

N. B. DESHMUKH & CO.
ADVOCATES AND LEGAL ADVISORS

ADVOCATES

MR. N. B. DESHMUKH
B.A. (Hons) LL.B.
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MISS. NIKITA A. DESHMUKH
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Dist - Palghar, Pin - 401 303.
Off. Phone : 2502662
Mobile No. 9860462855 / 9096982599
Email ID - desh mukhpb57@gmail.com

Date : 11th August 2017

TITLE CLEARANCE REPORT

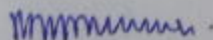
THIS IS TO CERTIFY THAT I have investigated the title of N.A. land bearing Survey No. 125 (old Survey No. 486, Hissa No. 1), Hissa No. 1/1, admeasuring H.R. 0-50-0, assessed at Rs.5.26 Paise, lying being and situate at Village Chandrapada (old Village Juchandra), Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6 belonging to 1) MR. IQBAL HUSAIN HEMANI, 2) MR. ASHIQ HUSSAIN HEMANI, 3) MR. RIYAZ VAHED CHHATRISA.

Mr. Ramnath Madhavrao was the owner of land bearing Survey No. 125 (old Survey No. 486), Hissa No. 1, admeasuring H.R. 1-81-6 and 1) Chandrabai Rameshwar Mhatre, 2) Damayanti Prabhakar Mhatre, 3) Ramabai Krishna Patil were the tenant in respect of the said land.

1) Chandrabai Rameshwar Mhatre, 2) Damayanti Prabhakar Mhatre, 3) Ramabai Krishna Patil purchased the said land under the Provisions of Bombay Tenancy and Agricultural lands Act through the Additional Tahasildar Vasai.

By an Partition Deed dated 07/07/2008 and registered in the office of Sub-Registrar at Vasai No. 1 under Serial No. 06880/2008, dated 07/07/2008, executed between 1) Chandrabai Rameshwar Mhatre, 2) Damayanti Prabhakar Mhatre, 3) Ramabai Krishna Patil, the land admeasuring H.R. 1-31-6, out of Survey No. 125, Hissa No. 1 has come to the share of Smt. Chandrabai Rameshwar Mhatre and land admeasuring H.R. 0-50-0, out of Survey No. 125, Hissa No. 1 has come to the share of Smt. Damayanti Prabhakar Mhatre and accordingly Mutation Entry No. 402 the said land was recorded as per partition in the name of aforesaid owners.

The said land was applicable under Section 43 of the Bombay Tenancy and Agricultural Lands Act and Smt. Damayanti Prabhakar Mhatre obtained the Sale Permission from Sub-Divisional Officer Bhiwandi, Bhiwandi Division, vide its Order bearing No. BD/KV/VP/VASAI/SR/06/2009, dated 28/01/2009.



By an Conveyance Deed dated 03/03/2009 and registered in the office of Sub-Registrar at Vasai No. 1 under Serial No. 1894/09, Smt. Damayanti Prabhakar Mhatre sold and conveyed the land bearing Survey No. 125, Hissa No. 1 (Part), admeasuring H.R. 0-50-0 to Mr. Dinesh Rajaji Joshi.

The land bearing Survey No. 125 (old Survey No. 486), Hissa No. 1 was surveyed through TILR vide Survey M.R. No. Surveyor /Village Chandrapada/A.T.P.H./484/09 and modify Tag No. 255/11 and accordingly vide Akarfod Patrak No. Surveyor/Village Chandrapada/A.T.P.H./381, dated 22/07/2011, the Pot Hissa were confirmed as Hissa Nos. 1/1 and 1/2 respectively and by Mutation Entry No. 777, the land bearing Survey No.125, Hissa No. 1/1, admeasuring H.R. 0-50-0 has been recorded in the name of Mr. Dinesh Rajaji Joshi and land bearing Survey No. 125, Hissa No.1/2, admeasuring H.R.1-31-6 has been recorded in the name of Chandrabai Rameshwar Mhatre

By an Conveyance Deed dated 30/01/2012 and registered in the office of Sub-Registrar at Vasai No. 2 (Virar) under Serial No. 1008/2012, Mr. Dinesh Rajaji Joshi sold and conveyed the land bearing Survey No.125, Hissa No. 1/1, admeasuring H.R.0-50-0 to 1) Mr. Iqbal Husain Hemani, 2) Mr. Ashiq Hussain Hemani, 3) Mr. Riyaz Vahed Chhatrisa.

The land bearing Survey No.125, Hissa No. 1/1 has been converted into N.A. by the Office of Collector of Thane vide its Order bearing No. REV/D-1/T-9/NAP/Chandrapada-Vasai/SR-42/2013, dated 04/01/2013.

The City and Industrial Development Corporation of Maharashtra Ltd., has granted the Development Permission for proposed Residential Building on the said land vide its Order bearing No. CIDCO/ATOP (BP)/VVSR/CBP-21/CC/2014/97, dated 28/03/2014.

The Vasai Virar City Municipal Corporation has granted the Revalidation of Development Permission for the proposed Residential Building (Wing A to E) on the said land vide its Order bearing No. VVCMC/TP/REV/SPA VP-12/042/2016-17, dated 31/01/2017.

The Vasai Virar City Municipal Corporation has granted the Plinth Completion Certificate for proposed Residential Building (Wing A to E) vide its Order bearing No. VVCMC/TP/PCC/SPA VP-12/043/2016-17, dated 31/01/2017.

By an Development Agreement dated 18th July 2017 and registered in the office of Sub-Registrar at Vasai No. 5 (Virar) under Serial No. 5506-2017, dated 01/08/2017, 1) Mr. Iqbal Husain Hemani, 2) Mr. Ashiq Hussain Hemani, 3) Mr. Riyaz Vahed Chhatrisa (therein called "The Owners") of the First Part and M/s. PANCHRATNA DEVELOPERS (therein called

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“The Developers”) of the Second Part, the said Mr. Iqbal Husain Hemani and others have granted the development right in respect of the said land to M/s. PANCHRATNA DEVELOPERS, on the terms and conditions mentioned in the said Development Agreement.

The said 1) Mr. Iqbal Husain Hemani, 2) Mr. Ashiq Hussain Hemani, 3) Mr. Riyaz Vahed Chhatrisa have executed a Power of Attorney dated 01/08/2017 which was registered in the office of Sub-Registrar at Vasai No. 5 (Virar) under Serial No. 5507-2017, dated 01/08/2017 in favour of M/s. Panchratna Developers with a right to develop the said land.

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



ADVOCATE

N. B. DESHMUKH
B.A. (Hons.) LL.B.
ADVOCATE HIGH COURT (Bom)
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Date : 11th August 2017

SEARCH REPORT

THIS IS TO CERTIFY THAT I have taken search in the office of Sub-Registrar at Vasai No. 1 to 6, District Palghar of N.A. land bearing Survey No. 125 (old Survey No. 486, Hissa No. 1), Hissa No. 1/1, admeasuring H.R. 0-50-0, assessed at Rs.5.26 Paise, lying being and situate at Village Chandrapada (old Village Juchandra), Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6 belonging to 1) MR. IQBAL HUSAIN HEMANI, 2) MR. ASHIQ HUSSAIN HEMANI, 3) MR. RIYAZ VAHED CHHATRISA.

I have taken search from 1952 to 2017 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

M. B. Deshmukh

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	NIL
2006	NIL	2007	NIL		

2008 By an Partition Deed dated 07/07/2008 and registered in the office of Sub-Registrar at Vasai No. 1 under Serial No. 06880/2008, dated 07/07/2008, executed between 1) Chandrabai Rameshwar Mhatre, 2) Damayanti Prabhakar Mhatre, 3) Ramabai Krishna Patil, the land admeasuring H.R. 1-31-6, out of Survey No. 125, Hissa No. 1 has come to the share of Smt. Chandrabai Rameshwar Mhatre and land admeasuring H.R. 0-50-0, out of Survey No. 125, Hissa No. 1 has come to the share of Smt. Damayanti Prabhakar Mhatre and accordingly Mutation Entry No. 402 the said land was recorded as per partition in the name of aforesaid owners.

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2010	NIL	2011	NIL
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2012 By an Conveyance Deed dated 30/01/2012 and registered in the office of Sub-Registrar at Vasai No. 2 (Virar) under Serial No. 1008/2012, Mr. Dinesh Rajaji Joshi sold and conveyed the land bearing Survey No.125, Hissa No. 1/1, admeasuring H.R.0-50-0 to 1) Mr. Iqbal Husain Hemani, 2) Mr. Ashiq Hussain Hemani, 3) Mr. Riyaz Vahed Chhatrisa.

2013	NIL	2014	NIL	2015	NIL
2016	NIL				

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2017 By an Development Agreement dated 18th July 2017 and registered in the office of Sub-Registrar at Vasai No. 5 (Virar) under Serial No. 5506-2017, dated 01/08/2017, 1) Mr. Iqbal Husain Hemani, 2) Mr. Ashiq Hussain Hemani, 3) Mr. Riyaz Vahed Chhatrisa (therein called "The Owners") of the First Part and M/s. PANCHRATNA DEVELOPERS (therein called "The Developers") of the Second Part, the said Mr. Iqbal Husain Hemani and others have granted the development right in respect of the said land to M/s. PANCHRATNA DEVELOPERS, on the terms and conditions mentioned in the said Development Agreement.

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*NIL subject to mutilated record and toned pages.

mmmmmmmm

ADVOCATE

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