

KALPANA S. MHATRE

B.A. LL.B.

ADVOCATE HIGH COURT, MUMBAI

Off: 203, Ali Plaza, Annasaheb Vartak Road, Virar (West),
Tal. Vasai, Dist. Palghar, Pin - 401 303.
Mobile No. 9970699728

Date : 04/01/2017

TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT I have investigated the title of **land admeasuring H.R. 0-11-6**, out of **Survey No. 5A, admeasuring 35469 Square metres**, lying being and situate at Village DONGARE (old Village Naringi), Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No.II (Virar), belonging to M/s. Raj Enterprises through its Partners 1) Mr. Ajiv Yashwant Patil, 2) Mr. Kundan Jayantilal Bhat, 3) Mr. Sandeep Vishnu Sankhe, 4) Mr. Bipin Navinchandra Khokani.

a) **Survey No. 5** ((old Survey No. 12, Hissa No. 3/1 of Village Dongare corresponding Survey No. 117 of Village Naringi,)), **admeasuring 350 Square metres**, lying being and situate at Village DONGARE (old Village Naringi), Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No.II Virar.

Mr. Dadu Alo Bhagat was the owner of the said land.

Mr. Dadu Alo Bhagat died intestate leaving behind him Smt. Sukribai Dadu Bhagat being the legal heir according to the Hindu Succession Act, by which he was governed at the time of his death. The name of the said legal heir was recorded in 7/12 Extract vide Mutation Entry No. 1396.

Smt. Sukribai Dadu Bhagat died intestate leaving behind her adopted son Mr. Harischandra Dadu Bhagat being the legal heir according to the Hindu Succession Act, by which she was governed at the time of her death. The name of the said legal heir was recorded in 7/12 Extract vide Mutation Entry No. 1835.

By Conveyance Deed dated 20/07/2005, and registered in the office of Sub-Registrar Vasai No.II(Virar) at Serial No. 04361/2005, 1 Mr. Harischandra Dadu Bhagat (therein called "The Vendor") of the First Part and M/s. Naringi Land Development Corporation (therein called "The Confirming Party"), of the Second Part sold and conveyed the land bearing Survey No. 5 (old Survey No.12, Hissa No.3/1.), to M/s. Palghar Land Development Corporation (therein called "The Purchasers"), of the Third Part. The effect of the said Conveyance Deed was given in 7/12 extract and such other revenue records vide Mutation Entry No.390. The said Mutation Entry was certified by Circle Officer, Virar.

b) Survey No. 5 ((old Survey No. 12, Hissa No. 3/2 of Village Dongare corresponding Survey No. 117 of Village Naringi,)), admeasuring 300 Square metres, lying being and situate at Village DONGARE (old Village Naringi), Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No.II (Virar).

Mr. Pandu Alo Bhagat was the owner of the said land.

Mr. Pandu Alo Bhagat died intestate leaving behind him Mr. Dadu Alo Bhagat being the legal heir according to the Hindu Succession Act, by which he was governed at the time of his death. The name of the said legal heir was recorded in 7/12 Extract vide Mutation Entry No. 784.

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The said land was standing in the name of Mr. Dadu Alo Bhagat who had given a statement dated 22/06/1955 to record the said land in the name of nephew Mr. Ganpat Pandu Bhagat and accordingly Taluka Order No. RTS/SR/938, dated 23/07/1951 the said land was recorded in the name of Mr. Ganpat Pandu Bhagat. The said reference was given on the basis of Mutation Entry No. 1168.

Mr. Ganpat Pandu Bhagat died intestate leaving behind him 1) Smt. Ramibai Ganpat Bhagat, 2) Mr. Bhaskar Ganpat Bhagat, being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death. The names of the said legal heirs were recorded in 7/12 Extract vide Mutation Entry No. 784.

Mr. Ganpat Pandu Bhagat died intestate leaving behind him 1) Smt. Jamnabai Bhaskar Bhagat, 2) Mr. Chandar Bhaskar Bhagat, 3) Mr. Manohar Bhaskar Bhagat, 4) Mr. Vasant Bhaskar Bhagat, 5) Mrs. Shakun Mahdev Bhagat, being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death. The said reference is given on the basis of Mutation Entry No. 7650. The said Mutation Entry was certified by Circle Officer, Virar.

By Conveyance Deed dated 20/07/2005, and registered in the office of Sub-Registrar Vasai No.II(Virar) at Serial No. 04362/2005, 1) Smt. Jamnabai alias Anandibai Bhaskar Bhagat, 2) Mr. Ramchandra alias Chandar Bhaskar Bhagat, 3) Mr. Manohar Bhaskar Bhagat, 4) Mr. Vasant Bhaskar Bhagat, 5) Mrs. Shakun Mahadev alias Madhav 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 sold and conveyed the land bearing Survey No. 5 (old Survey No.12, Hissa No.3/2), to M/s. Palghar Land Development Corporation (therein called "The Purchasers"), of the Third Part. The effect of the said Conveyance Deed was given in 7/12 extract and such other revenue records vide Mutation Entry No.424. The said Mutation Entry was certified by Circle Officer, Virar.

c) Survey No. 5 ((old Survey No. 12, Hissa No. 3/3 of Village Dongare corresponding Survey No. 117 of Village Naringi,)), admeasuring 510 Square metres, lying being and situate at Village DONGARE (old Village Naringi), Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No.II Virar.

Dhani Sukur Bhagat was the owner of the said land.

Dhani Sukur Bhagat died intestate leaving behind her 1) Tulsibai Hira 2) Subhadrabai Laxman Bhoir, 3) Bajibai Nathya Bhoir, being the legal heirs according to the Hindu Succession Act, by which she was governed at the time of her death. The names of the said legal heirs were recorded in 7/12 Extract vide Mutation Entry No. 5386. The said Mutation Entry was certified by Tahasildar, Vasai.

Bajibai Nathya Bhoir died intestate leaving behind her Nathya Undrya Bhoir, being the legal heir according to the Hindu Succession Act, by which she was governed at the time of her death. The said Reference is given on the basis of Mutation Entry No. 5386. The said Mutation Entry was certified by Tahasildar, Vasai.

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Tulsibai Hira Patil died intestate leaving behind her 1) Mr. Pandurang Nathya Bhoir 2) Shamubai Nathya Bhoir being the legal heirs according to the Hindu Succession Act, by which she was governed at the time of her death. The said Reference is given on the basis of Mutation Entry No. 5824. The said Mutation Entry was certified by Awal Karkun (N.A.), Vasai.

Subhadrabai Laxman Patil died intestate leaving behind her 1) Pandurang Nathya Bhoir 2) Shamubai Nathya Bhoir, being the legal heirs according to the Hindu Succession Act, by which she was governed at the time of her death. The said Reference is given on the basis of Mutation Entry No. 5824. The said Mutation Entry was certified by Awal Karkun (N.A.), Vasai.

Nathya Undrya Bhoir died intestate leaving behind him 1) Pandurang Nathya Bhoir 2) Shamubai Nathya Bhoir, being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death. The said Reference is given on the basis of Mutation Entry No. 5824. The said Mutation Entry was certified by Awal Karkun (N.A.), Vasai.

Shamubai Nathya Bhoir died intestate leaving behind her Mr. Pandurang Nathya Bhoir being the legal heir according to the Hindu Succession Act, by which she was governed at the time of her death. The name of the said legal heir was recorded in 7/12 Extract vide Mutation Entry No. 7469. The said Mutation Entry was certified by Circle Inspector, Virar.

Mr. 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 Gharat 7) Renuka Pandurang Bhoir being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death. The names of the said legal heirs were recorded in 7/12 Extract vide Mutation Entry No. 97. The said Mutation Entry was certified by Circle Officer, Virar.

Bhagubai Babya Patil died intestate leaving behind her Kalpana Babya Patil, being the legal heir according to the Hindu Succession Act, by which she was governed at the time of her death. The names of the said legal heirs were recorded in 7/12 Extract vide Mutation Entry No. 325. The said Mutation Entry was certified by Circle Officer, Virar.

By Conveyance Deed dated 18/08/2005, 1) Shantibai Pandurang Bhoir 2) Prabhakar Pandurang Bhoir 3) Anil Pandurang Bhoir 4) Jagdish Pandurang Bhoir 5) Vasanti Ramesh Gharat 6) Renuka Pandurang Bhoir 7) Kalpana Babya 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 sold and conveyed the land bearing Survey No. 5 (old Survey No.12, Hissa No.3/3,) to M/s. Palghar Land Development Corporation (therein called "The Purchasers"), of the Third Part. The effect of the said Conveyance Deed was given in 7/12 extract and such other revenue records vide Mutation Entry No.394. The said Mutation Entry was certified by Circle Officer, Virar.

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By Deed of Exchange dated 26th March 2012 and registered in the office of Sub-Registrar Vasai, at Serial No. 03056/2012, entered into by and between 1)Mr. Ajiv Yashwant Patil, 2) Mr. Kundan Jayantilal Bhat, 3) Mr. Sandeep Vishnu Sankhe, 4) Mr. Bipin Navinchandra Khokani, partners of M/s. Raj Enterprises and M/s. Housing Development and Infrastructure Limited, the land bearing Survey No. 47(old Survey No. 151), Hissa No. 1,2, 4, Survey No. 146(old Survey No. 148), Hissa No. 6, 8, was taken by M/s. Housing Development and Infrastructure Limited, in exchange of their land bearing Survey No. 3 (old Survey No. 120), Hissa No. 1,3,4,5, Survey No. 5 (old Survey No. 12(117), Hissa No. 3/1, 3/2, 3/3, and 1)Mr. Ajiv Yashwant Patil, 2) Mr. Kundan Jayantilal Bhat, 3) Mr. Sandeep Vishnu Sankhe, 4) Mr. Bipin Navinchandra Khokani, partners of M/s. Raj Enterprises were taken land bearing Survey No. 3 (old Survey No. 120), Hissa No. 1,3,4,5, Survey No. 5 (old Survey No. 12(117), Hissa No. 3/1, 3/2, 3/3, in exchange of their land bearing Survey No. 47(old Survey No. 151), Hissa No. 1,2, 4, Survey No. 146(old Survey No. 148), Hissa No. 6, 8. The land bearing Survey No. 5 (old Survey No. 12(117), Hissa No. 3/1, 3/2, 3/3, was standing in the names of the original owners due to the technical problem. Therefore the effect of the said Exchange Deed was given in the 7/12 Extract and such other revenue records after excluding the land bearing Survey No. 5 (old Survey No. 12(117), Hissa No. 3/1, 3/2, 3/3, vide Mutation Entry No. 965. The said Mutation Entry was certified by Circle Officer, Virar.

The said land alongwith other land was standing in the name of M/s. Housing Development and Infrastructure Limited. The said entire land was surveyed through TILR Vasai No. भुमापन/अ.ता./बि.शे. १३७/२००६, ४८५/२००६, and subsequent Modified Tag No. 126/2006 and as per कमीजास्त पत्रक - १/२००६, दिनांक ०५/०८/२००६, and तालुका आदेश क्र. आर.टी.एस./कावि/ १९४०, दिनांक ०७/०८/२००६, the said land has been incorporated in New Survey No. 5. The said reference is given on the basis of Mutation Entry No. 551. The said Mutation Entry was certified by Circle Officer, Virar.

There is the difference between the area mentioned in the कमीजास्त पत्रक - १/२००६, दिनांक ०५/०८/२००६, and D. P. Plan approved by the Collector, Thane, which has been rectified by TILR Vasai vide its Order No. भुमापन/अ.ता./बि.शे./क.जा.प.दुरुस्ती/डोंगरे १/०६, दिनांक ११/०४/२००७. The said reference is given on the basis of Mutation Entry No. 608. The said Mutation Entry was certified by Circle Officer, Virar.

Due to some technical mistake the effect of the Exchange Deed dated 26th March 2012 was given in 7/12 Extract by excluding the Survey No. 12(117), Hissa No. 3/1, 3/2, 3/3. Therefore 1) Mr. Ajiv Yashwant Patil, 2) Mr. Kundan Jayantilal Bhat, 3) Mr. Sandeep Vishnu Sankhe, 4) Mr. Bipin Navinchandra Khokani, partners of M/s. Raj Enterprises and M/s. Housing Development and Infrastructure Limited, have made the Rectification Deed dated 15/05/2013. As per the said Rectification Deed land bearing Survey No.5A ((Old Survey No. 12(117)), Hissa No. 3/1, 3/2, 3/3 has been included in the said Deed. The said Rectification Deed was registered in the office of Sub-Registrar Vasai No.II (Virar) at Serial No. 4433/2013. The said reference is given on the basis of Mutation Entry No. 1301. The said Mutation Entry was certified by Circle Officer, Virar.

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


ADVOCATE

MRS. KALPANA S. MHATRE

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ADVOCATE HIGH COURT (80m)

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Near Railway Phatak Vantak Road

VIRAR (W), Tal Vasai, Dist Thane

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Date : 04/01/2017

SEARCH REPORT

THIS IS TO CERTIFY THAT I have taken search in the office of Sub-Registrar at Vasai No. I, II (Virar) of N.A. of land admeasuring H.R. 0-11-6, out of Survey No. 5A, admeasuring 35469 Square metres, lying being and situate at Village DONGARE (old Village Naringi), Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai No.II (Virar).

I have taken search from 1952 to 2016 upto date. The details year wise is given below:

YEAR		YEAR		YEAR
1952	NIL	1953	NIL	1954 NIL
1955	NIL	1956	NIL	1957 NIL
1958	NIL	1959	NIL	1960 NIL
1961	NIL	1962	NIL	1963 NIL
1964	NIL	1965	NIL	1966 NIL
1967	NIL	1968	NIL	1969 NIL
1970	NIL	1971	NIL	1972 NIL
1973	NIL	1974	NIL	1975 NIL
1976	NIL	1977	NIL	1978 NIL
1979	NIL	1980	NIL	1981 NIL
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 Conveyance Deed dated 20/07/2005, and registered in the office of Sub-Registrar Vasai No.II(Virar) at Serial No. 04361/2005, 1 Mr. Harischandra Dadu Bhagat (therein called "The Vendor") of the First Part and M/s. Naringi Land Development Corporation (therein called "The Confirming Party"), of the Second Part sold and conveyed the land bearing Survey No. 5 (old Survey No.12, Hissa No.3/1.), to M/s. Palghar Land Development Corporation (therein called "The Purchasers"), of the Third Part. The effect of the said Conveyance Deed was given in 7/12 extract and such other revenue records vide Mutation Entry No.390. The said Mutation Entry was certified by Circle Officer, Virar.

By Conveyance Deed dated 20/07/2005, and registered in the office of Sub-Registrar Vasai No.II(Virar) at Serial No. 04362/2005, 1) Smt. Jannabai alias Anandibai Bhaskar Bhagat, 2) Mr. Ramchandra alias Chandar Bhaskar Bhagat, 3) Mr. Manohar Bhaskar Bhagat, 4) Mr. Vasant Bhaskar Bhagat, 5) Mrs. Shakun Mahadev alias Madhav 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 sold and conveyed the land bearing Survey No. 5 (old Survey No.12, Hissa No.3/2.), to M/s. Palghar Land Development Corporation (therein called "The Purchasers"), of the Third Part. The effect of the said Conveyance Deed was given in 7/12 extract and such other revenue records vide Mutation Entry No.424. The said Mutation Entry was certified by Circle Officer, Virar.

By Conveyance Deed dated 18/08/2005, 1) Shantibai Pandurang Bhoir 2) Prabhakar Pandurang Bhoir 3) Anil Pandurang Bhoir 4) Jagdish Pandurang Bhoir 5) Vasanti Ramesh Gharat 6) Renuka Pandurang Bhoir 7) Kalpana Babya 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 sold and

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conveyed the land bearing Survey No. 5 (old Survey No.12, Hissa No.3/3.), to M/s. Palghar Land Development Corporation (therein called "The Purchasers"), of the Third Part. The effect of the said Conveyance Deed was given in 7/12 extract and such other revenue records vide Mutation Entry No.394. The said Mutation Entry was certified by Circle Officer, Virar.

2006	NIL	2007	NIL	2008	NIL
2009	NIL	2010	NIL	2011	NIL

2012 By Deed of Exchange dated 26th March 2012 and registered in the office of Sub-Registrar Vasai, at Serial No. 03056/2012, entered into by and between 1)Mr. Ajiv Yashwant Patil, 2) Mr. Kundan Jayantilal Bhat, 3) Mr. Sandeep Vishnu Sankhe, 4) Mr. Bipin Navinchandra Khokani, partners of M/s. Raj Enterprises and M/s. Housing Development and Infrastructure Limited, the land bearing Survey No. 47(old Survey No. 151), Hissa No. 1,2, 4, Survey No. 146(old Survey No. 148), Hissa No. 6, 8, was taken by M/s. Housing Development and Infrastructure Limited, in exchange of their land bearing Survey No. 3 (old Survey No. 120), Hissa No. 1,3,4,5, Survey No. 5 (old Survey No. 12(117), Hissa No. 3/1, 3/2, 3/3, and 1)Mr. Ajiv Yashwant Patil, 2) Mr. Kundan Jayantilal Bhat, 3) Mr. Sandeep Vishnu Sankhe, 4) Mr. Bipin Navinchandra Khokani, partners of M/s. Raj Enterprises were taken land bearing Survey No. 3 (old Survey No. 120), Hissa No. 1,3,4,5, Survey No. 5 (old Survey No. 12(117), Hissa No. 3/1, 3/2, 3/3, in exchange of their land bearing Survey No. 47(old Survey No. 151), Hissa No. 1,2, 4, Survey No. 146(old Survey No. 148), Hissa No. 6, 8. The land bearing Survey No. 5 (old Survey No. 12(117), Hissa No. 3/1, 3/2, 3/3, was standing in the names of the original owners due to the technical problem. Therefore the effect of the said Exchange Deed was given in the 7/12 Extract and such other revenue records after excluding the land bearing Survey No. 5 (old Survey No. 12(117), Hissa No. 3/1, 3/2, 3/3, vide Mutation Entry No. 965. The said Mutation Entry was certified by Circle Officer, Virar.

2013 Due to some technical mistake the effect of the Exchange Deed dated 26th March 2012 was given in 7/12 Extract by excluding the Survey No. 12(117), Hissa No. 3/1, 3/2, 3/3. Therefore 1)Mr. Ajiv Yashwant Patil, 2) Mr. Kundan Jayantilal Bhat, 3) Mr. Sandeep Vishnu Sankhe, 4) Mr. Bipin Navinchandra Khokani, partners of M/s. Raj Enterprises and M/s. Housing Development and Infrastructure Limited, have made the Rectification Deed dated 15/05/2013. As per the said Rectification Deed land bearing Survey No.5 {(Old Survey No. 12(117)}, Hissa No. 3/1, 3/2, 3/3 has been included in the said Deed. The said Rectification Deed was registered in the office of Sub-Registrar Vasai No.II (Virar) at Serial No. 4433/2013. The said reference is given on the basis of Mutation Entry No. 1301. The said Mutation Entry was certified by Circle Officer, Virar.

2014 NIL 2015 NIL 2016 NIL

* NIL subject to mutilated record and torn pages.



ADVOCATE

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