

N. B. DESHMUKH & CO.

LEGAL ADVISORS

ADVOCATES

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B.A. (Hons) LL.B.

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DATE : 06/03/2012

SEARCH REPORT

THIS IS TO CERTIFY THAT I have taken search in the office of Sub-Registrar at Vasai No. I, II (Virar), III (Nallasopara) of N.A. land bearing Survey No. 69 (old Survey No. 172), Hissa No. 5 admeasuring 3450 Square metres, Survey No. 72 (old Survey No. 167), Hissa No. 3/1/1, admeasuring 2280 Square metres AND Survey No. 72 (old Survey No. 167), Hissa No. 3/1/2, admeasuring 1570 Square metres lying, being and situate at Village DONGARE (old Village Naringi), Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).

I have taken search from 1982 to 2011. The details year wise is given below :

YEAR	YEAR	YEAR			
1982	NIL	1983	NIL	1984	NIL
1985	NIL	1986	NIL	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 24/08/2005 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 4869/2005, dated 24/09/2005 1) Anusaya Damodar Patil, 2) Sitabai Warhap Bhagat, 3) Lilabai Janardan Patil 4) Gulobhai Ramchandra alias Bhatchandra Mhatre, 5) Damayanti Dattaraya Patil, 6) Bhatchandra Jivan Patil, 7) Pandharinath Jivan Patil, 8) Bebibai Motiram Patil, 9) Manibai Narayan Patil, 10) Gajanan Pandurang Patil sold and conveyed the land bearing Survey No. 72 (old Survey No. 167), Hissa No. 3/1/1, 3/1/2 to M/s. Palghar Land Development Corporation.

2006 NIL 2007 NIL

2008 By an Conveyance deed dated 03/06/2008 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 6574/2008, 1) Raghunath Motiram Mangela, 2) Jagannath Motiram Mangela, 3) Dattatraya Motiram Mangela, 4) Vinayak Motiram Mangela, 5) Suresh Motiram Mangela sold and conveyed the land bearing Survey No. 69 (old Survey No. 172), Hissa No.5 admeasuring 3450 Square metres, to M/s. Housing Development And Infrastructure Limited.

2009 NIL 2010 NIL

2011 By an Development Agreement dated 06/07/2011 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 08227-2011, dated 06/07/2011 M/s. Housing Development And Infrastructure Limited (therein called "The Owners") of the First Part and M/s. BHAVANI DEVELOPERS (therein called "The Developers") of the Second Part, the said M/s. Housing Development And Infrastructure Limited have agreed to sell the FSI of Building No. 2 Wing K, admeasuring 29430.71 Square feet or thereabouts Built up area (including balcony, Staircase, Lift area, lobby & oila area) forming part of Sector III, out of total FSI approved by the CIDCO in the said layout to be consumed on land admeasuring 703 Square metres or thereabouts, out of land bearing Survey No. 69, Hissa No 5, Survey No. 72, Hissa No. 34/1, 34/2, lying being and situate at Village Dongare (old Village Nanar) Taluka Vasai, District Thane to M/s. BHAVANI DEVELOPERS on the terms and conditions mentioned in the said agreement.

2012 Upto date

* NIL subject to mutilated record and torned pages.


ADVOCATE

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G.A.L.L.B

ADVOCATE, HIGH COURT (Bom)

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deshmukhps57@gmail.com

Date : 06/03/2012

TITLE CLEARANCE RECORD

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

Survey No. 69 (old Survey No. 92), Hissa No. 1 measuring 3450 Square metres, lying along and situated in Village DONGARE (old Village Narimgi) Taluka Vasal, District Thane, within the area of Sub-Registrar Vasal No. II Virar.

Mr. Hari Govind Vartak was the owner of the said land and Motiram Rama Mangela was the tenant in respect of the said land.

Mr. Motiram Rama Mangela had purchased the said land under the provisions of Bombay Tenancy and Agricultural Lands Act through the Additional Tahasildar Vasal.

Mr. Motiram Rama Mangela died intestate on 20/12/1976 leaving behind him 1) Raghunath Motiram Mangela, 2) Jagannath Motiram Mangela, 3) Dattatraya Motiram Mangela, 4) Vinayak Motiram Mangela, 5) Dayaram Motiram Mangela, 6) Suresh Motiram Mangela, 7) Matibai Motiram Mangela, being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

Dayaram Motiram Mangela died intestate on 04/02/1979 leaving behind him 1) Raghunath Motiram Mangela, 2) Jagannath Motiram Mangela, 3) Dattatraya Motiram Mangela, 4) Vinayak Motiram Mangela, 5) Suresh Motiram Mangela, 6) Matibai Motiram Mangela, being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

Matibai Motiram Mangela died intestate on 16/02/2004 leaving behind him 1) Raghunath Motiram Mangela, 2) Jagannath Motiram Mangela, 3) Dattatraya Motiram Mangela, 4) Vinayak Motiram Mangela, 5) Suresh Motiram Mangela being the legal heirs according to the Hindu Succession Act by which she was governed at the time of her death.

By an Conveyance deed dated 03/06/2008 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 6574/2008, 1) Raghunath Motiram Mangela, 2) Jagannath Motiram Mangela, 3) Dattatraya Motiram Mangela, 4) Vinayak Motiram Mangela, 5) Suresh Motiram Mangela sold and conveyed the land bearing Survey No. 69 (old Survey No. 172), Hissa No.5 admeasuring 3450 Square metres, to M/s. Housing Development And Infrastructure Limited.

b) Survey No. 72 (old Survey No. 167), Hissa No. 3/1/1, admeasuring 2280 Square metres AND Survey No. 72 (old Survey No. 167), Hissa No. 3/1/2, admeasuring 1570 Square metres lying, being and situate at Village DONGARE (old Village Naringi), Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).

Mr. Hari alias Hira Shinwar Bhoir was the owner of the said land.

Hari alias Hira Shinwar Bhoir died intestate leaving behind him 1) Thamabai Hira Bhoir, 2) Narayan Hira Bhoir, 3) Manibai Narayan Patil, 4) Janibai Jivan Patil, 5) Jayabai Pandurang Patil being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

Mr. Narayan Hira Bhoir died intestate leaving behind him Demubai Narayan Bhoir, being the legal heir according to the Hindu Succession Act by which he was governed at the time of his death.

Demubai Narayan Bhoir died intestate leaving behind her Gajanan Pandurang Patil, being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

Thamabai Hira Bhoir, died intestate leaving behind her 1) Manibai Narayan Patil, 2) Janibai Jivan Patil, 3) Gajanan Pandurang Patil, being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

sold and conveyed the land bearing Survey No. 72 (old Survey No. 167), Hissa No. 3/1/1, 3/1/2, to M/s. Palghar Land Development Corporation.

M/s. Housing Development and Infrastructure Limited earlier acquired the properties in the name of a partnership firm known as M/s. Palghar Land Development Corporation. The said M/s. Palghar Land Development Corporation dissolved by Deed of Dissolution and as per the said Deed of Dissolution M/s. Palghar Land Development Corporation released and transferred there 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).

The said M/s. Housing Development and Infrastructure Limited have been amalgamated the lands bearing Survey No. 69 (old Survey No. 172), Hissa No. 5, Survey No. 72 (old Survey No. 167), Hissa No. 3/1/1, 3/1/2 alongwith other land and converted into N.A. by the Office of Collector, Thane vide its Order bearing No. REV/D-1/T-9/ NAP/SR-107/2007, dated 22/11/2007.

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 28/5/2009 and Revised Development Permission vide Letter No. CIDCO/VVSR/RDP/BP-4486/W/801 dated 5th July 2010.

The City & Industrial Development Corporation of Maharashtra Limited granted Development Permissions for construction of the Residential with Shopline Building No. 2, in Sector No. II vide its letter No. CIDCO/VVSR/CC/BP-4486/W/889, dated 05/07/2010.

By an Development Agreement dated 06/07/2011 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 08227-2011, dated 06/07/2011 M/s. Housing Development And Infrastructure Limited (therein called "The Owners") of the First Part and M/s. BHAVANI DEVELOPERS (therein called "The Developers") of the Second Part, the said M/s.

Housing Development And Infrastructure Limited have agreed to sell the FSI of Building No. 2, Wink, admeasuring 29430.71 Square feet or thereabouts Built up area (including balcony, Staircase, Lift area, lobby & opla area) forming part of Sector III, out of total FSI approved by the CIDCO in the said layout to be consumed on land admeasuring 703 Square metres or thereabout, out of land bearing Survey No. 69, Hissa No 5, Survey No.72, Hissa No. 3/1/1, 3/1/2 to M/s. BHAVANI 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.

sd/-
(N.B. DESHMUKH & CO.)
ADVOCATE