

**FORMAT – A**

**(Circular no. – 28/2021)**

Date: 07/03/2022.

To

MahaRERA

***TITLE INVESTIGATION REPORT***

Sub: All that piece and parcel of Non-Agricultural Land bearing New Survey No. 251/3Paiki/252/2Paiki/261/1Paiki (Old Survey No. 251, Hissa No. 3/Paiki, Survey No. 251, Hissa No. 4/Paiki, Survey No. 252, Hissa No. 2/Paiki and Survey No. 261, Hissa No. 1/Paiki); area admeasuring about 0-61-50 (H-R-P), equivalent to 6150.00 Sq. Mtrs., Assessment Rs. 6.15/-; Situate, lying and being at Mouje Kon, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Kon, Joint 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. RIDDHI SIDDHI ENTERPRISES Through Its Partners SHRI MAHESH AVCHAR GALA, 2) SHRI LALIT HARIDAS SAMANI, 3) SHRI DAYALAL HARIDAS SAMANI and following documents i.e. :-

1) Description of the Property:-

All that piece and parcel of Non-Agricultural Land bearing New Survey No. 251/3Paiki/252/2Paiki/261/1Paiki (Old Survey No. 251, Hissa No. 3/Paiki, Survey No. 251, Hissa No. 4/Paiki, Survey No. 252, Hissa No. 2/Paiki and Survey No. 261, Hissa No. 1/Paiki); area admeasuring about 0-61-50 (H-R-P), equivalent to 6150.00 Sq. Mtrs., Assessment Rs. 6.15/-; Situate, lying and being at Mouje



Kon, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Kon, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane.

- 2) The documents of allotment of land.
  - i) Copy of Agreement for Sale serial no. 2518/2007
  - ii) Copy of Sale Deed serial no. 2519/2007
  - iii) Copy of Agreement for Sale serial no. 2520/2007
  - iv) Copy of Sale Deed serial no. 2521/2007
  - v) Copy of Index-II of Sale Deed serial no. 3637/2009
  - vi) Copy of Index-II of Sale Deed serial no. 1690/2010
  - vii) Copy of Index-II of Sale Deed serial no. 7699/2010
  - viii) Copy of Index-II of Release Deed serial no. 1023/2015
  - ix) Copy of Development Agreement serial no. 4241/2017
  - x) Copy of Power of Attorney serial no. 4242/2017
- 3) 7/12 extract issued by Talathi Kon dated 19/07/2021 and Mutation Entry Nos. 2313, 3285, 3286, 3349, 3350, 4104, 4188, 4289, 5135 and 5224.
- 4) Search Report for 30 years from 1992 till 2021 of Advocate SMT. ARCHANA KHANDU THAKARE dated 26/07/2021 vide Receipt No. 11616, dated 26/07/2021 and Search Report for 1 year from 2021 till 2022 dated 07/03/2022 Vide Challan No. MH014172888202122E, dated 07/03/2022.



# Virendra R. Choudhari

ADVOCATE

B.Com., LL.B.

Nandan Arcade, 2nd Floor, Opp. State Bank of India, Above Regent Garden Hotel, Ashok Nagar Gate, Bhiwandi Dist. Thane - 421302.

Ph. : 02522-220718 / 259372 / 252114 Email : advjnshete@gmail.com / adv.vrchoudhari@gmail.com

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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. 251/3Paiki/252/2Paiki/261/1Paiki (Old Survey No. 251, Hissa No. 3/Paiki, Survey No. 251, Hissa No. 4/Paiki, Survey No. 252, Hissa No. 2/Paiki and Survey No. 261, Hissa No. 1/Paiki); area admeasuring about 0-61-50 (H-R-P), equivalent to 6150.00 Sq. Mtrs., Assessment Rs. 6.15/-; Situate, lying and being at Mouje Kon, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Kon, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane. belonging to 1) SHRI NARESH MAYARAM SABHANDASANI, 2) SHRI DEEPAK HIRANAND MODI, 3) SMT. SHASHI TILAK RAJ MAGAN, 4) SMT. LAJVANTI MULCHAND ROHRA, 5) RAJESH MULCHAND ROHRA (H.U.F.) Through Its Karta SHRI RAJESH MULCHAND ROHRA, 6) SUSHIL MULCHAND ROHRA (H.U.F.) Through Its Karta SHRI SUSHIL MULCHAND ROHRA, 7) SHRI SNEH GOBINDRAM MEHTANI, 8) SHRI VIJAY JUGALKISHOR RACH, 9) GOBINDRAM H. MEHTANI (H.U.F.) Through Its Karta SHRI SNEH GOBINDRAM MEHTANI.

By virtue of Registered Development Agreement bearing Registration Serial No. 4241/2017, duly executed on dated 28/06/2017 and registered on dated 08/08/2017; duly registered with Joint Sub-Registrar Of Assurances, Bhiwandi-1; 1) SHRI NARESH MAYARAM SABHANDASANI, 2) SHRI DEEPAK HIRANAND MODI, 3) SMT. SHASHI TILAK RAJ MAGAN, 4) SMT. LAJVANTI MULCHAND ROHRA, 5) RAJESH MULCHAND ROHRA (H.U.F.) Through Its Karta SHRI RAJESH MULCHAND ROHRA, 6) SUSHIL MULCHAND ROHRA (H.U.F.) Through Its Karta SHRI SUSHIL MULCHAND ROHRA, 7) SHRI SNEH GOBINDRAM MEHTANI, 8) SHRI VIJAY JUGALKISHOR RACH, 9) GOBINDRAM H. MEHTANI (H.U.F.) Through Its



Karta SHRI SNEH GOBINDRAM MEHTANI have transfer All that piece and parcel of Non-Agricultural Land bearing Survey No. 251, Hissa No. 3/Paiki, Survey No. 251, Hissa No. 4/Paiki, Survey No. 252, Hissa No. 2/Paiki, Survey No. 261, Hissa No. 1/Paiki; totally area admeasuring about 6000.00 Sq. Mtrs.; out of the land area admeasuring about 6150.00 Sq. Mtrs.; Situate, lying and being at Mouje Kon, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Kon, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of M/S. RIDDHI SIDDHI ENTERPRISES Through Its Partners SHRI MAHESH AVCHAR GALA, 2) SHRI LALIT HARIDAS SAMANI, 3) SHRI DAYALAL HARIDAS SAMANI.

In pursuant to the above said Development Agreement the Land Owners SHRI NARESH MAYARAM SABHANDASANI & OTHERS have granted registered Power of Attorney, bearing Registration Serial No. 4242/2017, duly executed and registered on 08/08/2017, in favour of the Developer M/S. RIDDHI SIDDHI ENTERPRISES Through Its Partners SHRI MAHESH AVCHAR GALA, 2) SHRI LALIT HARIDAS SAMANI, 3) SHRI DAYALAL HARIDAS SAMANI 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. RIDDHI SIDDHI ENTERPRISES Through Its Partners SHRI MAHESH AVCHAR GALA, 2) SHRI LALIT HARIDAS SAMANI, 3) SHRI DAYALAL HARIDAS SAMANI.

**Owner of the land**



# Virendra R. Choudhari

ADVOCATE

B.Com., LL.B.

Nandan Arcade, 2nd Floor, Opp. State Bank of India, Above Regent Garden Hotel, Ashok Nagar Gate, Bhiwandi Dist. Thane - 421302.

Ph. : 02522-220718 / 259372 / 252114 Email : advjnshete@gmail.com / adv.vrchoudhari@gmail.com

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1) SHRI NARESH MAYARAM SABHANDASANI, 2) SHRI DEEPAK HIRANAND MODI, 3) SMT. SHASHI TILAK RAJ MAGAN, 4) SMT. LAJVANTI MULCHAND ROHRA, 5) RAJESH MULCHAND ROHRA (H.U.F.) Through Its Karta SHRI RAJESH MULCHAND ROHRA, 6) SUSHIL MULCHAND ROHRA (H.U.F.) Through Its Karta SHRI SUSHIL MULCHAND ROHRA, 7) SHRI SNEH GOBINDRAM MEHTANI, 8) SHRI VIJAY JUGALKISHOR RACH, 9) GOBINDRAM H. MEHTANI (H.U.F.) Through Its Karta SHRI SNEH GOBINDRAM MEHTANI of the Non-Agricultural land bearing New Survey No. 251/3Paiki/252/2Paiki/261/1Paiki (Old Survey No. 251, Hissa No. 3/Paiki, Survey No. 251, Hissa No. 4/Paiki, Survey No. 252, Hissa No. 2/Paiki and Survey No. 261, Hissa No. 1/Paiki); area admeasuring about 0-61-50 (H-R-P), equivalent to 6150.00 Sq. Mtrs.

C) The report reflecting the flow of the title of the Developer M/S. RIDDHI SIDDHI ENTERPRISES Through Its Partners SHRI MAHESH AVCHAR GALA, 2) SHRI LALIT HARIDAS SAMANI, 3) SHRI DAYALAL HARIDAS SAMANI on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 07/03/2022

Signature,



Virendra R. Choudhari

Advocate.

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**FLOW OF THE TITLE OF THE SAID LAND.**

All that piece and parcel of Non-Agricultural Land bearing New Survey No. 251/3Paiki/252/2Paiki/261/1Paiki (Old Survey No. 251, Hissa No. 3/Paiki, Survey No. 251, Hissa No. 4/Paiki, Survey No. 252, Hissa No. 2/Paiki and Survey No. 261, Hissa No. 1/Paiki); area admeasuring about 0-61-50 (H-R-P), equivalent to 6150.00 Sq. Mtrs., Assessment Rs. 6.15/-; Situate, lying and being at Mouje Kon, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Kon, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane.

By virtue of Mutation Entry No. 2313, dated 28/07/1986, by virtue of the land recorded in the name of SHRI DAYABHAI SAVAJI PRAJAPATI, but in actual SHRI JAGJEEVAN SAVJI PRAJAPATI is having share in the said land and SHRI JAGJEEVAN SAVJI PRAJAPATI is living separately from last 5 Years from the SHRI DAYABHAI SAVAJI PRAJAPATI. Therefore the SHRI DAYABHAI SAVAJI PRAJAPATI have transferred the said land in favour of SHRI JAGJEEVAN SAVJI PRAJAPATI.

By virtue of Registered Agreement for sale bearing Registration Serial No. 2518/2007, duly executed on dated 29/12/2006 and registered on dated 12/04/2007; duly registered with Joint Sub-Registrar Of Assurances, Bhiwandi-1; 1) SMT. YOGITA JAGJEEVAN PRAJAPATI, 2) SMT. ALPA JAGJEEVAN PRAJAPATI, 3) SMT. YOGNA JAGJEEVAN PRAJAPATI Through Their Constituted Attorney and For self 4) SHRI JAGJEEVAN SAVAJI PRAJAPATI



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ADVOCATE

B.Com., LL.B.

Nandan Arcade, 2nd Floor, Opp. State Bank of India, Above Regent Garden Hotel, Ashok Nagar Gate, Bhiwandi Dist. Thane - 421302.

Ph. : 02522-220718 / 259372 / 252114 Email : advjnshete@gmail.com / adv.vrchoudhari@gmail.com

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have agreed to sold and transfer All that piece and parcel of Land bearing Survey No. 251, Hissa No. 3/Paiki, area admeasuring about 0-09-4 (H-R-P), Survey No. 251, Hissa No. 4/Paiki, area admeasuring about 0-08-5 (H-R-P); totally area admeasuring about 0-17-9 (H-R-P); Situate, lying and being at Mouje Kon, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Kon, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of M/S. SAI KRUPA ENTERPRISES through its Partners 1) SHRI LALIT H. SAMANI, 2) SMT. MADHUBALA D. SAMANI, 3) SHRI SUBHASH DATTATRAY DAGDU, 4) SHRI SURESH RATAN MHATRE.

By virtue of Non-Agricultural Permission vide Order No. REV/DIV-1/T-8/NAP/SR-86/2006 dated 03/04/2007 granted by Hon. Collector of Thane the said land has been converted into Non-Agricultural use.

By Virtue of a Mutation Entry No. 3285, dated 13/04/2007 and by virtue of Registered Sale Deed bearing Registration Serial No. 2519/2007, duly executed and registered on dated 12/04/2007; duly registered with Joint Sub-Registrar Of Assurances, Bhiwandi-1; 1) SMT. YOGITA JAGJEEVAN PRAJAPATI, 2) SMT. ALPA JAGJEEVAN PRAJAPATI, 3) SMT. YOGNA JAGJEEVAN PRAJAPATI Through Their Constituted Attorney and For self 4) SHRI JAGJEEVAN SAVAJI PRAJAPATI have sold and transferred All that piece and parcel of Land bearing Survey No. 251, Hissa No. 3/Paiki, area admeasuring about 0-09-4 (H-R-P), Survey No. 251, Hissa No. 4/Paiki, area admeasuring about 0-08-5 (H-R-P); totally area admeasuring about 0-17-9 (H-R-P); Situate, lying and being at Mouje Kon, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Kon, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of M/S. SAI KRUPA ENTERPRISES through its Partners 1) SHRI LALIT H. SAMANI, 2) SMT.



MADHUBALA D. SAMANI, 3) SHRI SUBHASH DATTATRAY DAGDU, 4) SHRI SURESH RATAN MHATRE.

By virtue of Registered Agreement for sale bearing Registration Serial No. 2520/2007, duly executed on dated 29/12/2006 and registered on dated 12/04/2007; duly registered with Joint Sub-Registrar Of Assurances, Bhiwandi-1; 1) SMT. YOGITA JAGJEEVAN PRAJAPATI, 2) SMT. ALPA JAGJEEVAN PRAJAPATI, 3) SMT. YOGNA JAGJEEVAN PRAJAPATI Through Their Constituted Attorney and For self 4) SHRI JAGJEEVAN SAVAJI PRAJAPATI have agreed to sold and transfer All that piece and parcel of Land bearing Survey No. 252, Hissa No. 2/Paiki, area admeasuring about 0-20-7 (H-R-P), Survey No. 261, Hissa No.1/1/Paiki, area admeasuring about 0-21-4 (H-R-P); totally area admeasuring about 0-42-1 (H-R-P); Situate, lying and being at Mouje Kon, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Kon, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of M/S. SAI KRUPA ENTERPRISES through its Partners 1) SHRI LALIT H. SAMANI, 2) SMT. MADHUBALA D. SAMANI, 3) SHRI SUBHASH DATTATRAY DAGDU, 4) SHRI SURESH RATAN MHATRE.

By Virtue of a Mutation Entry No. 3286, dated 13/04/2007 and by virtue of Registered Sale Deed bearing Registration Serial No. 2521/2007, duly executed and registered on dated 12/04/2007; duly registered with Joint Sub-Registrar Of Assurances, Bhiwandi-1; 1) SMT. YOGITA JAGJEEVAN PRAJAPATI, 2) SMT. ALPA JAGJEEVAN PRAJAPATI, 3) SMT. YOGNA JAGJEEVAN PRAJAPATI Through Their Constituted Attorney and For self 4) SHRI JAGJEEVAN SAVAJI PRAJAPATI have sold and transferred All that piece and parcel of Land bearing Survey No. 252, Hissa No. 2/Paiki, area admeasuring about 0-20-7 (H-R-P), Survey No. 261, Hissa No.1/1/Paiki, area admeasuring





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Ph. : 02522-220718 / 259372 / 252114 Email : advjnshete@gmail.com / adv.vrchoudhari@gmail.com

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about 0-21-4 (H-R-P); totally area admeasuring about 0-42-1 (H-R-P); Situate, lying and being at Mouje Kon, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Kon, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of M/S. SAI KRUPA ENTERPRISES through its Partners 1) SHRI LALIT H. SAMANI, 2) SMT. MADHUBALA D. SAMANI, 3) SHRI SUBHASH DATTATRAY DAGDU, 4) SHRI SURESH RATAN MHATRE.

By virtue of Mutation Entry No. 3350, dated 04/03/2008 and by virtue of Taluka Order No. MAHARASHTRA GOVERNMENT/DIV.1/T-3/J.BA./KA. V./510, dated 04/03/2008 and by virtue of Letter No. ULC/ULN/6(1)/SR-107/KON, dated 20/02/2007 given by Hon. Deputy Collector and Competent Authority Thane Urban Land Ceiling Thane, in the other rights column of the said bearing Survey No. 261, Hissa No. 1/Paiki, area admeasuring about 150.00 Sq. Mtrs., and it has been recorded as "Additional Area Maharashtra Govt".

By Virtue of a Mutation Entry No. 4104, dated 08/07/2009 and by virtue of Registered Sale Deed bearing Registration Serial No. 3637/2009, duly executed and registered on dated 18/06/2009; duly registered with Joint Sub-Registrar Of Assurances, Bhiwandi-1; M/S. SAI KRUPA ENTERPRISES through its Partners 1) SHRI LALIT H. SAMANI, 2) SMT. MADHUBALA D. SAMANI, 3) SHRI SUBHASH DATTATRAY DAGDU, 4) SHRI SURESH RATAN MHATRE have sold and transferred All that piece and parcel of Non-Agricultural Land bearing Survey No. 251, Hissa No. 3/Paiki, Survey No. 251, Hissa No. 4/Paiki, Survey No. 252, Hissa No. 2/Paiki and Survey No. 261, Hissa No. 1/Paiki; totally area admeasuring about 1260.00 Sq. Mtrs.; Situate, lying and being at Mouje Kon, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Kon, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and



District Thane; in favour of 1) SHRI NARESH MAYARAM SABHANDASANI, 2) SHRI DEEPAK HIRANAND MODI, 3) SHRI TILAK RAJ MAGAN.

By virtue of Registered Sale Deed bearing Registration Serial No. 1690/2010, duly executed and registered on dated 17/03/2010; duly registered with Joint Sub-Registrar Of Assurances, Bhiwandi-2; M/S. SAI KRUPA ENTERPRISES through its Partners 1) SHRI LALIT H. SAMANI, 2) SMT. MADHUBALA D. SAMANI, 3) SHRI SUBHASH DATTATRAY DAGDU, 4) SHRI SURESH RATAN MHATRE have sold and transferred All that piece and parcel of Non-Agricultural Land bearing Survey No. 251, Hissa No. 3 Paiki, Survey No. 251, Hissa No. 4/Paiki, Survey No. 252, Hissa No. 2/Paiki and Survey No. 261, Hissa No. 1/Paiki; totally area admeasuring about 3540.00 Sq. Mtrs.; Situate, lying and being at Mouje Kon, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Kon, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of 1) SMT. LAJVANTI MULCHAND ROHRA, 2) RAJESH MULCHAND ROHRA (H.U.F) Through its Karta SHRI RAJESH MULCHAND ROHRA, 3) SUSHIL MULCHAND ROHRA (H.U.F) Through its Karta SHRI SUSHIL MULCHAND ROHRA, 4) SHRI SNEH GOBINDRAM MEHTANI, 5) SHRI VIJAY JUGALKISHOR RACH, 6) SHRI NARESH MAYARAM SABHANDASANI, 7) SHRI DEEPAK HIRANAND MODI, 8) SHRI TILAK RAJ MAGAN.

By Virtue of a Mutation Entry No. 4289, dated 23/12/2010 and by virtue of Registered Sale Deed bearing Registration Serial No. 7699/2010, duly executed and registered on dated 12/11/2010; duly registered with Joint Sub-Registrar Of Assurances, Bhiwandi-2; SHRI LALIT HARIDAS SAMANI has sold and transferred All that piece and parcel of Non-Agricultural Land bearing Survey No. 251, Hissa No. 3/Paiki, Survey No. 251, Hissa No. 4/Paiki, Survey No. 252, Hissa



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ADVOCATE

B.Com., LL.B.

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Ph. : 02522-220718 / 259372 / 252114 Email : advjnshete@gmail.com / adv.vrchoudhari@gmail.com

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No. 2/Paiki and Survey No. 261, Hissa No. 1/Paiki; totally area admeasuring about 1200.00 Sq. Mtrs.; Situate, lying and being at Mouje Kon, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Kon, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of 1) GOBINDRAM H. MEHTANI (H.U.F.) Through its Karta SHRI GOBINDRAM H. MEHTANI, 2) SHRI VIJAY JUGALKISHOR RACH, 3) SHRI NARESH MAYARAM SABHANDASANI, 4) SHRI DEEPAK HIRANAND MODI.

By virtue of Law of Inheritance the Land owner LATE SHRI TILAKRAJ MAGAN has died on dated 06/10/2013 and therefore the said land has been transferred in the name of his Legal Heirs 1) SMT. SHASHI TILAKRAJ MAGAN (WIFE), 2) SHRI VISHAL TILAKRAJ MAGAN (SON), 3) SHRI AMIT TILAKRAJ MAGAN (SON).

By virtue of Registered Release Deed bearing Registration Serial No. 1023/2015, duly executed and registered on dated 12/02/2015; duly registered with Joint Sub-Registrar Of Assurances, Bhiwandi-2; 1) SHRI VISHAL TILAKRAJ MAGAN, 2) SHRI AMIT TILAKRAJ MAGAN Through His Constituted Attorney SMT. SHASHI TILAKRAJ MAGAN have Release All that piece and parcel of Non-Agricultural Land bearing Survey No. 251, Hissa No. 3/Paiki, 4/Paiki, Survey No. 252, Hissa No. 2/Paiki, Survey No. 261, Hissa No. 1/Paiki, totally area admeasuring about 600.00 Sq. Mtrs.; Situate, lying and being at Mouje Kon, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Kon, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of SMT. SHASHI TILAKRAJ MAGAN.



By virtue of Registered Development Agreement bearing Registration Serial No. 4241/2017, duly executed on dated 28/06/2017 and registered on dated 08/08/2017; duly registered with Joint Sub-Registrar Of Assurances, Bhiwandi-1; 1) SHRI NARESH MAYARAM SABHANDASANI, 2) SHRI DEEPAK HIRANAND MODI, 3) SMT. SHASHI TILAK RAJ MAGAN, 4) SMT. LAJVANTI MULCHAND ROHRA, 5) RAJESH MULCHAND ROHRA (H.U.F.) Through Its Karta SHRI RAJESH MULCHAND ROHRA, 6) SUSHIL MULCHAND ROHRA (H.U.F.) Through Its Karta SHRI SUSHIL MULCHAND ROHRA, 7) SHRI SNEH GOBINDRAM MEHTANI, 8) SHRI VIJAY JUGALKISHOR RACH, 9) GOBINDRAM H. MEHTANI (H.U.F.) Through Its Karta SHRI SNEH GOBINDRAM MEHTANI have transfer All that piece and parcel of Non-Agricultural Land bearing Survey No. 251, Hissa No. 3/Paiki, Survey No. 251, Hissa No. 4/Paiki, Survey No. 252, Hissa No. 2/Paiki, Survey No. 261, Hissa No. 1/Paiki; totally area admeasuring about 6000.00 Sq. Mtrs., out of the land area admeasuring about 6150.00 Sq. Mtrs.; Situate, lying and being at Mouje Kon, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Kon, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of M/S. RIDDHI SIDDHI ENTERPRISES Through Its Partners SHRI MAHESH AVCHAR GALA, 2) SHRI LALIT HARIDAS SAMANI, 3) SHRI DAYALAL HARIDAS SAMANI.

In pursuant to the above said Development Agreement the Land Owners SHRI NARESH MAYARAM SABHANDASANI & OTHERS have granted registered Power of Attorney, bearing Registration Serial No. 4242/2017, duly executed and registered on 08/08/2017, in favour of the Developer M/S. RIDDHI SIDDHI ENTERPRISES Through Its Partners SHRI MAHESH AVCHAR GALA, 2) SHRI LALIT HARIDAS SAMANI, 3) SHRI DAYALAL HARIDAS SAMANI thereby allowing and permitting them to develop the said land.



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Ph. : 02522-220718 / 259372 / 252114 Email : advjnshete@gmail.com / adv.vrchoudhari@gmail.com

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By virtue of Mutation Entry No. 5135, dated 10/07/2017 and by virtue of Govt. Notification No. Ra.Bhu.A./P.K. 180/L-1, dated 07/05/2016 given by Tahsildar the correction has been made on the record of rights.

By virtue of Mutation Entry No. 5224, dated 28/04/2018 and by virtue of Govt. Notification No. Ra.Bhu.A./P.K. 180/L-1, dated 07/05/2016 given by Tahsildar the correction has been made on the record of rights.

And whereas the Plaintiff SHRI MANOJ RAMJI PRAJAPATI has filed Special Civil Suit No. 362/2018 before the Hon'ble Court Thane Civil Judge (Senior Division), at Link Court Bhiwandi in respect of All that piece and parcel of Land bearing Survey No. 251, Hissa No. 3, area admeasuring about 0-09-4 (H-R-P), Survey No. 251, Hissa No. 4, area admeasuring about 0-08-5 (H-R-P), Survey No. 251, Hissa No. 2/1, area admeasuring about 0-20-7 (H-R-P), Survey No. 261, Hissa No. 1/1, area admeasuring about 0-22-9 (H-R-P) along with land bearing Survey No. 265, Hissa No. D/15, area admeasuring about 0-05-0 (H-R-P), Survey No. 265, Hissa No. D/16, area admeasuring about 0-12-0 (H-R-P), Survey No. 265, Hissa No. D/17, area admeasuring about 0-01-0 (H-R-P), Survey No. 265, Hissa No. D/18, area admeasuring about 0-11-0 (H-R-P), Survey No. 261, Hissa No. 1/A/1, area admeasuring about 0-12-1 (H-R-P), Survey No. 252, Hissa No. 2/A/1, area admeasuring about 0-15-9 (H-R-P), Survey No. 251, Hissa No. 2, area admeasuring about 0-02-0 (H-R-P), Survey No. 251, Hissa No. 3/A, area admeasuring about 0-04-2 (H-R-P), Survey No. 251, Hissa No. 4/A, area admeasuring about 0-01-4 (H-R-P), Survey No. 251, Hissa No. 5, area admeasuring about 0-03-8 (H-R-P); Situate, lying and being at Mouje Kon, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Kon, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District



Handwritten signature in blue ink.

Thane against the Defendant i.e. the SMT. LILAVATI DAYABHAI PRAJAPATI & OTHERS and the above said suit is still pending.

And whereas the Plaintiff SHRI MANOJ RAMJI PRAJAPATI has filed Regular Civil Suit No. 250/2021, before the Hon'ble Court Bhiwandi Civil Judge (Junior Division), at Bhiwandi in respect of said land; Situate, lying and being at Mouje Kon, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Kon, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane against the Defendant i.e. the SMT. CHANDA DHARMESH PANAKHANIA & OTHERS and the above said suit is still pending.

I have seen 7/12 extract and Search Report of Advocate SMT. ARCHANA KHANDU THAKARE dated 26/07/2021 vide Receipt No. 11616, dated 26/07/2021 and Search Report dated 07/03/2022 Vide Challan No. MH014172888202122E, dated 07/03/2022 and all other documents provided to me in respect of said land, I come to conclusion, that All that piece and parcel of Non-Agricultural Land bearing New Survey No. 251/3Paiki/252/2Paiki/261/1Paiki (Old Survey No. 251, Hissa No. 3/Paiki, Survey No. 251, Hissa No. 4/Paiki, Survey No. 252, Hissa No. 2/Paiki and Survey No. 261, Hissa No. 1/Paiki); area admeasuring about 0-61-50 (H-R-P), equivalent to 6150.00 Sq. Mtrs., Assessment Rs. 6.15/-; Situate, lying and being at Village Kon, Taluka Bhiwandi, Dist. Thane; belonging to 1) SHRI NARESH MAYARAM SABHANDASANI, 2) SHRI DEEPAK HIRANAND MODI, 3) SMT. SHASHI TILAK RAJ MAGAN, 4) SMT. LAJVANTI MULCHAND ROHRA, 5) RAJESH MULCHAND ROHRA (H.U.F.) Through Its Karta SHRI RAJESH MULCHAND ROHRA, 6) SUSHIL MULCHAND ROHRA (H.U.F.) Through Its Karta SHRI SUSHIL MULCHAND ROHRA, 7) SHRI SNEH GOBINDRAM MEHTANI, 8) SHRI VIJAY JUGALKISHOR RACH, 9)



# Virendra R. Choudhari

ADVOCATE

B.Com., LL.B.

Nandan Arcade, 2nd Floor, Opp. State Bank of India, Above Regent Garden Hotel, Ashok Nagar Gate, Bhiwandi Dist. Thane - 421302.  
Ph. : 02522-220718 / 259372 / 252114 Email : advjnshete@gmail.com / adv.vrchoudhari@gmail.com

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GOBINDRAM H. MEHTANI (H.U.F.) Through Its Karta SHRI SNEH GOBINDRAM MEHTANI.

And the Land Owners 1) SHRI NARESH MAYARAM SABHANDASANI, 2) SHRI DEEPAK HIRANAND MODI, 3) SMT. SHASHI TILAK RAJ MAGAN, 4) SMT. LAJVANTI MULCHAND ROHRA, 5) RAJESH MULCHAND ROHRA (H.U.F.) Through Its Karta SHRI RAJESH MULCHAND ROHRA, 6) SUSHIL MULCHAND ROHRA (H.U.F.) Through Its Karta SHRI SUSHIL MULCHAND ROHRA, 7) SHRI SNEH GOBINDRAM MEHTANI, 8) SHRI VIJAY JUGALKISHOR RACH, 9) GOBINDRAM H. MEHTANI (H.U.F.) Through Its Karta SHRI SNEH GOBINDRAM MEHTANI have entered into above said Development Agreement and in pursuant has granted the Power of Attorney in favour of the Developer M/S. RIDDHI SIDDHI ENTERPRISES Through Its Partners SHRI MAHESH AVCHAR GALA, 2) SHRI LALIT HARIDAS SAMANI, 3) SHRI DAYALAL HARIDAS SAMANI. And all the Development Agreement and Power of Attorney are still existing and in force and all the Development Rights belongs to M/S. RIDDHI SIDDHI ENTERPRISES Through Its Partners SHRI MAHESH AVCHAR GALA, 2) SHRI LALIT HARIDAS SAMANI, 3) SHRI DAYALAL HARIDAS SAMANI.



As per my knowledge I have come to the conclusion and remarks as mentioned hereunder:

1. The Special Civil Suit No. 362/2018 and Regular Civil Suit No. 250/2021 by SHRI MANOJ RAMJI PRAJAPATI is still pending.

Signature,



Virendra R. Choudhari  
Advocate.