

m a T. Repu

# KALPANA S. MHATRE

B.A. LL.B.

ADVOCATE HIGH COURT, MUMBAI

Off: 203, Ali Plaza, Annasaheb Vartak Road, Virar (West),  
Tal. Vasai, Dist. Thane, Pin - 400 303.  
Off. Phone No. : (0250) 6554892, Mobile No. 9970699728

DATE : 12/03/2013

## TITLE CLEARANCE REPORT

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

a) Survey No. 9 (old Survey No. 175), Hissa No. 1, admeasuring 6230 Square metres, assessed at Rs.5.31 Paise, lying being and situate at Village DONGARE (old Village Naringi), Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No.II Virar.

1) Mr. Sitaram Mukund Raut 2) Mr. Ganpat Jagannath Raut and others were the owners of the said land and 1) Mr. Pandu Somarya Patil 2) Barkya Somarya Patil were the tenants in respect of the said land.

Mr. Barkya Somarya Patil had purchased the 1/4<sup>th</sup> share in the said Agricultural land, under the Provisions of Bombay Tenancy and Agricultural Lands Act through the Additional Tahasildar Vasai under Tenancy Certificate bearing No. 2315, dated 25/05/1960.

Mr. Pandu Somarya Patil had purchased the 1/4<sup>th</sup> share in the said Agricultural land, under the Provisions of Bombay Tenancy and Agricultural Lands Act through the Additional Tahasildar Vasai under Tenancy Certificate bearing No. 2316, dated 28/06/1960.

Barkya Somarya Patil died intestate on 10/12/1984, leaving behind him Bistiribai Narayan Bhoir being the legal heir according to Hindu Succession Act by which he was governed at the time of his death.

Mr. Pandu Somarya Patil had purchased the 1/2 share in the said Agricultural land, under the Provisions of Bombay Tenancy and Agricultural Lands Act through the Additional Tahasildar Vasai under Tenancy Certificate bearing No. 345, dated 10/12/1988.

Pandu Alias Pandurang Somarya Patil died intestate leaving behind him 1) Jivan Pandurang Patil 2) Arun Pandurang Patil 3) Rajaram Pandurang Patil 4) Dattatray Pandurang Patil 5) Jagannath Pandurang Patil being the legal heirs according to Hindu Succession Act by which he was governed at the time of his death.

By an Agreement for sale dated 06/04/1995 and registered in the office of Sub-Registrar Vasai No. II Virar, under Serial No. 744/1995, 1) Bistiribai Narayan Bhoir 2) Jivan Pandurang Patil 3) Arun Pandurang Patil 4) Rajaram Pandurang Patil 5) Dattatray Pandurang Patil 6) Jagannath Pandurang Patil have agreed to sell the said land to M/s. Naringi Land Development Corporations, on terms and conditions mentioned in the said agreement.

By an Conveyance Deed dated 12/08/2005 and registered in the office of Sub-Registrar Vasai No. II Virar, under Serial No. 4703/2005, 1) Bistiribai Narayan Bhoir 2) Jivan Pandurang Patil 3) Arun Pandurang Patil 4) Rajaram Pandurang Patil 5) Dattatray Pandurang Patil 6) Jagannath Pandurang Patil (therein called "the Vendors") of the First Part and M/s. Naringi Land Development Corporations (therein called "The Confirming Party") of the Second Part sold and conveyed the said land to M/s. Palghar Land Development Corporation (therein called "The Purchasers") of the Third Part.

The said land was applicable under Section 43 of the Bombay Tenancy and Agricultural Lands Act and Bistiribai Narayan Bhoir and others obtained the permission from Sub-Divisional Officer Bhivandi, Bhivandi Division, Thane vide its order bearing No. BD/KV/VP/VASAI/SR-168/2006, dated 31/08/2006.

Subsequently by an Confirmation Deed dated 08/06/2007 and registered in the office of Sub-Registrar Vasai No. II Virar, under Serial No. 7489/07, 1) Bistiribai

# KALPANA S. MHATRE

3

B.A. LL.B.

ADVOCATE HIGH COURT, MUMBAI

Off: 203, Ali Plaza, Annasaheb Vartak Road, Virar (West),  
Tal. Vasai, Dist. Thane, Pin - 400 303.  
Off. Phone No. : (0250) 6554892, Mobile No. 9970699728

Pandurang Patil 4) Rajaram Pandurang Patil 5) Dattatray Pandurang Patil 6) Jagannath Pandurang Patil and M/s. Naringi Land Development Corporations and M/s. Palghar land Development Corporation have confirmed the said Conveyance Deed dated 12/08/2005.

b) Survey No. 91 (old Survey No. 176), Hissa No. 2, admeasuring 11240 Square metres, lying being and situate at Village DONGARE (Old Village Naringi), Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No. II Virar.

1) Kalyandas Lallubhai 2) Vitthaldas Lallubhai 3) Maniklal Lallubhai 4) Bhagwandas Lallubhai 5) Jagjivandas Damodardas 6) Bhagwandas Damodar 7) Parsotmdas Damodar were the owners of the said land.

By an Partition Deed dated 19/10/1935, the said land alongwith other land has come to the share of Mr. Vitthaldas Lallubhai Chauhan.

By an Conveyance deed dated 12/01/1945, Mr. Vitthaldas Lallubhai Chauhan sold and conveyed the said land to Smt. Valibai Bhaskar Sadu Patil.

By an Another Conveyance deed dated 16/05/1946, Smt. Valibai Bhaskar Sadu Patil sold and conveyed the said land to Mr. Hari Govind Vartak.

By an Conveyance Deed dated 18/02/1955, 1) Narsinha Govindrao Vartak 2) Haribhau Govindrao Vartak 3) Mahadev Govindrao Vartak 4) Parshuram Govindrao Vartak 5) Raghunandan Govindrao Vartak 6) Harihar Govindrao Vartak sold and conveyed the said land to Bhaskar Sadu Patil.

By an Conveyance deed dated 28/02/1955, Mr. Bhaskar Sadu Patil sold and conveyed the said land to Mr. Alo Ramji Patil.



Also Ramji Patil died intestate leaving behind him 1) Rajaram Alo Patil 2) Mahadev Alo Patil 3) Laxmibai Alo Patil being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

Also Ramji Patil was the owner of said land alongwith other land at Village Naringi and Boli. After the death of Alo Ramji Patil, oral partition of the said ancestral land said land alongwith other land at Village Naringi has come to the share of Mahadev Alo Patil and land at Village Boli has come to the share of Rajaram Alo Patil and as per Mutation Entry No. 5257 the said land was recorded in the names of respective owners. The said mutation entry was certified by Additional Tahasildar.

Mahadev Alo Patil died intestate leaving behind him 1) Yamunabai Mahadev Patil 2) Ashok Mahadev Patil 3) Usha Mahadev Patil 4) Vanita Mahadev Patil 5) Sunita Mahadev Patil being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

By an Conveyance Deed dated 02/01/2009, 1) Yamunabai Mahadev Patil 2) Ashok Mahadev Patil 3) Usha Mahadev Patil 4) Vanita Mahadev Patil 5) Sunita Mahadev Patil sold and conveyed the land bearing Survey No. 91 (old Survey No. 176), Hissa No. 2, admeasuring H.R. 1-12-4 alongwith other land to M/s. Housing Development and Infrastructure Limited.

The said M/s. Housing Development And Infrastructure Limited have amalgamated the said land alongwith other land 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, vi) 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.

# KALPANA S. MHATRE

5

B.A. LL.B.

ADVOCATE HIGH COURT, MUMBAI

Off: 203, Ali Plaza, Annasaheb Vartak Road, Virar (West),  
Tal. Vasai, Dist. Thane, Pin - 400 303.  
Off. Phone No. : (0250) 6554892, Mobile No. 9970699728

---

M/s. Housing Development And Infrastructure have obtained taken the layout permission & got the Layout sanctioned from the "City & Industrial Development Corporation of Maharashtra Limited vide their letter No. CIDCO/VVSR/NAP &CC/BP-4486/W/4002 dated 28/5/2009 and formed various Sector on the said sanctioned layout known as Sector No. I to X.

Out of the said sanctioned layout of Sector No. I to X, M/s. Housing Development And Infrastructure Limited have taken Development Permissions of the Building on Sector No. II and Sector No III from CIDCO vides their letter No. CIDCO/VVSR/NAP &CC/BP-4486/W/4002 dated 28/5/2009 & Revised Development Permission vides their Letter No. CIDCO/VVSR/NAP &CC/BP-4486/W/801 dated 5<sup>th</sup> July 2010.

M/s. Housing Development And Infrastructure Limited have obtained an Environmental Clearance Certificate No. EC/HDIL-2009/92/CR.128/TC.1 dated 17/07/2010 from Environment Department, Government of Maharashtra Mumbai for development of the lay-out land in accordance with the applicable notifications.

The City & Industrial Development Corporation of Maharashtra Limited granted development permissions for construction of the Building No. 3, in Sector No. II vide its letter No. CIDCO/VVSR/CC/BP-4486/W/807, dated 05/07/2010.

By an Development Agreement dated 23<sup>rd</sup> June 2010, M/s. Housing Development And Infrastructure Limited have agreed to sell the FSI of Building No. 3, Wing No. A to G, admeasuring 23725.25 Square metres or thereabouts Built up area (including balcony, Staircase, Lift area, lobby & opla area) forming part of Sector II, out of total FSI of the

layout to be consumed on land admeasuring 6597.77 Square metres or thereabout, out of land bearing Survey No. 9, Hissa No. 1, 4, Survey No. 70, Hissa No. 3, 4, 5/1, 5/2, 5/3, 5/4, 6, Survey No. 91, Hissa No. 2, lying being and situate at Village DONGARE (old Village Naringi), Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No. II Virar to M/s. Mangal Murti Associates, on the terms and conditions mentioned in the said agreement.

By an Development Agreement dated 21/02/2011 and registered in the office of Sub-Registrar Vasai No. II Virar, under Serial No.02473/2011, dated 21/02/2011, entered into by and between M/s. Housing Development And Infrastructure Limited (therein called "The Owners") of the First Part and M/s. Mangal Murti Associates (therein called "The Confirming Party") of the First Part and M/s. Gajanan Properties (therein called "The Developers") of the Third Part, the said M/s. Housing Development And Infrastructure Limited with the consent and confirmation of M/s. Mangal Murti Associates have agreed to sell the FSI of Building No. 3 Wing 'A', admeasuring 34694.52 Square feet and or thereabouts Built up area (including balcony, Staircase, Lift area, lobby & opla area) forming part of Sector II, to be consumed on land admeasuring 1018.48 Square metres or thereabout, out of land bearing Survey No. 9, Hissa No. 1, Survey No. 91, Hissa No. 2, lying being and situate at Village DONGARE (old Village Naringi), Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No. II Virar to M/s. Gajanan Properties, on the terms and conditions mentioned in the said agreement.

By an Development Agreement dated 16/01/2012 and registered in the office of Sub-Registrar at Vasai No. I, under Serial No.01235/2012, dated 01/02/2012, entered into by and between M/s. Gajanan Properties (therein called "The Vendors") of the First Part and M/s. Modi Realtors (therein called "The Developers") of the Second Part, the said M/s. Gajanan Properties have agreed to sell the FSI of Building No. 3 Wing 'A', admeasuring 34694.52 Square feet and or thereabouts Built up area (including balcony, Staircase, Lift area, lobby & opla area) forming part of Sector II to be consumed on land admeasuring 1018.48



## 7

ADVOCATE HIGH COURT, MUMBAI

Square metres or thereabout, out of land bearing Survey No. 9, Hissa No. 1, Survey No. 91, Hissa No. 2, lying being and situate at Village Dongare (old Village Naringi), Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No. II Virar to M/s. Modi Realtors, on the terms and conditions mentioned in the said agreement.

By an Development Agreement dated 04/09/2012 and registered in the office of Sub-Registrar Vasai No. II Virar, under Serial No. 08574/2012, dated 04/09/2012, entered into between M/s. Modi Realtors (therein called "The Vendors") of the First Part and M/s. Mahavir Developers (therein called "The Developers") of the Second Part, M/s. Modi Realtors have granted the development rights in respect of FSI of Building No. 3 Wing 'A', admeasuring 34694.52 Square feet and or thereabouts Built up area (including balcony, Staircase, Lift area, lobby & othla area) forming part of Sector II, to be consumed on land admeasuring 1018.48 Square metres or thereabout, out of land bearing Survey No. 9, Hissa No. 1, Survey No. 91, Hissa No. 2, to M/s. Mahavir Developers, on the terms and conditions mentioned in the said agreement.

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

*[Signature]*  
ADVOCATE

MRS. KALPANA S. MHATRE

H. A. L. B.

AD - CATE HIGH COURT (Bom)  
Off : 203, Ali Plaza,  
Railway Phatak, Vartak Road,  
VIRAR (W), Tel. Vasai, Dist. Thane.

(SEARCH\DONGARE\HDIL\9-1-91-2-TIT)