Ramji Patil died intestate on 26/06/1951 leaving behind him 1) Laxman Pandurang Patil, 2) Parsharam Pandurang Patil, 3) Janibai Harishchandra Patil, 4) Parvati Pandurang Patil, 5) Vimal Janardan Patil, 6) Bhaskar Janardan Patil, 7) Vias Janardan Patil, 8) Rakesh Janardan Patil, 9) Chandrakala Bholenath Gawad, 10) Vanita Mahesh Patil, 11) Chandrakant Damodar Patil, 12) Prabhakar Damodar Patil, 13) Jaywant Damodar Patil, 14) Prakash Damodar Patil, 15) Ramesh Damodar Patil, 16) Yamuna Dattatray Patil, 17) Chandrakala Narsinh Patil, 18) Damodar Kalya Patil, 19) Jivan Mukund Patil, 20) Narayan Kashinath Patil, 21) Manibai Raghunath Patil, 22) Ranjana Anant Patil, 23) Bhanumati Manohar Ghurat, 24) Bisi Mahadev Patil, 25) Harishchandra Dattatray Patil, 26) Shyamrao Dattatray Patil, 27) Ramakant Dattatray Patil, 28) Mahendra Dattatray Patil, 29) Ujwala Janardan Patil, 30) Gajbai Vishnu Patil, 31) Raghunath Vishnu Patil, being the legal heirs at the time of his death.

The said land standing in the names of Laxman Pandurang Patil and others, however as per the Order No. K/4/Case No.3846/2005/710, dated 10/05/2006 and Partition Deed dated 19/05/2008, the land measuring 2630 Square metres had come to the share of 1) Manibai Raghunath Patil, 2) Ranjana Anant Patil, 3)

Bhanumati Manohar Gharat, 4) Bistri Manojev Patil, land admeasuring 2300 Square metres had come to the share of 1) Harishchandra Dattatray Patil, 2) Shyamrao Dattatray Patil, 3) Karnakant Dattatray Patil, 4) Mahendra Dattatray Patil, 5) Ujwala Janardan Patil and land admeasuring 2940 Square metres had come to the share of 1) Gajibai Vishnu Patil, 2) Raghunath Vishnu Patil vide Mutation Entry No. 740 duly certified by Circle Inspector, Virar on 30/08/2008.

Bhanumati Manohar Gharat died intestate on 02/11/2008 leaving behind her 1) Aadesh Manohar Gharat, 2) Rakesh Manohar Gharat, 3) Pappi Manohar Gharat being the legal heirs at the time of her death.

By an Agreement for sale dated 0<sup>th</sup> January 2010 entered into by and between 1) Gajibai Vishnu Patil, 2) Raghunath Vishnu Patil, 3) Bharati Raghunath Patil, 4) Pravin Raghunath Patil, 5) Kalpana Raghunath Patil, 6) Nikita Raghunath Patil, 7) Sandhya Raghunath Patil, 8) Akshay Raghunath Patil (herein called "The Vendors") of the First Part and Mr. Rakeshmukar K. Wadhawan Director of Housing Development and Infrastructures Limited (herein called "The Purchaser") of the Second Part, the said Gajibai Vishnu Patil and others have agreed to sell their share land admeasuring H.R. 0-29-4, out of Survey No. 88 (old Survey No. 185), Hissa No. 1 to Mr. Rakeshmukar K. Wadhawan Director of Housing Development and Infrastructures Limited, on the terms and conditions mentioned in the said Agreement.

By an Agreement for sale dated 14<sup>th</sup> March 2010 entered into by and between 1) Manibai Raghunath Patil, 2) Mr. Kiran Raghunath Patil, 3) Nilima Nareesh Patil, 4) Priti Prakash Patil, 5) Bistribai Manojev Patil, 6) Hitesh Mahadev Patil, 7) Shubhangi Ashok Bhoir, Pranali Vidyadhar Gharat (herein called "The Vendors") of the First Part and Mr. Rakeshmukar K. Wadhawan Director of Housing Development and Infrastructures Limited (herein called "The Purchaser") of the Second Part, the said Manibai Raghunath Patil and others have agreed to sell their share land admeasuring H.R. 0-17-4, out of Survey No. 88 (old Survey No. 185), Hissa No. 1 to Mr. Rakeshmukar K. Wadhawan Director of Housing Development and Infrastructures Limited, on the terms and conditions mentioned in the said Agreement.

By an Agreement for sale dated 24<sup>th</sup> March 2010 entered into by and between 1) Ranjana Anant Patil, 2) Pappi Manohar Gharat, 3) Aadesh Manohar Gharat, 4) Rakesh Manohar Gharat (herein called "The Vendors") of the First Part and Mr. Rakeshmukar K. Wadhawan Director of Housing Development and Infrastructures Limited (herein called "The Purchaser") of the Second Part, the said Ranjana Anant Patil and others have agreed to sell their share land admeasuring H.R. 0-08-7, out of Survey No. 88 (old Survey No. 185), Hissa No. 1 to Mr. Rakeshmukar K. Wadhawan Director of Housing Development and Infrastructures Limited, on the terms and conditions mentioned in the said Agreement.

By an Agreement for sale dated 25<sup>th</sup> March 2010 entered into by and between 1) Harishchandra Dattatray Patil, 2) Shyamrao Dattatray Patil, 3) Karnakant Dattatray Patil, 4) Mahendra Dattatray Patil, 5) Ujwala Janardan Patil (herein called "The Vendors") of the First Part and Mr. Rakeshmukar K. Wadhawan Director of Housing Development and Infrastructures Limited (herein called "The Purchaser") of the Second Part, the said Harishchandra Dattatray Patil and others have agreed to sell their share land admeasuring H.R. 0-23-2, out of Survey No. 88 (old Survey No. 185), Hissa No. 1 to Mr. Rakeshmukar K. Wadhawan Director of Housing Development and Infrastructures Limited, on the terms and conditions mentioned in the said Agreement.



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By an Conveyance Deed dated 25<sup>th</sup> February 2011 and registered in the office of Sub-Registrar at Vasai No. II (Vinar) under Serial No. 02791-2011, dated 25/02/2011, 1) Gajbur Vishnu Patil, 2) Raghunath Vishnu Patil, 3) Bharuti Raghunath Patil, 4) Pravin Raghunath Patil, 5) Kalpana Raghunath Patil, 6) Nikita Raghunath Patil, 7) Sandhya Raghunath Patil sold and conveyed the land admeasuring H.R. 0-29-4, out of Survey No. 88 (old Survey No. 185), Hissa No. 1 to Mr. Rakeshmukar K. Wadhawan Director of Housing Development and Infrastructures Limited.

C) Survey No. 89 (old Survey No.184), Hissa No. 1, admeasuring 5610 Square metres, being and situated at Village DONGARE (old Village Naringi), Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6.

Since prior to 1946, Mr. Lakhma Lalkya Patil was the owner of the said land.

Mr. Lakhma Lalkya Patil died intestate on 11/02/1946 leaving behind him 1) Babu Lakhma Patil, 2) Krishna Mahadu Patil being the legal heirs at the time of his death.

Babu Lakhma Patil died intestate leaving behind him 1) Govind Babu Patil, 2) Pandurang Babu Patil, 3) Narayan Babu Patil, 4) Ambibai Dadu Gharat, 5) Godibai Sakantaram Mhate, 6) Shrutibai Govind Patil, 7) Bhagubai Gajanan Patil, being the legal heirs at the time of his death.

Krishna Mahadu Patil died intestate on 21/08/1998 leaving behind him 1) Kashibai Krishna Patil, 2) Janardan Krishna Patil, 3) Manohar Krishna Patil, 4) Vasudev Krishna Patil, 5) Vitthal Krishna Patil, 6) Laxmibai Balkrishna Patil, being the legal heirs at the time of his death.

Smt. Kashibai Krishna Patil died intestate on 15/01/2003 leaving behind her 1) Janardan Krishna Patil, 2) Manohar Krishna Patil, 3) Vasudev Krishna Patil, 4) Vitthal Krishna Patil, 5) Laxmibai Balkrishna Patil, 6) Bhulchandra Gotya Patil, being the legal heirs at the time of her death.

Govind Babu Patil died intestate on 14/07/1999 leaving behind him 1) Gangabai Govind Patil, 2) Rupa Raghunath Patil, 3) Vinayak Govind Patil, 4) Prakash Govind Patil, 5) Vilas Govind Patil, 6) Kishor Govind Patil, being the legal heirs at the time of his death.

Ambibai Dadu Gharat died intestate on 29/05/1998 leaving behind her 1) Padman Dadu Patil, 2) Ramesh Dadu Patil, 3) Naresh Dadu Patil, 4) Manjulabai Kisan Patil, 5) Kamla Balkrishna Nanarkar, 6) Vimal Dadu Gharat, being the legal heirs at the time of her death.

*(Signature)*

By an Conveyance Deed dated 17<sup>th</sup> July 2006 and registered in the office of Sub-Registrar at Vasai No. II (Vinar) under Serial No. 03623-2006, 1) Gangabai Govind Patil, 2) Rupa Raghunath Patil, 3) Vinayak Govind Patil, 4) Prakash Govind Patil, 5) Vilas Govind Patil, 6) Kishor Govind Patil, 7) Godibai Sakharan Munde, 8) Padman Dadu Patil, 9) Ramesh Dadu Patil, 10) Naresh Dadu Patil, 11) Vimal Dadu Gharat, 12) Kamla Balkrishna Namarkar, 13) Manjulaban Kisan Patil, 14) Shardabai Alias Santibai Govind Patil, 15) Bhagubai Gajanan Patil, 16) Pandurang Babu Patil, 17) Nanyan Dabu Patil, 18) Janardan Krishna Patil, 19) Manohar Krishna Patil, 20) Vasudev Krishna Patil, 21) Vitthal Krishna Patil, 22) Luxmibai Balkrishna Patil, 23) Bhalchandra Gotya Patil have sold and conveyed the said land M/s. Palghar Land Development Corporation through its partner M/s. Housing Development and Improvement India Ltd.,

D) Survey No. 90 (old Survey No. 185), Hissa No. 7/7 admeasuring 510 Square metres, assessed at Rs.0.48 Paise, lying being and situate at Village DONGARE (old Village Naringi), Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6.

Mr. Pandu Ato Bhagat was the owner of the said land who died intestate on 30/03/1940 leaving behind him Mr. Dadu Ato Bhagat, being the legal heir at the time of his death.

The said land was standing in the name of Mr. Dadu Ato Bhagat who had given an statement dated 22/06/1951 to record the said land in the name of Ganpat Pandu Bhagat and accordingly Taluka order No. RTS/SR/938 dated 23/07/1951, the name of Ganpat Pandu Bhagat was recorded on 7/12 extract and such other revenue record.

Mr. Ganpat Pandu Bhagat died intestate on 17/06/1983 leaving behind him 1) Ramibai Ganpat Bhagat, 2) Bhaskar Ganpat Bhagat, being the legal heirs at the time of his death.

Bhaskar Ganpat Bhagat died intestate leaving behind him 1) Smt. Anandbai Alias Jannabai Bhaskar Bhagat, 2) Mr. Chandrakant Alias Chandar Alias Ramchandra Bhaskar Bhagat, 3) Shakuntala Alias Shakun Madhav Bhagat, 4) Manohar Bhaskar Bhagat, 5) Vasant Bhaskar Bhagat, being the legal heirs at the time of his death.

By an Conveyance deed dated 20/07/2005, 1) Smt. Anandbai Alias Jannabai Bhaskar Bhagat, 2) Mr. Chandrakant Alias Chandar Alias Ramchandra Bhaskar Bhagat, 3) Shakuntala Alias Shakun Madhav Bhagat, 4) Manohar Bhaskar Bhagat, 5) Vasant Bhaskar Bhagat (herein called "The Vendors") of the First Part and M/s. Naringi Land Development Corporation (herein called "the Confirming Party") of the Second part sold and conveyed the said land to M/s. Palghar Land Development Corporation.

E) Survey No. 90 (old Survey No. 185), Hissa No. 7/8 admeasuring 920 Square metres, assessed at Rs. 0.84 Paise, lying being and situate at Village DONGARE (old Village Naringi), Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6.

Dhuri Sukar Bhagat was the owner of the said land who died intestate leaving behind her 1) Tulshi Hira, 2) Subhadrabai Laxman, 3) Bajibai Nadiya being the legal heirs at the time of her death.



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Bajibal Nathya died intestate leaving behind her 1) Nathya Undrya Bhoir, 2) Tulshibai Hiru 3) Subhadrahar Laxman being the legal heirs at the time of her death.

Tulshibai Hiru Patil died intestate leaving behind her 1) Pandurang Nathya Bhoir, 2) Shamubai Nathya Bhoir, being the legal heirs at the time of her death.

Subhadrahar Laxman Patil died intestate leaving behind her 1) Pandurang Nathya Bhoir, 2) Shamubai Nathya Bhoir, being the legal heirs at the time of her death.

Nathya Undrya Bhoir died intestate leaving behind him 1) Pandurang Nathya Bhoir, 2) Shamubai Nathya Bhoir, being the legal heirs at the time of his death.

Shamubai Nathya Bhoir, died intestate leaving behind her Pandurang Nathya Bhoir being the legal heir at the time of her death.

Pandurang Nathya Bhoir died intestate on 13/09/2000 leaving behind him 1) Shantibai Pandurang Bhoir, 2) Prabhakar Pandurang Bhoir, 3) Anil Pandurang Bhoir, 4) Jagdish Pandurang Bhoir, 5) Bhagubai Babya Patil, 6) Vasanti Ramesh Gharut, 7) Renuka Pandurang Bhoir being the legal heirs at the time of his death.

By an Conveyance deed dated 01/09/2005, 1) Shantibai Pandurang Bhoir, 2) Prabhakar Pandurang Bhoir, 3) Anil Pandurang Bhoir, 4) Jagdish Pandurang Bhoir, 5) Vasanti Ramesh Gharut, 6) Renuka Pandurang Bhoir, 7) Bhagubai Alias Kalpara Babya Patil, sold and conveyed the said land to M/s. Palghar Land Development Corporation

M/s. Housing Development and Infrastructure Limited earlier acquired the properties in the name and style of M/s. Palghar Land Development Corporation, the said M/s. Palghar Land Development Corporation a partnership firm dissolved by Deed of Dissolution and as per the said Deed of Dissolution M/s. Palghar Land Development Corporation released and transferred their rights to M/s. Housing Development and Improvement India Ltd., and the said M/s. Housing Development and Improvement India Ltd. now knows as M/s. Housing Development and Infrastructure Limited (Notification No. GSR 507(E), dated 24/06/1985 and SRN A03056264, dated 29/08/2006) become the absolute owners of the said acquired property.

The said land alongwith other land has been amalgamated and converted into N.A. by the office of Collector of Thane vide its Order bearing No. i) REV/DESK-1/T-9/NAP/SR-11/2004 dated 27/02/2004, ii) REV/DESK-1/T-9/NAP/SR-130/2007 dated 25/01/2007, iii) REV/DESK-1/T-9/NAP/SR-107/2007 dated 22/11/2007, iv) REV/DESK-1/T-9/NAP/SR-53/2008 dated 22/04/2008, v) REV/DESK-1/T-9/NAP/SR-54/2008 dated 22/04/2008.

The City & Industrial Development Corporation of Maharashtra Limited have sanctioned the Layout vide its letter No. CIDCO/VVSR/ NAP & CC/BP-4486/W/4002 dated 28/5/2009 consisting of Sector Nos. I to X.

The City & Industrial Development Corporation of Maharashtra Limited granted Development Permissions for construction of the Building in Sector No. II and Sector No. III vide its letter No. CIDCO/VVSR/ NAP&CC/BP-4486/W/4002, dated 28/05/2009 and Revised Development Permission vide Letter No. CIDCO/VVSR/RDP/BP-4486/W/801 dated 5<sup>th</sup> July 2010.

The City & Industrial Development Corporation of Maharashtra Limited granted Development Permissions for construction of the Building No. 6, in Sector No. II vide its letter No. CIDCO/VVSR/CC/BP-4486/W/813, dated 05/07/2010 and Building No. 7, in Sector No. II vide its letter No. CIDCO/VVSR/CC/BP-4486/W/815, dated 05/07/2010.

M/s. Housing Development and Infrastructure Limited have obtained an Environmental Clearance Certificate No. BC/HDL-2009/52/ CR.128/TC.1, dated 17<sup>th</sup> July 2010 from the Environmental Department, Government of Maharashtra Mumbai for development of the Lay-out Land in accordance with the applicable notifications.

By an Development Agreement dated 9<sup>th</sup> June 2011 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 07239 - 2011, dated 09/06/2011, M/s. Housing Development And Infrastructure Limited (therein called "The Owners") of the First Part and M/s. LABH ASSOCIATES (therein called "The Developers") of the Second Part, the said M/s. Housing Development And Infrastructure Limited have agreed to sell the PSI of Wing No. K, admeasuring 30830.03 Square feet, Wing 'E', admeasuring 54694.52 Square feet, of Building No. 6 AND Wing No. 'A', admeasuring 43994.54 Square feet, of Building No. 7, total admeasuring 108519.10 Square feet Built up area or thereabouts (including balcony, Staircase, Lift area, lobby & ota area) forming part of Sector II, out of total PSI of the layout to be consumed on land admeasuring 2869.02 Square metres or thereabout, out of Survey No. 87 (old Survey No. 186), Hissa No. 1, Survey No.88 (old Survey No. 185), Hissa No. 1, Survey No.89 (old Survey No. 184), Hissa No. 1, Survey No.90 (old Survey No. 183), Hissa No. 7/7, 7/8 to M/s. LABH ASSOCIATES, on the terms and conditions mentioned in the said Agreement.

M/s. Housing Development and Infrastructure Limited have obtained an Revised Development Permission from the Vasai Virar City Municipal Corporation vide their letter No.VVCMC/TP/RDP/VP-0880/ 037/2014-15, dated 15/05/2014.

The said M/s. LABH ASSOCIATES are constructing the Building No. 7 of Wing No. 'A' known as "LABH HEIGHTS" in Sector No. II, on N.A. land admeasuring 3994.29 Square metres or thereabout, out of Survey No. 87 (old Survey No. 186), Hissa No. 1, Survey No.88 (old Survey No. 185), Hissa No. 1, Survey No.89 (old Survey No. 184), Hissa No. 1, Survey No.90 (old Survey No. 183), Hissa No. 7/7, 7/8.

I have investigated the title and the same is found clear, marketable and without any encumbrance



ADVOCATE



# N. B. DESHMUKH & CO.

## ADVOCATES AND LEGAL ADVISORS

### ADVOCATES

**MR. N. B. DESHMUKH**  
B.A. (Hons) LL.B.  
**MRS. SHAILAJA DESHMUKH**  
B.Com, LL.B.  
**MISS. NIKITA A. DESHMUKH**  
B.Com, LL.B.

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Off. Phone : 2502562  
Mobile : 9860467855 / 9095982599  
Email ID - desh mukhp57@gmail.com

DATE : 27<sup>th</sup> July 2017

### SEARCH REPORT

THIS IS TO CERTIFY THAT I have taken search in the office of Sub-Registrar at Vasai No. 1 to 6, District Palghar of N.A. land bearing Survey No. 87 (old Survey No.186), Hissa No. 1, admeasuring 3840 Square metres, Survey No. 88 (old Survey No.185), Hissa No. 1, admeasuring 7870 Square metres, Survey No. 89 (old Survey No.184), Hissa No. 1, admeasuring 5610 Square metres, Survey No. 90 (old Survey No. 183), Hissa No. 7/7 admeasuring 510 Square metres, assessed at Rs.0.48 Paise, Survey No. 90 (old Survey No. 183), Hissa No. 7/8 admeasuring 920 Square metres, assessed at Rs. 0.84 Paise, lying being and situate at Village DONGARE (old Village Naringi), Taluka Vasai, District Pulghar, within the area of Sub-Registrar at Vasai No. 1 to 6.

I have taken search from 1987 to 2017 upto date. The details year wise is given below:

YEAR	YEAR	YEAR			
1987	NIL	1988	NIL	1989	NIL
1990	NIL	1991	NIL	1992	NIL
1993	NIL	1994	NIL	1995	NIL
1996	NIL	1997	NIL	1998	NIL
1999	NIL	2000	NIL	2001	NIL
2002	NIL	2003	NIL	2004	NIL

2005 By an Conveyance deed dated 20/07/2005, 1) Smt. Anandibai Alias Jannabai Bhaskar Bhagat, 2) Mr. Chandrasant Alias Chandar Alias Ranchandra Bhaskar Bhagat, 3) Shri. mtala Alias Shaktin Madhav Bhagat, 4) Manohar Bhaskar Bhagat, 5) Vasant Bhaskar Bhagat (therein called "The Vendors") of the First Part and M/s. Naringi Land Development Corporation (therein called "the Confirming Party") of the Second part have sold and conveyed the land bearing Survey No. 90 (old Survey No. 183), Hissa No. 7/7 to M/s. Palghar Land Development Corporation.

By an Conveyance Deed dated 10<sup>th</sup> August 2005 and registered in the office of Sub-Registrar at Vasai No. II (Vicar) under Serial No. 04637-2005, 1) Tukaram Rama Patil, 2) Pandurang Rama Patil, 3) Ramekant Rama Patil, 4) Parshuram Rama Patil, 5) Yamunabai Yashwant Patil, 6) Bhaskar Kamalakar Patil, 7) Bistur Kamalakar Patil (therein called "The Vendor") of the First Part and M/s. Nuringi Land Development Corporation (therein called "The Confirming Party") of the Second Part sold and conveyed the land bearing Survey No. 87 (old Survey No.186), Hissa No. 1 to M/s. Palghar Land Development Corporation through its partner Mr. Rakeshmukar K. Wadhawan (herein called "The Purchasers") of the Third Part.

By an Conveyance deed dated 01/09/2005, 1) Shantibai Pandurang Bhoir, 2) Prabhakar Pandurang Bhoir, 3) Anil Pandurang Bhoir, 4) Jagdish Pandurang Bhoir, 5) Vasanti Ramesh Ghant, 6) Renika Pandurang Bhoir, 7) Bhagubai Alias Kaparna Babya Patil, sold and conveyed the land bearing Survey No. 90 (old Survey No. 181), Hissa No. 7/8 to M/s. Palghar land Development Corporation.

2006 By an Conveyance Deed dated 17<sup>th</sup> July 2006 and registered in the office of Sub-Registrar at Vasai No. II (Vicar) under Serial No. 03623-2006, 1) Gangabai Govind Patil, 2) Rupa Raghunath Patil, 3) Virayak Govind Patil, 4) Prakash Govind Patil, 5) Vilas Govind Patil, 6) Kishor Govind Patil, 7) Godibai Sakharant Mhatre, 8) Padman Dada Patil, 9) Ramesh Dada Patil, 10) Naresh Dada Patil, 11) Vimal Dada Gharat, 12) Kamla Balkrishna Nanarkar, 13) Manjulabai Kisan Patil, 14) Shardabai Alias Shantibai Govind Patil, 15) Bhagubai Gajanan Patil, 16) Pandurang Babu Patil, 17) Narayan Babu Patil, 18) Janardan Krishna Patil, 19) Manohar Krishna Patil, 20) Vasudev Krishna Patil, 21) Vitthal Krishna Patil, 22) Laxmibai Balkrishna Patil, 23) Baslehandra Gotya Patil have sold and conveyed the land bearing Survey No. 89 (old Survey No.184), Hissa No. 1 to M/s. Palghar Land Development Corporation through its partner M/s. Housing Development and Improvement India Ltd.,

2007 By an Release Deed dated 16<sup>th</sup> May 2007 and registered in the office of Sub-Registrar at Vasai No. II (Vicar) under Serial No. 6419/2007, dated 16/05/2007, Subhadrabai Jaganmuth Patil had released her right in land bearing Survey No. 88 (old Survey No. 185), Hissa No. 1 in favour of Mr. Jivan Mukund Patil.

2008 NIL 2009 NIL 2010 NIL

2011 By an Conveyance Deed dated 25<sup>th</sup> February 2011 and registered in the office of Sub-Registrar at Vasai No. II (Vicar) under Serial No. 02791-2011, dated 25/02/2011, 1) Gajibai Vishnu Patil, 2) Raghunath Vishnu Patil, 3) Bacruji Raghunath Patil, 4) Previn Raghunath Patil, 5) Kalpana Raghunath Patil, 6) Nikita Raghunath Patil, 7) Sandhya Raghunath Patil have sold and conveyed the land admeasuring H.R. 0 29-4, out of Survey No. 88 (old Survey No. 185), Hissa No. 1 to Mr. Rakeshmukar K. Wadhawan, Director of Housing, Development and Infrastructures Limited.



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-3-

By an Development Agreement dated 9<sup>th</sup> June 2011 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 07239 - 2011, dated 09/06/2011, M/s. Housing Development And Infrastructure Limited (herein called "The Owners") of the First Part and M/s. LABH ASSOCIATES (herein called "The Developers") of the Second Part, the said M/s. Housing Development And Infrastructure Limited have agreed to sell the FSI of Wing No. K, admeasuring 30830.03 Square feet, Wing 'T', admeasuring 34694.52 Square feet, of Building No. 6 AND Wing No. 'A', admeasuring 42994.54 Square feet, of Building No. 7, total admeasuring 108519.10 Square feet Built up area or thereabouts (including balcony, Staircase, Lift area, lobby & o/a area) forming part of Sector II, out of total FSI of the layout to be consumed on land admeasuring 2869.02 Square metres or thereabout, out of Survey No. 87 (old Survey No. 186), Hissa No. 1, Survey No.88 (old Survey No. 185), Hissa No. 1, Survey No 89 (old Survey No. 184), Hissa No. 1, Survey No.90 (old Survey No. 183), Hissa No. 7/7, 7/8 to M/s. LABH ASSOCIATES, on the terms and conditions mentioned in the said Agreement.

2012	NIL	2013	NIL	2015	NIL
2016	NIL	2017	upto date		

\* NIL subject to mutilated record and torned pages.

*N. B. Deshmukh*  
ADVOCATE

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