

Mr.Prakash R. Kothavale ,  
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Near Petrol Pump, Virar (West),  
Tal.Vasai, Dist.Palghar.  
Pin Code :- 401 303.

R.P.A.D/COURIER/BY HAND.

Date :- 07/10/2020

TITLE CERTIFICATE

I have investigated title in respect of Non Agriculture piece or parcel of land admeasuring H.R.0-17-77 i.e.1777 Sq.Mts. AND H.R.0-11-60 i.e.1160 Sq.Mts totally admeasuring 2937 Sq.Mts out of Non Agriculture land bearing New Survey No.5/6, situate at Village Dongare, Taluka : Vasai, District :Palghar is standing in the name of M/s Pabal Housing Pvt.Ltd.through its Director Ashwin Manek Mehta.

I have investigated title by causing search in the Office of Sub-Registrar, Vasai vide Challan No.MH004911907202021E dt.29/09/2020 Receipt No.8059 dt.7/10/2020, by perusal of Revenue Records i.e.7/12 extracts, 6/12 extracts i.e Mutation entries and by perusing Documents of title deeds provided to me by M/s Pabal Housing Pvt.Ltd.through its Director Ashwin Manek Mehta.

In Revenue Records i.e. 7/12 extract the above Non Agriculture piece or parcel of land admeasuring 2937 Sq.Mts is standing in the name of M/s Pabal Housing Pvt.Ltd through its Director Ashwin Manek Mehta.

A) Title history in respect of land admeasuring H.R.0-17-77 i.e.1777 Sq.Mts. out of land bearing New Survey No.5/6 of Village Dongare, Taluka : Vasai, District : Palghar purchased by M/s Pabal Housing Pvt.Ltd. through its Director Shri.Ashwin Manek Mehta.

One Govind Ramji Patil was the owner, seized and possessed of land admeasuring H.R.0-71-10 of Survey No.5 (Old No.117 and 12/2), Hissa No.A/14 of Village Dongare, Taluka : Vasai, District : Palghar.

That due to division of revenue Village Naringi in two revenue Villages namely Village Naringi and Village Dongare, Survey numbers of Village Dongare are given new Survey numbers and accordingly Mutation Entry No.1 dt.01/07/1997 was approved. Due to abovesaid division old Survey No.117 of Village Dongare is given new Survey No.12.

*P.R. Kothavale*

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That in pursuance of Order No. ११६५५५/१०१/२२/१९९०१६/का०  
1281/2019 dt.31/12/2019 passed by Competent Authority Tahsildar, Vasai,  
Mutation Entry No.1610 dated 03/01/2020 was duly approved and old 7/12  
extract were closed and new 7/12 extracts are created. Accordingly the  
above said land is given New Survey No.5/6 of Village Dongare, Taluka :  
Vasai, District : Palghar.

Govind Ramji Patil died intestate on 26/06/1951 and vide Mutation  
Entry No.328 dt.4/8/2005 names of his legal heirs namely 1)Laxman  
Pandurang Patil, 2)Parshuram Pandurang Patil, 3)Bhaskar Janardan Patil,  
4)Vilas Janardan Patil, 5)Rakesh Janardan Patil, 6)Vimal Janardan Patil,  
7)Vanita Janardan Patil, 8)Chandrabhaga Janardan Patil, 9)Janabai  
Pandurang Patil, 10)Parvati Pandurang Patil, 11)Chandrakant Damodar  
Patil, 12)Prabhakar Damodar Patil, 13)Prakash Damodar Patil, 14)Jaywant  
Damodar Patil, 15)Ramesh Damodar Patil, 16)Damodar Kalya Patil,  
17)Yamuna Dattatray Patil, 18)Chandrabhaga alias Sakhubai Narsingh Patil,  
19)Changuna Kalya Patil, 20)Jivan Mukund Patil, 21)Subhadra Jagganath  
Patil, 22)Narayan Kashinath Patil, 23)Somari Vasudeo Patil, 24)Manibai  
Raghunath Patil, 25)Bistri Madhav Patil, 26)Yamuna Dattatray Patil,  
27)Shamrao Dattatray Patil, 28)Harischandra Dattatray Patil, 29)Ramakant  
Dattatray Patil, 30)Mahendra Dattatray Patil, 31)Alka Janardan Bhoir,  
32)Raghunath Vishnu Patil and 33) Gunjibai Vishnu Patil were recorded in  
7/12 extract of Survey No.5 (Old No.117 and 12/2), Hissa No.A/14 of  
Village Dongare, Taluka : Vasai, District : Palghar.

Pandurang Govind Patil died intestate leaving behind him 1)Laxman  
Pandurang Patil, 2)Janardan Pandurang Patil, 3)Parshuram Pandurang Patil,  
4)Kalibai Pandurang Patil, 5)Janibai Harischandra Patil and 6)Parvati  
Pandurang Patil as his legal heirs, as observed in Mutation Entry No.5637  
dt.14/11/980.

Mangya Lakhma Patil died intestate leaving behind him Somaribai  
Vasudeo Patil and Bistri Madhav Patil as his legal heirs, as observed in  
Mutation Entry No.5825 dt.20/09/1982.

Aasha Goma Patil died intestate in the year 1993 leaving behind him  
1)Smt.Hirubai Damodar Patil and 2)Laxmibai Damodar Patil as his legal  
heirs, as observed in Mutation Entry No.6004 dt.15/07/1986.

Kashinath Goma Patil died intestate on 5/1/1976 leaving behind him  
Shri.Narayan Kashinath Patil as his legal heir, as observed in Mutation Entry  
No.6005 dt.15/07/1986.

*P. K. K. Tharavate*

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Kalya Goma Patil died intestate on 22/3/1988 leaving behind him  
1)Smt.Changunabai Kalya Patil, 2)Yamuna Dattatray Patil, 3)Chadrabhaga  
Narsingh Patil and 4)Damodar Kalya Patil as his legal heirs, as observed in  
Mutation Entry No.7259 dt.5/1/1989.

Janardan Patil died intestate on 6/6/1992 leaving behind him  
1)Vimalbai Janardan Patil, 2)Bhaskar Janardan Patil, 3)Vikas Janardan Patil  
4)Rakesh Janardan Patil, 5)Chandrabhaga Bholanath Gawad and 6)Vanita  
Mahesh Patil as his legal heirs, as observed in Mutation Entry No.7590  
dt.18/08/1993.

Somaribai Vasudeo Patil died intestate on 23/04/2008 and as per  
Mutation Entry No.717 dated 30/05/2008 names of her legal heirs namely  
1)Bhanumati Manohar Gharat, 2)Ranjana Anant Patil are recorded in 7/12  
extract of the said land.

Yamunabai Dattatray Patil died intestate on 06/10/2007 and as per  
Mutation Entry No.718 dated 30/052008 names of her legal heirs  
1)Harischandra Dattatry Patil, 2)Shaymrao Dattatry Patil, 3)Ramakant  
Dattatray Patil, 4)Mahendra Dattatray Patil and 5)Ujwala Janardan Bhoir are  
recorded in 7/12 extract of the said land.

Smt.Changunabai Kalya Patil died on 09/04/2008 and vide Mutation  
Entry No.719 dated 30/05/2008 names of her legal heirs 1)Damodar Kalya  
Patil, 2)Yamuna Dattatray Patil, and 3)Chandrabhaga Narsingh Patil are  
recorded in 7/12 extract of the said land.

By Deed of Release registered in the Office of Sub-Registrar, Vasai -  
2 at Document Sr.No.6419 dt.16/05/2007 Smt.Subhadra Jagannath Patil  
released her share in favour of Jivan Mukund Patil in respect of the said land  
and other lands. In view of said Deed of Release, Mutation Entry No.677  
dt.02/01/2008 was approved and name of Smt.Subhadra Jagannath Patil is  
deleted from 7/12 extract of the said land.

In pursuance of कमी जारीत पत्रक नं.१/२००६ and गालुका आदेश  
क.आर.टी.एस.का.वि./१९४० दि.७/८/२००६, Mutation Entry No.551  
dt.9/8/2006 was approved and thereby Survey No.5, Hissa No.A/14 was  
given to the above said land.

P. P. K. Kothavale

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By Deed of Partition dated 19/05/2008 entered into by and between

1)Laxman Pandurang Patil, 2)Parshuram Pandurang Patil, 3)Janibai Harischandra Patil, 4)Parvati Madhukar Patil, 5)Vimal Janardan Patil, 6)Bhaskar Janardan Patil, 7)Vilas Janardan Patil, 8)Rakesh Janardan Patil, 9)Chandrabhaga Bholanath Gawad, 10)Vanita Mahesh Patil, 11)Chandrakant Damodar Patil, 12)Prabhakar Damodar Patil, 13)Prakash Damodar Patil, 14)Jaywant Damodar Patil, 15)Ramesh Damodar Patil, 16)Damodar Kalya Patil, 17)Yamuna Dattatray Patil, 18)Chandrabhaga Narsingh Patil, 19)Jivan Mukund Patil, 20)Narayan Kashinath Patil, 21)Manibai Raghunath Patil, 22)Bistribai Madhav alias Mahadev Patil, 23)Bhanumati Manohar Gharat, 24)Ranjana Anant Patil, 25)Harischandra Dattatray Patil, 26)Shyamrao Dattatray Patil, 27)Ujwala Janardan Bhoir, 28)Ramakant Dattatray Patil, 29)Mahendra Dattatray Patil, 30)Gajibai Vishnu Patil, 31)Raghunath Vishnu Patil, Land bearing Survey No.5A, Hissa No.40, admeasuring 400 Sq.Mts. came to the share of 1)Laxman Pandurang Patil, 2)Parshuram Pandurang Patil, 3)Janibai Harischandra Patil, 4)Parvati Madhukar Patil, 5)Vimal Janardan Patil, 6)Bhaskar Janardan Patil, 7)Vilas Janardan Patil, 8)Rakesh Janardan Patil, 9)Chandrabhaga Bholanath Gawad 10)Vanita Mahesh Patil AND Land bearing Survey No.5, Hissa No.A/14 admeasuring 7110 Sq.Mts. had come to the share of 1)Chandrakant Damodar Patil, 2)Prabhakar Damodar Patil, 3)Prakash Damodar Patil, 4)Jaywant Damodar Patil, 5)Ramesh Damodar Patil, 6)Damodar Kalya Patil, 7)Yamuna Dattatray Patil, 8)Chandrabhaga Narsingh Patil, 9)Jivan Mukund Patil, 10)Narayan Kashinath Patil AND Land bearing Survey No.88, Hissa No.1 (Part), H.R.0-26-1, Survey No.94, Hissa No.2, H.R.0-03-3 and Survey No.96, Hissa No.5, H.R.0-00-05 came to the share of 1)Manibai Raghunath Patil, 2)Bistribai Madhav alias Mahadev Patil, 3)Bhanumati Manohar Gharat, 4)Ranjana Anant Patil AND Land bearing Survey No.87, Hissa No.3, H.R.0-05-1, Survey No.88, Hissa No.1 (Part), H.R.0-23-0, Survey No.94, Hissa No.5, H.R.0-01-3, Survey No.96, Hissa No.6, H.R.0-00-05 came to the share of 1)Harischandra Dattatray Patil, 2)Shyamrao Dattatray Patil, 3)Ujwala Janardan Bhoir, 4)Ramakant Dattatray Patil, 5)Mahendra Dattatray Patil AND Land bearing Survey No.88, Hissa No.1 (Part) H.R.0-29-4, Survey No.96, Hissa No.4, H.R.0-00-05 came to the share of 1)Gajibai Vishnu Patil, 2)Raghunath Vishnu Patil. In pursuance said Deed of Partition, Mutation Entry No.740 was approved and names of above said persons were accordingly recorded in 7/12 extract of the said lands.

By Deed of Partition dated 06/01/2009 entered into by and between  
1)Chandrakant alias Ramchandra Damodar Patil, 2)Prabhakar Damodar Patil, 3)Prakash Damodar Patil, 4)Jaywant Damodar Patil, 5)Ramesh Damodar Patil, 6)Damodar Kalya Patil, 7)Yamuna Dattatray Patil,

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8)Chandrabhaga alias Sakhubai Narsingh Patil, 9)Jivan Mukund Patil AND  
10)Narayan Kashinath Patil, land admeasuring H.R.0-53-33 out of Survey  
No.5, Hissa No.A14 came to the share of 1)Chandrakant alias Ramchandra  
Damodar Patil, 2)Prabhakar Damodar Patil, 3)Prakash Damodar Patil,  
4)Jaywant Damodar Patil, 5)Ramesh Damodar Patil, 6)Damodar Kalya Patil,  
7)Yamuna Dattatray Patil, 8)Chandrabhaga alias Sakhubai Narsingh Patil,  
9)Jivan Mukund Patil AND land admeasuring H.R.0-17-77 out of Survey  
No.5, Hissa No.A14 came to the share of Narayan Kashinath Patil. By virtue  
of said Deed of Partition Mutation Entry No.825 dt.13/07/2009 was  
approved and names of above said persons were recorded accordingly in  
7/12 extract of the said land.

That vide Deed of Conveyance dated 31 st March, 2011 registered in  
the Office of Sub-Registrar, Vasai - 2 under Serial No.4629 of 2011 dated 7  
th April, 2011 Shri.Narayan Kashinath Patil and 3 others sold, transferred  
and conveyed land admeasuring H.R.0-17-77 i.e.1777 Sq.Mts. out of H.R.  
0-71-0 bearing Survey No.5, Hissa No.A-14 of Village Dongare, Taluka :  
Vasai, District : Palghar in favour of M/s Vastu Developers a registered  
Partnership through its Partner Raj Harischandra Thakur. In view of said  
Deed of Conveyance, Mutation Entry No.934 dated 29 th June, 2011 was  
approved and name of M/s Vastu Developers through its Partner Raj  
Harischandra Thakur was recorded in 7/12 extract of the said land.

That vide Deed of Conveyance dt.29/05/2019 registered in the Office  
of Sub-Registrar, Vasai - 2 under Serial No.7254 of 2019 dated 29/05/2019  
M/s Vastu Developers through its Partner Raj Harischandra Thakur sold,  
transferred and conveyed said land admeasuring H.R.0-17-77 i.e.1777  
Sq.Mts. out of H.R.0-71-0 bearing Survey No.5, Hissa No.A-14 of Village  
Dongare, Taluka : Vasai, District : Palghar in favour of M/s Pabal Housing  
Pvt.Ltd. through its Director Shri.Ashwin Manek Mehta.

In view of said Deed of Conveyance dt.29/05/2019, Mutation Entry  
No.1576 dt.12/06/2019 was approved and name of M/s Pabal Housing  
Pvt.Ltd. through its Director Shri.Ashwin Manek Mehta is recorded in 7/12  
extract of the said land.

*P. P. Kothavale*

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B) Title history in respect of land admeasuring H.R.0-11-60 i.e. about 1160 Sq.Mts. out of land bearing New Survey No.5/6 of Village Dongare, Taluka : Vasai, District : Palghar purchased by M/s Pabal Housing Pvt.Ltd. through its Director Shri.Ashwin Manek Mehta.

Land bearing New Survey No.5, Hissa No.3/1 [ (Old Survey No.No.12) and (117) ], admeasuring 350 Sq.Mts. since prior to 1950 the said land was owned, possessed and in record of rights was standing Shri.Dadu Aalo Bhagat. The said Shri.Dadu Aalo Bhagat died on 17/1/1953 leaving behind him his wife Smt.Sukribai Dadu Bhagat, as his only legal heir, as observed from Mutation Entry No.1396.

The said Smt.Sukribai Dadu Bhagat expired 9/6/1957 leaving behind her adopted son Harischandra Dadu Bhagat, as her only legal heir, hence in records of rights of the said land, name of Shri.Harischandra Dadu Bhagat is recorded vide Mutation Entry No.1835.

Vide registered Deed of Conveyance dated 20 th July, 2005 registered with Sub-Registrar, Vasai under Serial No.04361/2005 M/s Palghar Land Development Corporation, through its Partner Shri.Rakeshkumar K.Wadhwan has purchased said land bearing Survey No.5 [(Old Survey No.No.12) and (117)], Hissa No.3/1, H.R.0-03-5 from Shri.Harischandra Dadu Bhagat. In pursuance of said Deed of Conveyance name of M/s Palghar Land Development Corporation through its Partner Shri.Rakeshkumar K.Wadhwan is recorded 7/12 extract of the said land vide Mutation Entry No.390.

Land bearing Survey No.5 [(Old Survey No.No.12) and (117) ], Hissa No.3/2, H.R.0-03-0 since prior to 1940 was owned, possessed and in the records of right was standing name of Shri.Pandu Aalo Bhagat. The said Shri.Pandu Aalo Bhagat expired on 30/3/1940, leaving behind him Shri.Dadu Aalo Bhagat, hence in record of rights of the said land name of Shri.Dadu Aalo Bhagat is recorded vide Mutation Entry No.784.

As per Statement given by Shri.Dadu Aalo Bhagat, the said land has been transferred in favour of his nephew Shri.Ganpat Pandu Bhagat, hence in the records of rights name of Shri.Ganpat Pandu Bhagat has been recorded vide Mutation Entry No.1168.

The said Shri.Ganpat Pandu Bhagat, expired in or about in the year 1990, leaving behind him 1)Jannabai Bhaskar Bhagat, 2)Chandar Bhaskar Bhagat, 3)Manohar Bhaskar Bhagat, 4)Vasant Bhaskar Bhagat, and 5)Shakun Mahadev Bhagat, as his legal heirs and vide Mutation Entry No.7650 their names are recorded in 7/12 extract.

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Vide Deed of Conveyance dated 20 th July, 2005 registered with Sub-Registrar, Vasai under Serial No.04362/2005 M/s Palghar Land Development Corporation, through its Partner Shri.Rakeshkumar K.Wadhwan has purchased the said land from Smt.Jamanibai alias Anandibai Bhaskar Bhagat and others. In pursuance of said Deed of Conveyance name of purchaser M/s Palghar Land Development Corporation through its Partner Shri.Rakeshkumar K.Wadhwan is recorded in 7/12 extract of the said land bearing Survey No.5 (Old Survey No.12 (117), Hissa No.3/2, H.R.0-03-0 vide Mutation Entry No.424.

Land bearing Survey No.5 [(Old Survey No.No.12) and (117) ], Hissa No.3/3, H.R.0-05-1 was owned, possessed by Smt.Dhani Sukur Bhagat and her name was recorded in 7/12 extract of the said land vide Mutation Entry No.1316.

The said Smt.Dhani Sukur Bhagat expired leaving behind her daughters 1)Tulsibai Hira 2)Subhadrabai Laxman 3)Bajibai Nathya as her legal heirs, however Smt.Bajibai Nathya Bhoir also expired leaving behind her husband Shri.Nathya Undrya Bhoir, hence in the records of rights of the said land name of 1)Shri.Nathya Undrya Bhoir, 2)Tulsibai Hira and 3)Sundarabai Laxman were recorded vide Mutation Entry No.5386.

The said 1)Nathya Undrya Bhoir 2)Tulsibai Hira and 3)Subhadrabai Laxman expired leaving behind them 1)Pandurang Nathya Bhoir 2)Shamubai Nathya Bhoir as their legal heirs and vide Mutation Entry No.5824 their names were recorded in 7/12 extract of the said land.

That Smt.Shamubai Nathya Bhoir expired in or about 1984 leaving behind her Pandurang Nathya Bhoir as the only legal heir as observed from Mutation Entry No.7469.

The said Shri.Pandurang Nathya Bhoir expired on 13/09/2000 leaving behind him wife 1)Shantibai Pandurang Bhoir, sons 2)Prabhakar Pandurang Bhoir, 3)Anil Pandurang Bhoir, 4) Jagdish Pandurang Bhoir and daughters 5)Bhagubai Babya Patil, 6)Vasanti Ramesh Gharat and 7)Renuka Pandurang Bhoir as his legal heirs and Vide Mutation Entry No.97 their names were recorded in 7/12 extract of the said land.

*P.R. Kothavale*

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Vide registered Deed of Conveyance dated 18/08/2005 registered with Sub-Registrar, Vasai at Document Sr.No.4783/2005 M/s Palghar Land Development Corporation through its Partner Shri.Rakeshkumar K.Wadhwan purchased said land bearing Survey No.5 [Old Survey No.(12) and (117)], Hissa No.3/3, H.R.0-05-1 and other lands from Smt.Shanitibai Pandurang Bhoir and others. In pursuance of said registered Deed of Conveyance name of purchaser M/s Palghar Land Development Corporation through its Partner Shri.Rakeshkumar K.Wadhwan is recorded in 7/12 extract of the said land bearing Survey No.5 [Old Survey No.(12) and (117)], Hissa No.3/3, H.R.0-05-1 vide Mutation Entry No.394.

Due to कमी जास्त पत्रक नं.१/२००६ effected by Taluka Inspector of Land Records, Vasai and नालुका आदेश क.आर.टी.एन.का.वि./११४० दि.७/८/२००६, Mutation Entry No.551 dt.9/8/2006 was approved, thereby new Survey No.5A was given to the above said lands.

Later on due to correction in कमी जास्त पत्रक by Taluka Inspector of Land Records, Vasai vide क.भुसापन/बि.शे/क.जा.प.दुकरती/डोंगरे १/२००६ दि.११/४/२००७, Mutation Entry No.608 dt.12/4/2007 was approved.

In Mutation Entry No.626 approved on 26/07/2007 it is observed that land admeasuring 9,26,490 Sq.Mts. is standing jointly in the name of M/s Palghar Land Development Corporation through its Partner Shri.Rakesh kumar Wadhwan and M/s Evershine Development Corporation through its Director Shri.Santosh R.Ludhani. That land admeasuring 3,09,410 Sq.Mts. is standing in the name of M/s Evershine Development Corporation through its Director Shri.Santosh R.Ludhani vide Mutation Entry No.517, Entry No.518, Entry No.599 and Entry No.600. It is further observed in said Mutation Entry No.626 that M/s Evershine Developers through its Partner Santosh R.Ludhani purchased land admeasuring 5,73,601 Sq.Mts. vide registered Deed of Conveyance dated 11/05/2007 from M/s Palghar Land Development Corporation through its Partner Shri.Rakesh Kumar Wadhwan and Director of M/s Housing Development and Infrastructure Ltd. In view of the above referred Deed of Conveyance dated 11/05/2007 and Statement given by Shri.Rakeshkumar K.Wadhwan land admeasuring 43279 Sq.Mts. was retained in the name of M/s Palghar Land Development Corporation through its Partner Shri.Rakesh Kumar Wadhwan and name of Purchaser M/s Evershine Developers through its Partner Santosh R.Ludhani is recorded in 7/12 extract in respect of balance land.

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M/s Palghar Land Development Corporation, a Partnership Firm is dissolved by Deed of Dissolution dt.20/2/2006 and as per said dissolution M/s Palghar Land Development Corporation decided to release and transferred their rights to M/s Housing Development & Improvement India Ltd. Thereafter name of said M/s Housing Development & Improvement India Ltd. is change to M/s Housing Development and Infrastructure Ltd. The Central Government has signified in writing having been accorded approval to the resolution for change of name under Section 21 of the Companies Act, 1956 read with Government of India, Department of Company Affairs, New Delhi Notification No.GSR 507 (E) dt.24/6/1985 vide SRN A03056264 dt.29/8/2006. The Fresh Certificate of Incorporation Consequent upon Change of Name dated 29 th August, 2006 is issued by Dy.Registrar of Companies, Maharashtra, Bombay pursuant to section 23 (1) of the said Act.

That by Deed of Reconveyance dt.12/04/2009 (Document Sr.No. 3459/2009, Vasai -2) M/s Evershine Developers through Shri.Santosh R.Ludhani sold, transferred land admeasuring 3630 Sq.Mts. to M/s Palghar Land Development Corporation through M/s Housing Development and Infrastructure Ltd. Director Shr.Rakeshkumar Wadhwan, as observed in Mutation Entry No.1404 dt.16/04/2015.

That M/s Housing Development and Infrastructure Ltd. was seized, possessed of or well and sufficiently entitled to all the pieces or parcels of land following lands situate at Village Dongare, Taluka : Vasai, District : Palghar.

Survey No.	Hissa No.	Area H.R.	Assess at Rs.Paise
3 (120)	1	0-39-1	4.00
3 (120)	3	0-41-0	3.88
3 (120)	4	0-05-3	0.44
3 (120)	5	0-35-2	3.37
5 (12)(117)	3/1	0-03-5	0.22
5 (12)(117)	3/2	0-03-0	0.19
5 (12)(117)	3/3	0-05-1	0.28

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P-R Kothavale

That Shri.Ajiv Yeshwant Patil, Shri.Kundan Jayantilal Bhat, Shri.Sandeep Vishnu Sankhe and Shri.Bipin Navinchandra Khokhani, Partners of M/s Raj Enterprises were seized, possessed of or well and sufficiently entitled to all the pieces or parcels of land following lands situate at Village Dongare, Taluka : Vasai, District : Palghar.

Survey No.	Hissa No.	Area H.R.	Assess at Rs.Paise
47 (151)	1	0-42-9	2.55
47 (151)	2	0-03-0	0.27
47 (151)	4	0-02-0	0.08
146 (148)	6	0-27-8	2.44
146 (148)	8	0-14-2	1.25

That vide Exchange Deed dated 26th March, 2012 Rakesh Kumar K.Wadhwan, Director of M/s Housing Development & Infrastructure Limited AND Shri.Ajiv Yeshwant Patil and three others, Partners of M/s Raj Enterprises exchanged their above referred respective lands more particularly described in Schedule I and Schedule II of said Exchange Deed dt.26 th March, 2012. The said Exchange Deed is registered in the Office of Sub-Registrar, Vasai - 2 under Serial No.3056/2012.

In view of said Exchange Deed 26th March 2012 Shri.Ajiv Yeshwant Patil and three others, Partners of M/s Raj Enterprises became the absolute owners Survey No.5 [Old Survey No.(12) and (117) ], Hissa No.3/1, H.R. 0-03-5, Assessed at Rs.0.22 Paise, Survey No.5 [Old Survey No.(12) and (117) ], Hissa No.3/2, H.R.0-03-0, Assessed at Rs.0.19 Paise and land bearing Survey No.5 [Old Survey No.(12) and (117) ], Hissa No.3/3, H.R .0-05-1, Assessed at Rs.0.28 Paise lying, being and situate at Village Dongare, Taluka : Vasai, District : Palghar.

That vide Deed of Rectification dated 15/05/2013 executed and entered into between Rakesh Kumar K.Wadhwan, Director of M/s Housing Development & Infrastructure Limited AND Shri.Ajiv Yeshwant Patil and three others, Partners of M/s Raj Enterprises, Schedule II is rectified by which Survey No.5 [Old Survey No.(12) and (117) ], Hissa No.3/1, H.R.0-03-5 Survey No.5 [Old Survey No.(12) and (117) ], Hissa No.3/2, H.R.0-03-0 and Survey No.5 [Old Survey No.(12) and (117) ], Hissa No.3/3, H.R.0-05-1 is corrected and read as Survey No.5A, Hissa No.-, H.R.0-11-60 due to KGP Effect No.1/2006 dt.5/8/2006. The said Deed of Rectification is registered in the Office of Sub-Registrar, Vasai-2 under Serial No.4433/2013. In view of Deed of Rectification Mutation, Entry No.1301 was duly approved on 17/11/2014.

*P. A. K. Thakur*

Mr.Prakash R. Kothavale ,  
Advocate, High Court,  
Mumbai.

Office : 113, Shripal Shopping  
Centre, Shripal Complex,  
Near Petrol Pump, Virar (West),  
Tal.Vasai, Dist.Palghar.  
Pin Code :- 401 303.

R.P.A.D/COURIER/BY HAND.

...11...

That vide Deed of Conveyance dated 20/12/2019 registered in the Office of Sub-Registrar, Vasai - 2 under Serial No.104 of 2020 dated 02/01/2020 M/s Raj Enterprises through its Partners Ajiv Yeshwant Patil and three others sold, transferred and conveyed said land admeasuring H.R.0-11-60 i.e. about 1160 Sq.Mts. out of land bearing Survey No.5A, (Survey No.5, Hissa No.3/1, Hissa No.3/2 and Hissa No.3/3) Village Dongare, Taluka : Vasai, District : Palghar in favour of M/s Pabal Housing Pvt.Ltd. through its Director Shri.Ashwin Manek Mehta.

That in pursuance of Order No.सहस्र/क1/२२/हससॉर/कासि 1281/2019 dt.31/12/2019 passed by Competent Authority Tahsildar, Vasai Mutation Entry No.1610 dated 03/01/2020 was approved and old 7/12 extract were closed and new Pot Hissas and new 7/12 extracts were created. Accordingly the above said lands were included in New Survey No.5/6 of Village Dongare, Taluka : Vasai, District : Palghar.

That vide Mutation Entry No.1614 name of M/s Pabal Housing Pvt.Ltd. through its Director Shri.Ashwin Manek Mehta is recorded in 7/12 extract in respect of land admeasuring 2937 Sq.Mts of new Survey No.5/6 (newly created 7/12 extract) of Village Dongare, Tal.Vasai, Dist.Palghar.

That then District Collector, Thane vide its Order क.सहस्र/क-१/२-१/सससॉर-११/२००४ दि.२७/०२/२००४ has granted permission for Non- Agriculture use for Residential and Commercial use in respect of the above referred lands and other pieces or parcels of lands totally admeasuring 9,26,490 Sq.Mts. which are more particularly described in Schedule A, B and C annex to the said Order, situated at Village Dongare, Taluka : Vasai.

That Vasai Virar City Municipal Corporation vide Commencement Certificate No.VVCMC/TP/CC/VP-5718/4472/2017-18 dt.13/09/2017 and Revised Development Permission No.VVCMC/TP/RDP/VP-5718/167/2019-20 dt.24/10/2019 granted permission for construction of Residential with shopline Building in respect of land bearing S.No.5, Hissa No.A-1 and Survey No.5A(Pt) of Village Dongare, Tal.Vasai, Dist.Palghar.

*P. A. Kothavale*

...12/-

...12...

This Title Certificate is issued subject to the Torn and missing Pages of Index II in the Office of Sub-Registrar, Vasai as well as documents provided to me by M/s Pabal Housing Pvt.Ltd. through its Director Ashwin Manek Mehta.

Subject to the abovesaid facts, to the best of my opinion title of M/s Pabal Housing Pvt.Ltd. through its Director Ashwin Manek Mehta in respect of the above referred piece or parcel of Non-Agriculture land admeasuring 2937 Sq.Mts. out of New Survey No.5/6 of Village Dongare, Tal.Vasai, Dist.Palghar appears to be clear and free from reasonable doubt.

*P. K. Kothavale*

(Shri.Prakash Ramdas Kothavale,  
Advocate)

**MR. PRAKASH R. KOTHAVALE**  
B. A. LL. B.  
Advocate High Court  
B. Shivram Gombarshtree  
Co-operative Hsg. Society Ltd.,  
VINAR (W), Tal. VASAI. Dist. THANE.

Mr.Prakash R. Kothavale ,  
Advocate, High Court,  
Mumbai.

Office : 113, Shripal Shopping  
Centre, Shripal Complex,  
Near Petrol Pump, Virar (West),  
Tal.Vasai, Dist.Palghar.  
Pin Code :- 401 303.

R.P.A.D/COURIER/BY HAND.

Date :- 07 /10/2020.

SEARCH REPORT

Search Report in respect of Non Agriculture piece of land admeasuring 2937 Sq.Mts. out of Non Agriculture land bearing New Survey No.5/6, situated at Village Dongare, Taluka : Vasai, District : Palghar.

The above referred piece or parcel of Non-Agriculture land is standing in the name of M/s Pabal Housing Private Limited through its Director Ashwin Manek Mehta in 7/12 extract.

This to certify that I have caused search to be taken in respect of above referred land in Office of Sub-Registrar, Vasai vide Challan No.MH004911907202021E dt.29/09/2020, Receipt No.8059 dt.7/10/2020.

I have taken search from year 1952 to year 2020. The details year wise is given below :-

Sr.No.	Year	Findings
1	1952	Nil
2	1953	Nil
3	1954	Nil
4	1955	Nil
5	1956	Nil
6	1957	Nil
7	1958	Nil
8	1959	Nil
9	1960	Nil
10	1961	Nil
11	1962	Nil
12	1963	Nil
13	1964	Nil
14	1965	Nil
15	1966	Nil
16	1967	Nil
17	1968	Nil
18	1969	Nil
19	1970	Nil
20	1971	Nil

...2/-

P. A. K. V. Tharavala

...2....

Sr.No.	Year	Findings
21	1972	Nil
22	1973	Nil
23	1974	Nil
24	1975	Nil
25	1976	Nil
26	1977	Nil
27	1978	Nil
28	1979	Nil
29	1980	Nil
30	1981	Nil
31	1982	Nil
32	1983	Nil
33	1984	Nil
34	1985	Nil
35	1986	Nil
36	1987	Nil
37	1988	Nil
38	1989	Nil
39	1990	Nil
40	1991	Nil
41	1992	Nil
42	1993	Nil
43	1994	Nil
44	1995	Nil
45	1996	Nil
46	1997	Nil
47	1998	Nil
48	1999	Nil
49	2000	Nil
50	2001	Nil
51	2002	Nil
52	2003	Nil
53	2004	Nil
54	2005	Entry
55	2006	Nil
56	2007	Entry
57	2008	Nil
58	2009	Nil
59	2010	Nil

...3/-

P.R. Kothavale

Mr.Prakash R. Kothavale ,  
Advocate, High Court,  
Mumbai.

Office : 113, Shripal Shopping  
Centre, Shripal Complex,  
Near Petrol Pump, Virar (West),  
Tal.Vasai, Dist.Palghar.  
Pin Code :- 401 303.

R.P.A.D/COURIER/BY HAND.

...3...

Sr.No.	Year	Findings
60	2011	Entry
61	2012	Entry
62	2013	Entry
63	2014	Nil
64	2015	Nil
65	2016	Nil
66	2017	Nil
67	2018	Nil
68	2019	Entry
69	2020	Entry

Entry :- Deed of Release dt.16/05/2007.

Document Sr.No.6419/2007.

Consideration :- Rs.1/-

Document executed by : Smt.Subhadra Jagganath Patil

Document executed in favour : Jivan Mukund Patil.

Description of Lands :- (A) Survey No.5 (Old 117), Hissa No.A14,  
H.R.0-71-1 and other lands situated at Village  
Dongare (Old Naringi), Tal.Vasai.  
(B) Survey No.132, H.R.0-24-3 and other lands  
situated at Village Bolinj, Tal.Vasai.  
(C) Survey No.1, Hissa No.36, H.R.0-01-3  
and other lands situated at Village Chikhal Dongare.

Date of execution of Document : 16/05/2007.

Date of registration of Document : 22/05/2007.

Entry :- Deed of Conveyance dt.31/3/2011.

Document Sr.No.4629/2011.

Consideration :- Rs.12439000/-

Name of Vendors :- 1.Shri.Narayan Kashinath Patil, 2.Janibai Narayan Patil,  
3.Hemant Narayan Patil 4) Savita Vinod Patil.

Name of Purchaser :- M/s Vastu Developes through its Partner  
Shri.Raj Harischandra Thakur.

Description of land :- Survey No. 5(12) (Old 117), Hissa No.(2), A/14,  
H.R.0-17-77 out of H.R.0-71-10 Village Dongare,  
Tal.Vasai.

Date of execution of Document : 31/03/2011.

Date of registration of Document : 07/04/2011.

P. H. Kuthavale

...4/-

...4...

Entry :- Deed of Conveyance dated 29/05/2019.

Document Sr.No.7254/2019

Consideration :- Rs.25500000/-

Name of Vendor :- M/s Vastu Developers through Raj Harischandra Thakur.  
Name of Purchaser :- M/s Pabal Housing Pvt.Ltd. through its

Director Ashwin Manek Mehta.

Description of land :- Survey No. 5 (Old 117), Hissa No.A/14,

Area H.R.0-17-77 out of H.R.0-71-10.

Village Dongare, Tal.Vasai.

Date of execution of Document : 29/05/2019.

Date of registration of Document : 29/05/2019.

Entry :- Deed of Conveyance dt.20/07/2005.

Document Sr.No.4361/2005.

Consideration :- Rs.830915/-

Name of Vendors:- 1)Shri.Harischandra Dadu Bhagat for himself and

Constituted Attorney of Mankibai Harischandra Bhagat.

2)M/s Naringi Land Development Corporation through

Partner Sharad Amarutlal Desai.

Name of Purchaser :- M/s Palghar Land Development Corporation,

through its Partner Shri.Rakeshkumar K. Wadhwan.

Description of land :- Survey No.5 [(Old Survey No.No.12) and (117) ],

Hissa No.3/1, H.R.0-03-5 and other lands

situated Village Dongare, Tal. Vasai.

Date of execution of Document : 20/07/2005.

Date of registration of Document : 20/07/2005.

Entry :- Deed of Conveyance dt.20/07/2005.

Document Sr.No.4362/2005.

Consideration :- Rs.1041687/-

Name of Vendors :-1) Shri.Manohar Bhaskar Bhagat for himself and

Constituted Attorney of Janabai alais Anandibai

Bhaskar Bhagat, Ramchandra Bhaskar Bhagat,

Shakuntula Mahadev Bhagat and Vasant Bhaskar

Bhagat.

2)M/s Naringi Land Development Corporation through

Partner Sharad Amarutlal Desai.

Name of Purchaser :- M/s Palghar Land Development Corporation,

through Partner Shri.Rakeshkumar K. Wadhwan.

Description of land :- Survey No.5 [(Old Survey No.No.12) and (117) ],

Hissa No.3/2, H.R.0-03-0 and others lands

situated at Village Dongare, Tal. Vasai.

Date of execution of Document : 20/07/2005.

Date of registration of Document : 20/07/2005.

*f. R. | v. Thakur*

...5/-



Mr.Prakash R. Kothavale ,  
Advocate, High Court,  
Mumbai.

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Centre, Shripal Complex,  
Near Petrol Pump, Virar (West),  
Tal.Vasai, Dist.Palghar.  
Pin Code :- 401 303.

R.P.A.D/COURIER/BY HAND.

...5...

Entry :- Deed of Conveyance dt.18/08/2005.  
Document Sr.No.4783/2005.

Consideration :- Rs.871920/-

Name of Vendors :- 1.Shri.Anil Pandurang Bhoir for himself and

Constituted Attorney of Smt.Shantibai Pandurang Bhoir,  
Prabhakar Bhoir, Renuka Bhoir, Jagdish Bhoir, Vasanti  
Ramesh Gharat and Kalpana Patil.

2.M/s Naringi Land Development Corporation through  
its Partner Shri.Sharad Amrutlala Desai.

Name of Purchaser :- M/s Palghar Land Development Corporation,  
through its Partner Shri.Rakeshkumar K. Wadhwan.

Description of land :- Survey No.5 [(Old Survey No.No.12) and (117) ],  
Hissa No.3/3, H.R.0-05-1 and other lands situated at  
Village Dongare, Tal.Vasai.

Date of execution of Document : 18/08/2005.

Date of registration of Document : 18/08/2005.

Entry :- Exchange Deed dt.26/03/2012  
Document Sr.No.3056/2012.

Party of First Part :- 1)Shri.Ajiv Yeshwant Patil, 2)Shri.Kundan Jayantilal  
Bhat, )Shri.Sandeep Vishnu Sankhe, 4)Shri.Bipin  
Navinchandra Khokhani, Partners of Raj Enterprises.

Party of Second Part :- Shri.Rakeshkumar K. Wadhwan, Director of

M/s Housing Development & Infrastructure Limited.

Description of Land :- 1.S.No.47 (151), H.No.1, H.R.0-42-9, S.No.47 (151)

H.No.2, H.R.0-03-0, S.No.47 (151), H.No.4, H.R.

0-02-0, S.No.146 (148), H.No.6, H.R.0-27-8,

S.No.146 (148), H.R.8, H.R.0-14-2, Total

H.R.0-89-0 means 8990 Sq.Mts. of Village Dongare  
given by Party of First Part to Party of Second Part.

2.S.No.3(120), H.No.1, H.R.0-39-1, S.No.3(120),

H.No.3, H.R.0-41-0, S.No.3(120), H.No.4, H.R.

0-05-3, S.No.3(120), H.No.5, H.R.0-35-2,

S.No.5(12)(117), H.No.3/1, H.R.0-03-5,

S.No.5(12)(117), H.No.3/2, H.R.0-03-0,

S.No.5(12)(117), H.No.3/1, H.R.0-05-1, Total

1-35-2 means 13220 Sq.Mts. of Village Dongare

given by Party of Second Part to Party of First Part.

...6/-

*P. R. Kothavale*

...6...

Date of execution of Document : 26/03/2012.  
Date of registration of Document : 26/03/2012.

Entry :- Deed of Rectification dt.15/05/2013.  
Document Sr.No.4433/2013.

Party of First Part :- 1)Shri.Ajiv Yeshwant Patil, 2)Shri.Kundan Jayantilal Bhat, )Shri.Sandeep Vishnu Sankhe, 4)Shri.Bipin Navinchandra Khokhani, Partners of Raj Enterprises.

Party of Second Part :- Shri.Rakeshkumar K. Wadhwan, Director of M/s Housing Development & Infrastructure Limited.  
Description of land :- By Exchange Deed Document Sr.No. Vasai -2 3056/2012 dt.26/03/2012 out of land of Village Dongare given to Party of First Part

S.No.5 [Old Survey No.(12) (117)],  
H.No.3/1, H.R.0-03-5, S.No.5 [Old Survey No.(12) (117)], H.R.0-03-0, S.No.5 [Old Survey No.(12) (117)], H.No.3/3, H.R.0-03-5, is corrected and read as Survey No.5A, H.No.-, H.R.0-11-6 due to KGP Effect No.1/2006 dt.5/8/2006.

Date of execution of Document : 15/05/2013.

Date of registration of Document : 15/05/2013.

Entry :- Deed of Conveyance dt.20/12/2019.  
Document Sr.No.:- 104/2020

Consideration :- Rs.16000000/-

Name of Vendors :- M/s Raj Enterprises through its Partners

- 1)Ajiv Yeshwant Patil 2)Kundan Jayantilal Bhat,
- 3)Bipin Navinchandra Khokhani, 4)Sandeep Vishnu Sankhe.

Name of Purchaser :- M/s Pabal Housing Pvt.Ltd. through its

Director Ashwin Manek Mehta.

Description of land :- Survey No.5A, Area 1160 Sq.Mts.  
of Village Dongare, Tal. Vasai.

Date of execution of Document : 20/12/2019.

Date of registration of Document : 02/01/2020.

Note :- The search is taken of available record of Index II in Sub-Registrar Office and the same is subject to torn and missing pages of Index II.

*P. P. Kothavale*  
(Shri.Prakash Ramdas Kothavale,  
Advocate)

**MR. PRAKASH R. KOTHAVALE**  
B. A. LL. B.

Advocate High Court  
6, Shivran. Omkarneshwar  
Co-operative Reg. Society Ltd.,  
VILASIN (69), Tal. VASAI, Dist THANE