D M ASSOCIATES
Advocates & Legal Consultants

FORMAT- A
(Circular No. :-28/2021)

Date :- 12.03.2024

To,
Maha RERA,
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Project known as **"Nakshatra Gokul" comprising of Building No. 1, 2 & 3** proposed to be constructed by M/s JSB Homemakers Private Limited on all that piece and parcel of freehold and non-agricultural land bearing Survey No. 334 admeasuring 3065.12 Sq Mtrs out of the Said Larger Land admeasuring 27,490 Sq. Mtrs of Village Bolinj, Taluka Vasai & District Palghar (hereinafter referred to as the **"Said Property"**).

1. We have investigated the title of the said property on the request of **M/s JSB Homemakers Private Limited**, a company duly incorporated under the provisions of Companies Act, 2013 having its registered office at 1st Floor, Pratiek Plaza, S V Road, Opp. Patel Petrol Pump, Goregaon West, Mumbai – 400104 and following documents/ details are as follows:

1) DESCRIPTION OF THE SAID PROPERTY

Property being Development Rights of M/s JSB Homemakers Private Limited **("Developer")** on the Said Property *(as defined below)* **("Development Rights")**, Unsold Units belonging to the Share of the Developer **("Unsold Units")** and Present and Future FSI accruing to the Developer **("FSI")** in the Project known as "Nakshatra Gokul" comprising of Building No. 1, 2 & 3 **("Said Project")** being developed on all that piece and parcel of freehold and non-agricultural land bearing Survey No. 334 admeasuring 3065.12 Sq Mtrs out of the Said Larger Land admeasuring 27,490 Sq. Mtrs of Village Bolinj, Taluka Vasai & District Palghar **("Said Property").**

2) THE DOCUMENTS OF THE SAID PROPERTY: As mentioned in the Annexure Below.

3) 7X12 EXTRACT:

7/12 Extract of Survey No. 334 **(1)** area admeasuring 12260.89 Sq. Mtrs. out of 27490 Sq Mtrs of Village Bolinj, Taluka Vasai, District Palghar standing in the names of (a) Laxminarayan Prabhudayal Agarwal, (b) Chimanlal Muljibhai Mehta, (c) Paresh Chimanlal Mehta, (d) Pankaj Laxminarayan Agarwal, (e) Chetan Dhirajlal Mehta and (f) Rambabu Prabhudayal Agarwal as Owners and **(2)** area admeasuring 4655 Sq. Mtrs. out of 27490 Sq Mtrs of Village Bolinj, Taluka Vasai, District Palghar standing in the names of (a) Laxminarayan Prabhudayal Agarwal and (b) Chimanlal Muljibhai Mehta as Owners.

We have perused Form VI Mutation Entries No's. 1706, 2029, 2558, 2928, 2970, 2994, 3024, 3252, 3280, 3282, 3337, 3921, 3942, 3946, 3992, 4059, 4154, 4191, 4208, 4209, 4240, 4248, 4362, 5011, 5013, 5023, 5068, 5588, 5626, 5964, 5965, 5966, 7104, 7140, 7803, 7854, 7896, 8116 in respect of Survey No. 334.

4) SEARCH WITH CONCERNED SUB-REGISTRAR OF ASSURANCES:

At your instructions, we have caused to conduct a search at the office of the concerned Sub-Registrar of Assurances in respect of the Said Property and online search at www.igrmaharashtra.gov.in by Title Investigator Mr. Sachin Pawar for the past 30 years i.e. from 1993 to 12.03.2024. On perusal of the search report dated 12.03.2024, which is annexed hereto and marked below Annexure (i.e. title tracing of the Said Property), we have not come across any encumbrance/charge recorded in respect of the Said Property.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, we are of the opinion that **(I)** the title of (i) Laxminarayan Prabhudayal Agarwal, (ii) Chimanlal Muljibhai Mehta, (iii) Paresh Chimanlal Mehta, (iv) Pankaj Laxminarayan Agarwal, (v) Chetan Dhirajlal Mehta and (vi) Rambabu Prabhudayal Agarwal as Land Owners with respect to the Said Property is clear, valid and marketable and without any encumbrances and **(II)** the title of M/s JSB Homemakers Private Limited as a Developer with respect to the Said Property is clear, valid and marketable and without any encumbrances.

Owners of the Said Property: Survey No. 334 **(1)** area admeasuring 12260.89 Sq. Mtrs. out of 27490 Sq Mtrs of Village Bolinj, Taluka Vasai, District Palghar standing in the names of (a) Laxminarayan Prabhudayal Agarwal, (b) Chimanlal Muljibhai Mehta, (c) Paresh Chimanlal Mehta, (d) Pankaj Laxminarayan Agarwal, (e) Chetan Dhirajlal Mehta and (f) Rambabu Prabhudayal Agarwal as Owners and **(2)** area admeasuring 4655 Sq. Mtrs. out of 27490 Sq Mtrs of Village Bolinj, Taluka Vasai, District Palghar standing in the names of (a) Laxminarayan Prabhudayal Agarwal and (b) Chimanlal Muljibhai Mehta as Owners.

3. The report reflecting the flow of the title of the Developer on the Said Property is enclosed herewith as Annexure.

Encl : Annexure.
Date: 12.03.2024
D M Associates

Dhiraj Dayalal Jain

Digitally signed by Dhiraj Dayalal Jain
Date: 2024.03.12 14:04:18 +05'30'

(Authorized Signatory)

ANNEXURE

We have perused the following documents:

Said Old Land No. 1 – Survey No. 334 Hissa No's. 1, 4, 7, 10, 12, 15, 21, 22, 23, 26, 28, 29 & 32 of Village Bolinj

i) Conveyance Deed Dated 12.05.1995 bearing Registration No. VASAI2-1235-1995 executed by Shantaram Damodar Patil & 22 Others in favour of 1) Vasant Kumar Kanaiyalal Jain, 2) Nandakumar Kanaiyalal Jain, 3) Kamalkumar Shankarlal Jain & 4) Shaukinkumar Shankarlal Jain in respect of the Said Old Land No. 1 interalia other properties.

ii) Sale Deed dated 13.11.2003 bearing Registration No. VASAI2-5733-2003 executed by 1) Vasant Kumar Kanaiyalal Jain, 2) Nandakumar Kanaiyalal Jain, 3) Kamalkumar Shankarlal Jain & 4) Shaukinkumar Shankarlal Jain in favour of 1) Laxminarayan Prabhudayal Agarwal & 2) Chimanlal Muljibhai Mehta in respect of the Old Land No. 1 interalia other properties.

Said Old Land no. 2 – Survey No. 334/3 of Village Bolinj

iii) Agreement for Sale dated 17.06.2000, bearing Registration No. VASAI-2-1844-2000, executed by 1) Sakhubai Jagannath Gawad & 2) Ramchandra Jagannath Gawad in favour of 1) Dhirajlal Muljibhai Mehta & 2) Rambabu Prabhudayal Agarwal in respect of Said Old Land No. 2 interalia other properties.

iv) Release Deed dated 20.01.2000 bearing Registration No. CHHA-332-2000 executed by 1) Radhabai Padman Patil, 2) Anu Ramchandra alias Jayram Bhoir, 3) Jagannath Ramchandra alias Jayram Bhoir and 4) Subhadrabai Jagannath Deshmukh in favour of 1) Damodar Rama Gawad, 2) Sakhubai Jagannath Gawad & 3) Ramchandra Jagannath Gawad in respect of Said Old Land No. 2 interalia other properties

v) Partition Deed dated 20.01.2000 bearing Registration No. CHHA-333-2000 executed by and between 1) Damodar Rama Gawad, 2) Radhabai Padman Patil, 3) Anu Ramchandra Bhoir, 4) Jagannath Jayram Bhoir, 5) Subhadrabai Jagannath Deshmukh, 6) Sakhubai Jagannath Gawad and 7) Ramchandra Jagannath Gawad for partition of the Said Old Land No. 2 interalia other properties

vi) Sale Deed dated 07.11.2001 bearing Registration No. VASAI2-6689-2001 executed by 1) Sakhubai Jagannath Gawad & 2) Ramchandra Jagannath Gawad in favour of 1) Dhirajlal Muljibhai Mehta & 2) Rambabu Prabhudayal Agarwal in respect of the Said Old Land No. 2 interalia other properties

Said Old Land No. 3 – Survey No. 334 Hissa No's. 2,8,11,14,18,20 & 30 of Village Bolinj

vii) Agreement for Sale dated 31.12.1985 bearing Registration No. VASAI-2867-1985, executed by Waman Madhav Patil & 6 Others in favour of 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Khimjibhai Popatlal Shah & 4) Govindji Shivji Shah in respect of Said Old Land No. 3 interalia other properties.

viii) Unregistered General Power of Attorney dated 31.12.1985 executed by Waman Madhav Patil & 6 Others in favour of 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Khimjibhai Popatlal Shah & 4) Govindji Shivji Shah in respect of the Said Old Land No. 3 interalia other properties

ix) Conveyance Deed dated 27.01.1987 bearing Registration No. VASAI-229-1987 executed by Waman Madhav Patil & 6 Others in favour of 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Khimjibhai Popatlal Shah & 4) Govindji Shivji Shah in respect of the Said Old Land No. 3 interalia other properties

Said Old Land No. 4 – Survey No. 334 Hissa No's. 334 Hissa No. 6, 19, 25, 27 & 31 of Village Bolinj

x) Sale Deed dated 15.07.1986 bearing Registration No. VASAI-374-1986 executed by Kanaiyalal Nanalal Jain in favour of 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Khimjibhai Popatlal Shah & 4) Govindji Shivji Shah in respect of the Said Old No. 4 interalia other properties

Said Old Land No. 5 – Survey No. 334/13 of Village Bolinj

xi) Agreement for Sale dated 07.11.1985 bearing Registration No. VASAI-2319-1985 executed by Mankubai Lakhma Patil through her Constitute Attorney Laxminarayan Prabhudayal Agarwal along with Hira Laxman Patil through his Constitute Attorney Laxminarayan Prabhudayal Agarwal as confirming party in favour of 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Khimjibhai Popatlal Shah & 4) Govindji Shivji Shah in respect of the Said Old Land No. 5 interalia other properties.

xii) Unregistered Agreement dated 22.05.1986 executed Hira Laxman Patil in favour of 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3)

Khimjibhai Popatlal Shah & 4) Govindji Shivji Shah in respect of the Said Old Land 5 interalia other properties.

xiii) Conveyance Deed dated 15.06.1993 bearing Registration No. VASAI2-768-1993 executed by Hira Laxman Patil in favour of 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Khimjibhai Popatlal Shah & 4) Govindji Shivji Shah in respect of the Said Old Land No. 5 interalia other properties.

Common documents for Said Old Land No. 3, 4 & 5 of Village Bolinj

xiv) Unregistered Agreement for Sale dated 03.09.1999 executed by Khimjibhai Popatlal Shah in favour of 1) Paresh Chimanlal Mehta & 2) Pankaj Laxminarayan Agarwal in respect of the Said Old Land No. 3, 4 & 5 interalia other properties

xv) Unregistered Agreement for Sale dated 07.10.1999 executed by Bhanumati Govindji Shah & 5 Others in favour of 1) Paresh Chimanlal Mehta & 2) Pankaj Laxminarayan Agarwal in respect of the Said Old Land No. 3, 4 & 5 interalia other properties.

xvi) Unregistered Power of Attorney dated 10.02.2000 executed by Bhanumati Govindji Shah & 5 Others in favour of 1) Paresh Chimanlal Mehta & 2) Pankaj Laxminarayan Agarwal in respect of the Said Old Land No. 3, 4 & 5 interalia other properties

xvii) Conveyance Deed dated 25.05.2000 bearing Registration No. VASAI2-1596-2000 executed by Khimjibhai Popatlal Shah in favour of 1) Paresh Chimanlal Mehta & 2) Pankaj Laxminarayan Agarwal in respect of the Said Old Land No. 3, 4 & 5 interalia other properties

xviii) Deed of Conveyance dated 16.06.2000 bearing Registration No. BBM-2099-2000 executed by Bhanumati Govindji Shah & 5 Others in favour of 1) Paresh Chimanlal Mehta & 2) Pankaj Laxminarayan Agarwal in respect of the Said Old Land No. 3, 4 &5 interalia other properties

Said Old Land No. 6 – Survey No. 334 Hissa No's. 5 & 24 of Village Bolinj

xix) Sale Deed dated 04.08.1986 bearing Registration No. VASAI-1770-1986 executed by 1) Waman Madhav Patil, 2) Ramabai Kashinath Patil, 3) Tai Kashinath Patil & 4) Tulsi Kashinath Patil in favour of 1) Laxminarayan Prabhudayal Agarwal,

2) Chimanlal Muljibhai Mehta, 3) Hemkiran Raghunath Baliga & 4) Anant Govind Raul in respect of the Said Old Land No. 6.

xx) Sale Deed dated 18.03.2010 bearing Registration No. VASAI2-4214-2010 executed by 1) Charulata Anant Raul, 2) Krutika Anant Raul, 3) Kavita Anant Raul & 4) Nikhil Anant Raul through their Constitute Attorney Deepak Harishchandra Thakur in favour of Deepak Harishchandra Thakur in respect of land admeasuring 1467.50 Sq Mtrs out of the Said Old land No. 6

xxi) Sale Deed dated 18.03.2010 bearing Registration No. VASAI2-4215-2010 executed by Hemkiran Raghunath Baliga through her Constitute Attorney Deepak Harishchandra Thakur in favour of Deepak Harishchandra Thakur in respect of land admeasuring 1467.50 Sq Mtrs out of the Said Old land No. 6.

Said Old Land No. 7 – Survey No. 334 Hissa No's. 9, 16, 17 & 33 of Village Bolinj

xxii) Confirmation Deed dated 18.03.2010 bearing Registration No. VASAI2-4212-2010 executed by Anant Damodar Patil & 8 Others through their Constitute Attorney Deepak Harishchandra Thakur in favour of Deepak Harishchandra Thakur in respect of the Said Old Land No. 7

xxiii) Sale Deed Dated 18.03.2010 bearing Registration No. VASAI2-4213-2010 executed by Anant Damodar Patil & 8 Others through their Constitute Attorney Deepak Harishchandra Thakur in favour of Deepak Harishchandra Thakur in respect of Said Old Land No. 7.

For Said Larger Land – Survey No. 334 of Village Bolinj

xxiv) Road Transfer Agreement dated 05.02.2008 bearing Registration No. VASAI2-1557-2008 executed by Laxminarayan Prabhudayal Agarwal & 19 Others in favour of Grampanchayat Bolinj in respect of the land admeasuring 3044.11 Sq Mtrs out of the Said Larger Land.

xxv) Power of Attorney dated 24.07.2012 bearing Registration No. VASAI2-97-2012 executed by Deepak Harishchandra Thakur in favour of Ajit Ratnakar Galwankar.

xxvi) Power of Attorney dated 08.03.2017 bearing Registration No. VASAI5-1235-2017 executed by Paresh Chimanlal Mehta in favour of 1) Parth B Mehta & 2) Brijesh N Rathod.

xxvii) Power of Attorney dated 08.03.2017 bearing Registration No. VASAI5-1236-2017 executed by Chimanlal Muljibhai Mehta in favour of 1) Parth B Mehta & 2) Brijesh N Rathod

xxviii) Development Agreement dated 10.11.2017 bearing Registration No. VASAI2-262-2018 executed by Laxminarayan Prabhudayal Agarwal & 6 Others in favour of M/s Viva Gokul Builders in respect of land admeasuring 10835 Sq Mtrs out of the Said Larger Land ("Said Property") interalia other properties

xxix) Power of Attorney dated 10.11.2017 bearing Registration No. VASAI2-263-2018 executed by Laxminarayan Prabhudayal Agarwal & 6 Others in favour of M/s Viva Gokul Builders in respect of land admeasuring 10835 Sq Mtrs out of the Said Larger Land ("Said Property") interalia other properties

xxx) Deed of Rectification dated 22.12.2017 bearing Registration No. VASAI2-264-2018 executed by Laxminarayan Prabhudayal Agarwal & 6 Others in favour of M/s Viva Gokul Builders in respect of Said Property.

xxxi) Release Deed dated 18.08.2018 bearing Registration No. VASAI2-8193-2018 executed by 1) Surekha Dhirajlal Mehta, 2) Rakesh Dhirajlal Mehta & 3) Hemali Dhirajlal Mehta in favour of Chetan Dhirajlal Mehta in respect of land admeasuring 3805.83 Sq Mtrs out of the Said Larger Land interalia other properties

xxxii) Deed of Conveyance dated 13.06.2022 bearing Registration No. VASAI5-9125-2022, M/s Viva Gokul Builders & 8 others in favour of 1) Viva Gokul Complex Co-Op. Housing Societies Association Ltd, 2) Magnum Co-Op. Housing Society Ltd & 3) Crown Co-Op. Housing Society in respect of the Land admeasuring 7530 Sq Mtrs out of the Said Larger Land.

xxxiii) Sale Deed dated 14.09.2023 bearing Registration No. VASAI5-14092-2023 executed by Deepak Harishchandra Thakur through his POA Holder Siddharth Deepak Thakur through his POA Holder Ajit Ratnakar Galvankar in favour of 1) Laxminarayan Prabhudayal Agarwal & 2) Chimanlal Muljibhai Mehta in respect of his undivided share in land bearing 334 admeasuring 4655 Sq Mtrs out of the Said Larger Land.

xxxiv) Deed of Release dated 11.10.2023 bearing Registration No. VASAI2-18204-2023 executed between M/s Viva Gokul Builders & 10 Others and Vasai Vikas

Sahakari Bank Ltd reconveyed the mortgaged of Rs. 5,00,00,000/- over the said land admeasuring 10835 Sq Mtrs out of the Said Larger Land interalia other properties.

xxxv) Development Agreement dated 14.12.2023 bearing Registration No. VASAI5-3685-2024 dated 07.03.2024 executed by 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Paresh Chimanlal Mehta, 4) Pankaj Laxminarayan Agarwal, 5) Chetan Dhirajlal Mehta, 6) Rambabu Prabhudayal Agarwal, 7) Bhavesh Chimanlal Mehta and 8) Hemant Laxminarayan Agarwal along with M/s Viva Gokul Builders as confirming parties in favour of M/s JSB Homemakers Private Limited in respect of development rights of Building No. 1, 2 & 3 constructed on the land bearing Survey No. 334 admeasuring 3065.12 Sq Mtrs out of the Said Land of Village Bolinj.

xxxvi) Power of Attorney dated 07.03.2024 bearing Registration No. VASAI5-3686-2024 dated 07.03.2024 executed by 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Paresh Chimanlal Mehta, 4) Pankaj Laxminarayan Agarwal, 5) Chetan Dhirajlal Mehta, 6) Rambabu Prabhudayal Agarwal, 7) Bhavesh Chimanlal Mehta and 8) Hemant Laxminarayan Agarwal granted several powers in favour of 1) Divyesh Seksaria, 2) Sunil Seksaria and 3) Jitendrakumar Ranka being the Directors of M/s JSB Homemakers Private Limited in respect of Said Property.

xxxvii) Form VI Mutation Entries No's. 1706, 2029, 2558, 2928, 2970, 2994, 3024, 3252, 3280, 3282, 3337, 3921, 3942, 3946, 3992, 4059, 4154, 4191, 4208, 4209, 4240, 4248, 4362, 5011, 5013, 5023, 5068, 5588, 5626, 5964, 5965, 5966, 7104, 7140, 7803, 7854, 7896, 8116.

xxxviii) 7/12 Extract of Survey No. 334 in the names of (a) Laxminarayan Prabhudayal Agarwal, (b) Chimanlal Muljibhai Mehta, (c) Paresh Chimanlal Mehta, (d) Pankaj Laxminarayan Agarwal, (e) Chetan Dhirajlal Mehta and (f) Rambabu Prabhudayal Agarwal in respect of the Said Land.

TRACING OF TITLE:

- ***Survey No. 334 Hissa No's. 1, 4, 7, 10, 12, 15, 21, 22, 23, 26, 28, 29 & 32 of Village Bolinj ("Said Old Land No. 1")***

a) Prior to year 1963, the following Survey No's of Village Bolinj **("Said Old Land No. 1")** interalia other properties were owned & possessed by Damodar Ambo Patil, who expired leaving behind his following legal heirs as evidenced from the Mutation Entry No. 2994 dated 20.05.1981 and their names were mentioned in the Old 7x12 Extracts of Said Old Land No. 1.

1. Shantaram Damodar Patil,
2. Jagannath Damodar Patil,

3. Bhalchandra Damodar Patil,
4. Vithal Damodar Patil,
5. Manjulabai Vasudeo Patil and,
6. Yamunabai Damodar Patil.

Sr. No.	Old Survey No's.	Hissa No.	Area (in Sq Mtrs)
1	334	1	1420
2	334	4	610
3	334	7	5240
4	334	10	200
5	334	12	300
6	334	15	400
7	334	21	510
8	334	22	510
9	334	23	610
10	334	26	300
11	334	28	100
12	334	29	100
13	334	32	300
Total			**10600 ("Said Old Land No. 1")**

b) Thereafter, Jagannath Damodar Patil expired on 31.01.1992 leaving behind his following legal heirs as evidenced from the Mutation Entry No. 3942 dated 25.03.1995

1. Kamlabai Jagannath Patil,
2. Vijay Jagannath Patil and,
3. Rajesh Jagannath Patil

Accordingly, the name of Jagannath Damodar Patil was deleted as an Owner and the names of his heirs above were recorded as Owners in Old 7x12 Extract of the Said Old Land No. 1.

c) Thereafter, vide a Conveyance Deed Dated 12.05.1995 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI2-1235-1995 executed by the following individuals sold & conveyed the Said Old Land No. 1 interalia other properties in favour of 1) Vasant Kumar Kanaiyalal Jain, 2) Nandakumar Kanaiyalal Jain, 3) Kamalkumar Shankarlal Jain & 4) Shaukinkumar Shankarlal Jain for consideration of Rs. 6,28,474/- out of which Rs. 2,90,000/- duly received by the Said Vendors therein (i.e. individuals as mentioned hereinbelow) on the terms & condition mentioned therein. Accordingly, the names of (a) Shantaram Damodar Patil, (b) Bhalchandra Damodar Patil, (c) Vithal Damodar Patil, (d) Manjulabai Vasudeo Patil, € Yamunabai Damodar Patil, (f) Kamlabai Jagannath Patil, (g) Vijay Jagannath Patil and (h) Rajesh Jagannath Patil were deleted as

Owners and the names of 1) Vasant Kumar Kanaiyalal Jain, 2) Nandakumar Kanaiyalal Jain, 3) Kamalkumar Shankarlal Jain & 4) Shaukinkumar Shankarlal Jain were recorded as Owners in the Old 7x12 Extracts of Said Old Land No.1 and the same is as evidenced from the Mutation Entry No. 3992 dated 08.12.1995

1. Shantaram Damodar Patil,
2. Isubai Shantaram Patil,
3. Arun Shantaram Patil,
4. Chandrika Arun Patil,
5. Shashikant Chandrakant Patil,
6. Ranjana Shantaram Patil through his natural guardian Shantaram Damodar Patil,
7. Vithal Damodar Patil,
8. Vanita Vithal Patil,
9. Umesh Vithal Patil through his natural guardian Vithal Damodar Patil,
10. Rekha Vithal Patil through her natural guardian Vithal Damodar Patil,
11. Smita Vithal Patil through her natural guardian Vithal Damodar Patil,
12. Bhalchandra Damodar Patil
13. Laxmi Bhalchandra Patil,
14. Manisha Bhalchandra Patil,
15. Sunanda Bhalchandra Patil through her natural guardian Bhalchandra Damodar Patil,
16. Nutan Bhalchandra Patil through his natural guardian Bhalchandra Damodar Patil
17. Yamunabai Damodar Patil
18. Kamlabai Jagannath Patil,
19. Vijay Jagannath Patil,
20. Rajesh Jagannath Patil,
21. Lalita Vijay Patil,
22. Jankibai Damodar Patil and,
23. Manjulabai Vasudeo Patil,

d) Thereafter, vide a Sale Deed dated 13.11.2003 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI2-5733-2003 executed by 1) Vasant Kumar Kanaiyalal Jain, 2) Nandakumar Kanaiyalal Jain, 3) Kamalkumar Shankarlal Jain & 4) Shaukinkumar Shankarlal Jain sold & conveyed the Old Land No. 1 interalia other properties in favour of 1) Laxminarayan Prabhudayal Agarwal & 2) Chimanlal Muljibhai Mehta for consideration of Rs. 88,74,320/- duly received & acknowledged by the said vendors therein on the terms & condition mentioned therein. Accordingly, the names of 1) Vasant Kumar Kanaiyalal Jain, 2) Nandakumar Kanaiyalal Jain, 3) Kamalkumar Shankarlal Jain & 4) Shaukinkumar Shankarlal Jain were deleted as Owners and the names of 1) Laxminarayan Prabhudayal Agarwal & 2) Chimanlal Muljibhai Mehta were recorded as Owners in

the Old 7x12 Extracts of Said Old Land No. 1 and same was recorded in revenue records vide Mutation Entry No. 5068 dated 29.11.2003.

Survey No. 334/3 of Village Bolinj ("Said Old Land No. 2")

e) Prior to year 1979, the land bearing Survey No. 334/3 admeasuring 1110 Sq Mtrs of Village Nilemore **("Said Old Land No. 2")** was owned & possessed by 1) Damodar Rama Gawad, 2) Sakhubai Jagannath Gawad & 3) Thakubai Rama Gawad and their names were recorded as Owners in 7x12 Extract as evidenced from the Mutation Entry No. 2928 dated 11.10.1979.

f) Thereafter, Thakubai Rama Gawad expired on 01.05.1987 leaving behind her following legal heirs as evidenced from the Mutation Entry No. 4191 dated 05.11.1999.

1. Damodar Rama Gawad,
2. Sakhubai Jagannath Gawad,
3. Ramchandra Jagannath Gawad,
4. Radhabai Padman Patil,
5. Anu Ramchandra Bhoir,
6. Jagannath Jayram Bhoir and,
7. Subhadrabai Jagannath Deshmukh.

Accordingly, the name of Thakubai Rama Gawad was deleted as an Owner and the names of her heirs were recorded as Owners in Old 7x12 Extract of the Said Old Land No. 2.

g) Thereafter, vide a Release Deed dated 20.01.2000 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. CHHA-332-2000 executed by 1) Radhabai Padman Patil, 2) Anu Ramchandra alias Jayram Bhoir, 3) Jagannath Ramchandra alias Jayram Bhoir and 4) Subhadrabai Jagannath Deshmukh released their all right & interest in respect of Said Old Land No. 2 interalia other properties in favour of 1) Damodar Rama Gawad, 2) Sakhubai Jagannath Gawad & 3) Ramchandra Jagannath Gawad on the terms & condition mentioned therein. Accordingly, the names of 1) Radhabai Padman Patil, 2) Anu Ramchandra alias Jayram Bhoir, 3) Jagannath Ramchandra alias Jayram Bhoir and 4) Subhadrabai Jagannath Deshmukh were deleted as Owners and the names of 1) Damodar Rama Gawad, 2) Sakhubai Jagannath Gawad & 3) Ramchandra Jagannath Gawad were recorded as Owners in the Old 7X12 Extracts of Said Old Land No. 2 and same was recorded in revenue records vide Mutation Entry No. 4208 dated 21.01.2000.

h) Thereafter, vide a Partition Deed dated 20.01.2000 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. CHHA-333-2000

executed by and between 1) Damodar Rama Gawad, 2) Radhabai Padman Patil, 3) Anu Ramchandra Bhoir, 4) Jagannath Jayram Bhoir, 5) Subhadrabai Jagannath Deshmukh, 6) Sakhubai Jagannath Gawad and 7) Ramchandra Jagannath Gawad for partition of the Said Old Land No. 2 interalia other properties, where the Said Old Land No. 2 interalia other properties came exclusively in the share of 1) Sakhubai Jagannath Gawad & 2) Ramchandra Jagannath Gawad on the term & condition mentioned therein. Accordingly, the names of 1) Damodar Rama Gawad, 2) Radhabai Padman Patil, 3) Anu Ramchandra Bhoir, 4) Jagannath Jayram Bhoir, 5) Subhadrabai Jagannath Deshmukh were deleted as Owners in Old 7x12 Extract of Said Old Land No. 2 and same was recorded in revenue record vide a Mutation Entry No. 4209 dated 21.01.2000.

i) Thereafter, vide an Agreement for Sale dated 17.06.2000 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI2-1844-2000 executed by 1) Sakhubai Jagannath Gawad & 2) Ramchandra Jagannath Gawad agreed to sell the Said Old Land No. 2 interalia other properties in favour of 1) Dhirajlal Muljibhai Mehta & 2) Rambabu Prabhudayal Agarwal for consideration of Rs. 13,36,000/- out of which Rs. 6,00,000/- duly received & acknowledged by the said vendors on the terms & condition mentioned therein.

j) Thereafter, vide a Sale Deed dated 07.11.2001 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI2-6689-2001 executed by 1) Sakhubai Jagannath Gawad & 2) Ramchandra Jagannath Gawad sold & conveyed the Said Old Land No. 2 interalia other properties in favour of 1) Dhirajlal Muljibhai Mehta & 2) Rambabu Prabhudayal Agarwal for consideration of Rs. 13,36,000/- out of which Rs. 7,36,000/- duly received & acknowledged by the said vendors and Rs. 6,00,000/- duly received at the time of execution of Agreement for Sale dated 17.06.2000 on the terms & condition mentioned therein. Accordingly, the names of 1) Sakhubai Jagannath Gawad & 2) Ramchandra Jagannath Gawad were deleted as Owners and the names of 1) Dhirajlal Muljibhai Mehta & 2) Rambabu Prabhudayal Agarwal were recorded as Owners in the Old 7x12 Extracts of Said Old Land No. 2 and same was recorded in revenue records vide Mutation Entry No. 4362 dated 13.11.2001

- ***Survey No. 334 Hissa No's. 2,8,11,14,18,20 & 30 of Village Bolinj ("Said Old Land No. 3")***

k) Prior to year 1986, the following Survey No's of Village Bolinj (**"Said Old Land No. 3"**) were owned & possessed by Madhav Rama Patil, who expired on 18.08.1955 leaving behind his following legal heirs and their names were recorded in the Old 7x12 extract as evidenced from the Mutation Entry No. 1706 dated 09.09.1955.

1. Kashinath Madhav Patil and,
2. Waman Madhav Patil

Sr. No.	Survey No.	Hissa No.	Area (In Sq Mtrs)
1	334	2	1420
2	334	8	1420
3	334	11	610
4	334	14	1420
5	334	18	300
6	334	20	510
7	334	30	100
Total			**5780 ("Said Old Land No. 3")**

l) Thereafter, Kashinath Madhav Patil expired on 01.05.1959 leaving behind his following legal heirs as evidence from the Mutation Entry No. 2029 dated 31.08.1959.

1. Ramabai Kashinath Patil,
2. Tai Kashinath Patil and,
3. Tulsi Kashinath Patil (Minor)

Accordingly, the name of Kashinath Madhav Patil was deleted as an Owner and the names of 1) Ramabai Kashinath Patil, 2) Tai Kashinath Patil & 3) Tulsi Kashinath Patil (Minor) were recorded as an Owner in the Old 7x12 extract of Said Old Land No. 3.

m) Thereafter, vide an Agreement for Sale dated 31.12.1985 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI-2867-1985 executed by the following individuals agreed to sell Said Old Land No. 3 interalia other properties in favour of 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Khimjibhai Popatlal Shah & 4) Govindji Shivji Shah for consideration of Rs. 3,33,960/- out of which Rs. 33,000/- duly received & acknowledged by the said vendors therein on the terms & condition mentioned therein

1. Waman Madhav Patil
2. Bharati Waman Patil (Age 12) through her natural guardian Waman Madhav Patil,
3. Shakuntala Waman Patil (Age 7) through her natural guardian Waman Madhav Patil.
4. Ramabai Kashinath Patil,
5. Tai Kashinath Patil and,
6. Tulsi Kashinath Patil.

n) Thereafter, vide an Unregistered General Power of Attorney dated 31.12.1985 executed by the following individuals granted several powers jointly and /or severally in favour of 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Khimjibhai Popatlal Shah & 4) Govindji Shivji Shah in respect of the Said

Old Land No. 3 interalia other properties on the terms & condition mentioned therein.

1. Waman Madhav Patil
2. Bharati Waman Patil (Age 12) through her natural guardian Waman Madhav Patil,
3. Shakuntala Waman Patil (Age 7) through her natural guardian Waman Madhav Patil.
4. Ramabai Kashinath Patil,
5. Tai Kashinath Patil and,
6. Tulsi Kashinath Patil.

o) Thereafter, vide a Conveyance Deed dated 27.01.1987 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI-229-1987 executed by the following individuals through their Constituted Attorney Laxminarayan Prabhudayal Agarwal sold & conveyed the Said Old Land No. 3 interalia other properties in favour of 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Khimjibhai Popatlal Shah & 4) Govindji Shivji Shah for consideration of Rs. 3,33,960/- out of which Rs. 53,000/- (Rs. 33,000/- at the time of Agreement for Sale dated 31.12.1985 + Rs. 20,000/-) duly received & acknowledged by the said vendors therein on the terms & condition mentioned therein. Accordingly, the names of 1) Waman Madhav Patil, 2) Ramabai Kashinath Patil, 3) Tai Kashinath Patil & 4) Tulsi Kashinath Patil were deleted as Owners and the names of 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Khimjibhai Popatlal Shah & 4) Govindji Shivji Shah were recorded as Owners in the Old 7x12 Extract of Said Old Land No. 3 and the same was recorded in revenue record vide a Mutation Entry No. 3337 dated 30.01.1987.

1. Waman Madhav Patil
2. Bharati Waman Patil (Age 12) through her natural guardian Waman Madhav Patil,
3. Shakuntala Waman Patil (Age 7) through her natural guardian Waman Madhav Patil.
4. Ramabai Kashinath Patil,
5. Tai Kashinath Patil and,
6. Tulsi Kashinath Patil.

- ***Survey No. 334 Hissa No's. 334 Hissa No. 6, 19, 25, 27 & 31 of Village Bolinj ("Said Old Land No. 4")***

p) Prior to year 1967, the following survey No's of Village Bolinj **("Old Land No. 4")** interalia other properties were purchased by Kanaiyalal Nanalal Jain from the erstwhile Vendors 1) Babu Govind Bhoir, 2) Vasu Govind Bhoir & 3) Gangabai Govind Bhoir, vide a Conveyance Deed dated 07.08.1967 for consideration of Rs. 1500 on the terms & condition mentioned therein and recorded the name of Kanaiyalal Nanalal Jain as an Owner in Old 7x12 Extract as evidenced from the Mutation Entry No. 2558 dated 02.01.1971.

Sr. No.	Survey no.	Hissa No.	Area (in Sq Mtrs)
1	334	6	1310
2	334	19	400
3	334	25	100
4	334	27	100
5	334	31	100
Total			**2010 ("Said Old Land No. 4")**

q) Thereafter, vide a Sale Deed dated 15.07.1986 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI-374-1986 executed by Kanaiyalal Nanalal Jain sold & conveyed the Said Old Land No. 4 interalia other properties in favour of 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Khimjibhai Popatlal Shah & 4) Govindji Shivji Shah for consideration of Rs. 26,000/- duly received & acknowledged by the said vendors on the terms & condition mentioned therein. Accordingly, the name of Kanaiyalal Nanalal Jain deleted as an Owner and the name of 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Khimjibhai Popatlal Shah & 4) Govindji Shivji Shah were recorded as an Owner in the Old 7x12 extract of the Said Old Land No. 4 and same was recorded in revenue record vide a Mutation Entry No 3280 dated 22.08.1986.

- ***Survey No. 334/13 of Village Bolinj ("Said Old Land No. 5")***

r) Prior to year 1981, Mankubai Lakhma Patil had deposited and paid the purchase price of Rs. 250/- and pursuant to the Purchase Certificate under Section 32M of the Maharashtra Tenancy & Agriculture Land Act, 1948 and Mankubai Lakhma Patil was recorded as the occupier in the revenue records of the land bearing Survey No. 334 Hissa No. 13 admeasuring 400 Sq Mtrs of Village Bolinj **("Said Old Land No. 5")**, which was originally belong to 1) Damodar Bhaskar Patil & 2) Harishchandra Damodar Patil and the name of Mankubai Lakhma Patil was recorded as an Owner in the Old 7x12 Extract of Old Land 5 and the same is as evidenced from the Mutation Entry No. 2970 dated 04.01.1981.

s) Thereafter, vide an Agreement for Sale dated 07.11.1985 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI-2319-1985 executed by Mankubai Lakhma Patil through her Constituted Attorney Laxminarayan Prabhudayal Agarwal along with the consent and confirmation of Hira Laxman Patil through his Constituted Attorney Laxminarayan Prabhudayal Agarwal as confirming party agreed to sell the Said Old Land No. 5 interalia other properties in favour of 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Khimjibhai Popatlal Shah & 4) Govindji Shivji Shah for

consideration of Rs. 40,111.50/- out of which Rs. 5000/- duly received & acknowledged by the said vendors on the terms & condition mentioned therein.

t) Thereafter, Mankubai Lakhma Patil expired leaving behind Hira Laxman Patil as her sole legal heir entitled to Old Land 5. Accordingly, the name of Mankubai Lakhma Patil was deleted as an Owner and the name of Hira Laxman Patil was recorded as an Owner in the Old 7x12 Extract of Old Land 5 and the same is as evidenced from the Mutation Entry No. 3252 dated 07.05.1986.

u) Thereafter, vide an unregistered Agreement dated 22.05.1986, Hira Laxman Patil confirmed the execution of Agreement for Sale dated 07.11.1985 bearing Registration No. VASAI-2319-1985 in favour of 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Khimjibhai Popatlal Shah & 4) Govindji Shivji Shah in respect of the Said Old Land 5 interalia other properties on the terms & condition mentioned therein.

v) Thereafter, vide an Order dated 21.01.1993 bearing Sr. No. REV/D/IV/T.II.TNC/SP/SR-642/92 passed by the Collector, Thane, Hira Laxman Patil have paid Nazarana of Rs. 49/- bearing Receipt No. 1912180 dated 19.01.1993 under Section 43/63 of Bombay Tenancy and agriculture land Act, 1948 and obtained the permission to sell the Said Old Land No. 5 interalia other properties in favour of 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Khimjibhai Popatlal Shah & 4) Govindji Shivji Shah.

w) Thereafter, vide a Conveyance Deed dated 15.06.1993 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI2-768-1993 executed by Hira Laxman Patil sold & conveyed the Said Old Land No. 5 interalia other properties in favour of 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Khimjibhai Popatlal Shah & 4) Govindji Shivji Shah for consideration of Rs. 40,111.50/- duly received & acknowledged by the said vendors therein on the terms & condition mentioned therein. Accordingly, the name of Hira Laxman Patil was deleted as an Owner and the names of 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Khimjibhai Popatlal Shah & 4) Govindji Shivji Shah were recorded as Owners in the Old 7x12 Extract of Said Old Land No. 5 and same was recorded in the revenue record vide Mutation Entry No. 3921 dated 12.11.1993.

Common documents for Old Land No. 3, 4 & 5

x) Thereafter, Govindji Shivji Shah expired on 01.08.1996 leaving behind his following legal heirs as evidenced from the Mutation Entry No. 4059 dated 04.12.1996.

1. Bhanumati Govindji Shah,
2. Harsha Harackchand Gada,

3. Bhupendra Govindji Shah,
4. Ketan Govindji Shah,
5. Kaushik Govindji Shah and
6. Mayur Govindji Shah,

Accordingly, the name of Govindji Shivji Shah was deleted as an Owner and the names of 1) Bhanumati Govindji Shah, 2) Harsha Harackchand Gada, 3) Bhupendra Govindji Shah, 4) Ketan Govindji Shah, 5) Kaushik Govindji Shah & 6) Mayur Govindji Shah were recorded as an Owner in Old 7x12 extract of the Said Old Land No. 3, 4 & 5.

y) Thereafter, vide an unregistered Agreement for Sale dated 03.09.1999 executed by Khimjibhai Popatlal Shah agree to sell his undivided 1/4th share in the Said Old Land No. 3, 4 & 5 interalia other properties in favour of 1) Paresh Chimanlal Mehta & 2) Pankaj Laxminarayan Agarwal for consideration of Rs. 9,00,000/- on the term & condition mentioned therein.

z) Thereafter, vide an unregistered Agreement for Sale dated 07.10.1999 executed by the following individuals agreed to sell their 1/4th right & interest in the Said Old Land No. 3, 4 & 5 interalia other properties in favour of 1) Paresh Chimanlal Mehta & 2) Pankaj Laxminarayan Agarwal for consideration of Rs. 9,00,000/- out of which Rs. 5,00,000/- duly received & acknowledged by the said vendors therein on the terms & condition mentioned therein.
1. Bhanumati Govindji Shah,
2. Harsha Harackchand Gada,
3. Bhupendra Govindji Shah,
4. Ketan Govindji Shah,
5. Kaushik Govindji Shah and,
6. Mayur Govindji Shah

aa) Thereafter, vide an unregistered Irrevocable General Power of Attorney dated 10.02.2000 executed by the following individuals granted several powers jointly and /or severally in respect of Said Old Land No. 3, 4 & 5 interalia other properties in favour of 1) Paresh Chimanlal Mehta & 2) Pankaj Laxminarayan Agarwal on the terms & condition mentioned therein.
1. Bhanumati Govindji Shah,
2. Harsha Harackchand Gada,
3. Bhupendra Govindji Shah,
4. Ketan Govindji Shah,
5. Kaushik Govindji Shah and,
6. Mayur Govindji Shah

bb) Thereafter, vide a Conveyance Deed dated 25.05.2000 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI2-1596-2000 executed by Khimjibhai Popatlal Shah sold & conveyed their 1/4th right & interest in the Said Old Land No. 3, 4 & 5 interalia other properties in favour of 1) Paresh Chimanlal Mehta & 2) Pankaj Laxminarayan Agarwal for consideration of Rs. 9,00,000/- out of which Rs. 7,50,000/- duly received & acknowledged by the said vendors therein on the terms & condition mentioned therein. Accordingly, the name of Khimjibhai Popatlal Shah was deleted as an Owner for the 1/4th undivided Share and the name of 1) Paresh Chimanlal Mehta & 2) Pankaj Laxminarayan Agarwal were recorded as an Owner in the Old 7x12 extract in Said Old Land No. 3, 4 & 5and same was recorded in revenue record vide a Mutation Entry No. 4248 dated 02.11.2000.

cc) Thereafter, vide a Deed of Conveyance dated 16.06.2000 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. BBM-2099-2000 executed by the following individuals through their Constituted Attorney Paresh Chimanlal Mehta sold & conveyed their 1/4th right & interest in the Said Old Land No. 3, 4 &5 interalia other properties in favour of 1) Paresh Chimanlal Mehta & 2) Pankaj Laxminarayan Agarwal for consideration of Rs. 20,50,000/- out of which Rs. 10,50,000/- duly received & acknowledged by the said vendors at the time of execution of Agreement for Sale dated 07.10.1999 on the terms & condition mentioned therein. Accordingly, the names of 1) Bhanumati Govindji Shah, 2) Harsha Harackchand Gada, 3) Bhupendra Govindji Shah, 4) Ketan Govindji Shah, 5) Kaushik Govindji Shah & 6) Mayur Govindji Shah were deleted as an Owner for the 1/4th undivided Share and the name of 1) Paresh Chimanlal Mehta & 2) Pankaj Laxminarayan Agarwal were recorded as an Owner in the Old 7x12 extract in Said Old Land No. 3, 4 & 5 and same was recorded in revenue record vide a Mutation Entry No. 4240 dated 14.08.2000.

1. Bhanumati Govindji Shah,
2. Harsha Harackchand Gada,
3. Bhupendra Govindji Shah,
4. Ketan Govindji Shah,
5. Kaushik Govindji Shah and,
6. Mayur Govindji Shah

- ***Survey No. 334 Hissa No's. 5 & 24 of Village Bolinj ("Said Old Land No. 6")***

dd) Prior to year 1981, the following Survey No's of Village Bolinj (**"Said Old Land No. 6"**) were owned & possessed by 1) Waman Madhav Patil, 2) Ramabai Kashinath Patil, 3) Tai Kashinath Patil & 4) Tulsi Kashinath Patil.

Sr. No.	Survey no.	Hissa No.	Area (in Sq Mtrs)
1	334	5	5260

2	334	24	610
Total			**5870 ("Old Land 6")**

ee) Thereafter, vide an agreement for Sale dated 20.09.1981 executed by 1) Waman Madhav Patil, 2) Ramabai Kashinath Patil, 3) Tai Kashinath Patil & 4) Tulsi Kashinath Patil agreed to sell the Said Old Land No. 6 in favour of 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Hemkiran Raghunath Baliga & 4) Anant Govind Raul for consideration of Rs. 1,40,360/- out of which Rs. 9000/- duly received & acknowledged by the said vendors on the terms & condition mentioned therein.

ff) Thereafter, vide a Sale Deed dated 04.08.1986 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI-1770-1986 executed by 1) Waman Madhav Patil, 2) Ramabai Kashinath Patil, 3) Tai Kashinath Patil & 4) Tulsi Kashinath Patil sold & conveyed the Said Old Land No. 6 in favour of 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Hemkiran Raghunath Baliga & 4) Anant Govind Raul for consideration of Rs. 1,40,360/- out of which Rs. 70000/- (Rs. 9000 + Rs.61,000/-) duly received & acknowledged by the said vendors on the terms & condition mentioned therein. Accordingly, the names of 1) Waman Madhav Patil, 2) Ramabai Kashinath Patil, 3) Tai Kashinath Patil & 4) Tulsi Kashinath Patil were deleted as an Owner and the names of 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Hemkiran Raghunath Baliga & 4) Anant Govind Raul were recorded as an Owner in the Old 7x12 Extract of Said Old Land No. 6 and same was recorded in revenue record vide a Mutation Entry No. 3282 dated 07.08.1986.

gg) Thereafter, Anant Govind Raul expired on 08.02.2001 leaving behind his following legal heirs as evidenced from the Mutation Entry No. 5023 dated 21.06.2003.

1. Charulata Anant Raul,
2. Krutika Anant Raul (Age 16)
3. Kavita Anant Raul – (Age 14) and,
4. Nikhil Anant Raul – (Age 12)

Accordingly, the name of Anant Govind Raul was deleted as an Owner and the names of 1) Charulata Anant Raul, 2) Krutika Anant Raul, 3) Kavita Anant Raul & 4) Nikhil Anant Raul recorded as an Owner in 7x12 extract in the Said Old Land No. 6.

hh) Thereafter, vide a Notarized and Unregistered General Power of Attorney dated 29.01.2008 executed by 1) Charulata Anant Raul, 2) Krutika Anant Raul (Adult), 3) Kavita Anant Raul (Adult) & 4) Nikhil Anant Raul (Adult) granted several powers in respect of the land admeasuring 1467.50 Sq Mtrs out of the Said Old land

No. 6 in favour of Deepak Harishchandra Thakur on the terms & condition mentioned therein.

ii) Thereafter, vide a Notarized Irrevocable General Power of Attorney dated 03.04.2008 executed by Hemkiran Raghunath Baliga granted several powers jointly and /or severally in respect of the land admeasuring 1467.50 Sq Mtrs out of the Said Old land No. 6 in favour of 1) Deepak Harishchandra Thakur, 2) Laxminarayan Prabhudayal Agarwal & 3) Chimanlal Muljibhai Mehta on the terms & condition mentioned therein.

jj) Thereafter, vide a Sale Deed dated 18.03.2010 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI2-4214-2010 executed by 1) Charulata Anant Raul, 2) Krutika Anant Raul, 3) Kavita Anant Raul & 4) Nikhil Anant Raul through their Constitute Attorney Deepak Harishchandra Thakur sold & conveyed the land admeasuring 1467.50 Sq Mtrs out of the Said Old land No. 6 in favour of Deepak Harishchandra Thakur for Consideration of Rs. 5,00,000/- duly received & acknowledged by the said vendors on the terms & condition mentioned therein. Accordingly, the names of 1) Charulata Anant Raul, 2) Krutika Anant Raul, 3) Kavita Anant Raul & 4) Nikhil Anant Raul were deleted as Owners and the name of Deepak Harishchandra Thakur was recorded as Owned in Old 7x12 extract of Said Old Land No. 6 and same was recorded in revenue record vide a Mutation Entry No. 5964 dated 24.03.2010.

kk) Thereafter, vide a Sale Deed dated 18.03.2010 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI2-4215-2010 executed by Hemkiran Raghunath Baliga through her Constitute Attorney Deepak Harishchandra Thakur sold & conveyed the land admeasuring 1467.50 Sq Mtrs out of the Said Old land No. 6 in favour of Deepak Harishchandra Thakur for Consideration of Rs. 5,00,000/- duly received & acknowledged by the said vendors on the terms & condition mentioned therein. Accordingly, the name of Hemkiran Raghunath Baliga was deleted as an Owner and the name of Deepak Harishchandra Thakur was recorded as Owned in Old 7x12 extract of Said Old Land No. 6 and same was recorded in revenue record vide a Mutation Entry No. 5966 dated 24.03.2010.

- ***Survey No. 334 Hissa No's. 9, 16, 17 & 33 of Village Bolinj (Said Old Land No. 7)***

ll) Prior to year 1986, the following Survey No's of Village Bolinj (**"Said Old Land No. 7"**) were owned & possessed by Damodar Bhaskar Patil, who expired on 04.11.1958 leaving behind his following legal heirs and recorded their name in the Old 7x12 extract of Said Old Land No. 7 as evidenced from the Mutation Entry No. 3024 dated 05.11.1981.

1. Harishchandra Damodar Patil,
2. Anant Damodar Patil,

3. Vijay (Vijayanand) Damodar Patil and,
4. Dayanand Damodar Patil.

Sr. No.	Survey no.	Hissa No.	Area (in Sq Mtrs)
1	334	9	400
2	334	16	200
3	334	17	610
4	334	33	510
Total			**1720 ("Said Old Land No. 7")**

mm) Thereafter, vide an Agreement for Sale dated 30.04.1986 executed by 1) Anant Damodar Patil, 2) Dayanand Damodar Patil, 3) Harishchandra Damodar Patil & 4) Vijay Damodar Patil agreed to sell the Said Old Land No. 7 in favour of Deepak Harishchandra Thakur for consideration of Rs. 92,565/- on the terms & condition mentioned therein.

nn) Thereafter, Harishchandra Damodar Patil expired on 10 years ago leaving behind his following legal heirs as evidenced from the Mutation Entry No. 5011 dated 20.05.2003.

1. Bhamini Harishchandra Patil,
2. Harish Harishchandra Patil,
3. Sachin Harishchandra Patil and,
4. Pranita Pankaj Thakur

Accordingly, the name of Harishchandra Damodar Patil was deleted as an Owner and the names of 1) Bhamini Harishchandra Patil, 2) Harish Harishchandra Patil, 3) Sachin Harishchandra Patil & 4) Pranita Pankaj Thakur were recorded as an Owner in the Old 7x12 of the Said Old Land No. 7.

oo) Thereafter, Vijayanand Damodar Patil expired on 18.01.2000 leaving behind his following legal heirs as evidenced from the Mutation Entry No. 5013 dated 10.06.2003.

1. Chitra Vijayanand Patil,
2. Dipti Vijayanand Patil and,
3. Priti Vijayanand Patil.

Accordingly, the name of Vijayanand Damodar Patil was deleted as an Owner and the names of 1) Chitra Vijayanand Patil, 2) Dipti Vijayanand Patil, 3) Priti Vijayanand Patil were recorded as an Owner in the Old 7x12 of the Said Old Land No. 7.

pp) Thereafter, vide a Notarized and Unregistered General Power of Attorney dated 05.08.2003 executed by the following individuals granted their several powers

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in respect of Said Old Land no. 7 in favour of Dayanand Damodar Patil on the terms & condition mentioned therein.

1. Anant Damodar Patil,
2. Bhamini Harishchandra Patil,
3. Pradeep alias Harish Harishchandra Patil,
4. Sachin Harishchandra Patil,
5. Pranita Pankaj Thakur
6. Chitra Vijayanand Patil,
7. Dipti Vijayanand Patil, minor through her natural guardian Chitra Vijayanand Patil and,
8. Priti Vijayanand Patil, minor through her natural guardian Chitra Vijayanand Patil.

qq) Thereafter, vide a Notarized General Power of Attorney dated 07.08.2003 executed by the following individuals granted their several powers in respect of Said Old Land no. 7 in favour of Deepak Harishchandra Thakur on the terms & condition mentioned therein.

1. Dayanand Damodar Patil for Self & POA Holder of Sr. No. 2 to 9,
2. Anant Damodar Patil,
3. Bhamini Harishchandra Patil,
4. Pradeep alias Harish Harishchandra Patil,
5. Sachin Harishchandra Patil,
6. Pranita Pankaj Thakur
7. Chitra Vijayanand Patil,
8. Dipti Vijayanand Patil through her natural guardian Chitra Vijayanand Patil and,
9. Priti Vijayanand Patil through her natural guardian Chitra Vijayanand Patil

rr) Thereafter, vide a Confirmation Deed dated 18.03.2010 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI2-4212-2010 executed by the following individuals through their Constitute Attorney Deepak Harishchandra Thakur confirmed the execution of Agreement for Sale dated 30.04.1986 executed by Anant Damodar Patil & Others in favour of Deepak Harishchandra Thakur in respect of the Said Old Land No. 7 on the terms & condition mentioned therein.

1. Anant Damodar Patil,
2. Dayanand Damodar Patil,
3. Bhamini Harishchandra Patil,
4. Harish Harishchandra Patil,
5. Sachin Harishchandra Patil,
6. Pranita Pankaj Thakur,
7. Chitra Vijayanand Patil,
8. Dipti Vijayanand Patil and,
9. Priti Vijayanand Patil

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ss) Thereafter, vide a Sale Deed Dated 18.03.2010 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI2-4213-2010 executed by the following individuals through their Constitute Attorney Deepak Harishchandra Thakur sold & conveyed the Said Old Land No. 7 in favour of Deepak Harishchandra Thakur for consideration of Rs. 92565/- duly received & acknowledged by the said vendors on the terms & condition mentioned therein. Accordingly, the names of 1) Anant Damodar Patil, 2) Dayanand Damodar Patil, 3) Bhamini Harishchandra Patil, 4) Harish Harishchandra Patil, 5) Sachin Harishchandra Patil, 6) Pranita Pankaj Thakur, 7) Chitra Vijayanand Patil, 8) Dipti Vijayanand Patil and 9) Priti Vijayanand Patil were deleted as an Owneer and the names of Deepak Harishchandra Thakur was recorded as an Owner in Old 7/12 extract of the Said Old Land No. 7 and same was recorded in revenue record vide a Mutation Entry No. 5965 dated 24.03.2010.

1. Anant Damodar Patil,
2. Dayanand Damodar Patil,
3. Bhamini Harishchandra Patil,
4. Harish Harishchandra Patil,
5. Sachin Harishchandra Patil,
6. Pranita Pankaj Thakur,
7. Chitra Vijayanand Patil,
8. Dipti Vijayanand Patil and,
9. Priti Vijayanand Patil

Common Tracing for Survey No. 334 (previously numbered as Survey No. 334 Hissa No. 1 to 33)

a) Thereafter, vide an Order dated 23.10.2007 bearing No. Bhumapan/Village Bolinj/KJP/AT/More No. 221/2007 and Sr. No. 925/2007 passed by Collector of Revenue Depart Vasai, rectification made in the computerized record of 7/12 extract of Said Old Land No. 1 to 7 interalia other properties and accordingly 7/12 extracts of Survey No. 334 Hissa No. 1 to 33 admeasuring 27,490 Sq Mtrs were corrected & amalgamated into Single Survey No. 334 admeasuring 27,490 Sq Mtrs (**"Said Larger Land"**) as evidenced from the Mutation Entry Nos. 5588 dated 10.12.2007.

b) Thereafter, vide a Road Transfer Agreement dated 05.02.2008 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI2-1557-2008 executed by the following individuals gifted the land admeasuring 3044.11 Sq Mtrs out of the Said Larger Land in favour of Grampanchayat Bolinj on the terms & condition mentioned therein and recorded the name of Grampanchayat Bolinj in Other column of revenue record and same was recorded in revenue record vide Mutation Entry No. 5626 dated 06.02.2008.

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1. Laxminarayan Prabhudayal Agarwal,
2. Chimanlal Muljibhai Mehta
3. Paresh Chimanlal Mehta
4. Pankaj Laxminarayan Agarwal
5. Chetan Dhirajlal Mehta,
6. Rambabu Prabhudayal Agarwal
7. Hemkiran Raghunath Baliga through his POA Holder 1) Laxminarayan Prabhudayal Agarwal & 2) Chimanlal Muljibhai Mehta,
8. Charulata Anant Raul,
9. Krutika Anant Raul,
10. Kavita Anant Raul,
11. Nikhil Anant Raul,

Sr. No. 8 to 11 through POA Holder 1) Laxminarayan Prabhudayal Agarwal & 2) Chimanlal Muljibhai Mehta

12. Anant Damodar Patil,
13. Dayanand Damodar Patil,
14. Bhamini Harishchandra Patil,
15. Pradeep alias Harish Harishchandra Patil,
16. Sachin Harishchandra Patil,
17. Pranita Pankaj Thakur
18. Chitra Vijayanand Patil,
19. Dipti Vijayanand Patil and,
20. Priti Vijayanand Patil

Sr. No. 12 to 20 through POA Holder 1) Laxminarayan Prabhudayal Agarwal & 2) Chimanlal Muljibhai Mehta

c) Thereafter, vide a Power of Attorney dated 24.07.2012 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI2-97-2012 executed by Deepak Harishchandra Thakur granted several powers in favour of Ajit Ratnakar Galwankar on the terms & condition mentioned therein in respect of various villages in Taluka Vasai, District Thane including the Said Larger Land.

d) Thereafter, vide a Power of Attorney dated 08.03.2017 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI5-1235-2017 executed by Paresh Chimanlal Mehta granted several powers jointly and /or severally in favour of 1) Parth B Mehta & 2) Brijesh N Rathod on the terms & condition mentioned therein in respect of building constructing at Village Bolinj, Taluka Vasai, District Palghar.

e) Thereafter, vide a Power of Attorney dated 08.03.2017 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI5-1236-2017 executed by Chimanlal Muljibhai Mehta granted several powers jointly and /or

severally in favour of 1) Parth B Mehta & 2) Brijesh N Rathod on the terms & condition mentioned therein in respect of building constructing at Village Bolinj, Taluka Vasai, District Palghar.

f) Thereafter, Dhirajlal Muljibhai Mehta expired on 27.12.2016 leaving behind his following legal heirs as evidenced from the Mutation Entry No. 7104 dated 26.04.2018.

1. Surekha Dhirajlal Mehta,
2. Rakesh Dhirajlal Mehta,
3. Chetan Dhirajlal Mehta and,
4. Hemali Dhirajlal Mehta

g) Thereafter, vide a Development Agreement dated 10.11.2017 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI2-262-2018 executed by the following individuals granted the development rights for building Type D & E constructed on land admeasuring 10835 Sq Mtrs out of the Said Larger Land in favour of M/s Viva Gokul Builders for consideration of Rs. 4,00,00,000/- on the terms & condition mentioned therein

1. Laxminarayan Prabhudayal Agarwal,
2. Chimanlal Muljibhai Mehta through his Constitute Attorney Brijesh Rathod,
3. Paresh Chimanlal Mehta through his Constitute Attorney Brijesh Rathod,
4. Pankaj Laxminarayan Agarwal,
5. Chetan Dhirajlal Mehta,
6. Rambabu Prabhudayal Agarwal,
7. Deepak Harishchandra Thakur through his Constitute Attorney Ajit Galvankar.

h) Thereafter, vide a Power of Attorney dated 10.11.2017 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI2-263-2018 executed by the following individuals granted several powers in respect of Said Property in favour of M/s Viva Gokul Builders on the terms & condition mentioned therein.

1. Laxminarayan Prabhudayal Agarwal,
2. Chimanlal Muljibhai Mehta through his Constitute Attorney Brijesh Rathod,
3. Paresh Chimanlal Mehta through his Constitute Attorney Brijesh Rathod,
4. Pankaj Laxminarayan Agarwal,
5. Chetan Dhirajlal Mehta,
6. Rambabu Prabhudayal Agarwal and,
7. Deepak Harishchandra Thakur through his Constitute Attorney Ajit Galvankar

i) Thereafter, vide a Deed of Rectification dated 22.12.2017 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI2-264-2018 executed by the following individuals rectify the amount of consideration wrongly

mentioned as Rs. 4,00,00,000/- instead of Rs. 5,40,00,000/- in Development Agreement dated 10.11.2017 bearing Registration no. VASAI2-262-2018 in favour of M/s Viva Gokul Builders on the terms & condition mentioned therein.

1. Laxminarayan Prabhudayal Agarwal,
2. Chimanlal Muljibhai Mehta through his Constitute Attorney Brijesh Rathod
3. Paresh Chimanlal Mehta through his Constitute Attorney Brijesh Rathod
4. Pankaj Laxminarayan Agarwal
5. Chetan Dhirajlal Mehta,
6. Rambabu Prabhudayal Agarwal and,
7. Deepak Harishchandra Thakur through his Constitute Attorney Ajit Galvankar

j) Thereafter, vide a Release Deed dated 18.08.2018 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI2-8193-2018 executed by 1) Surekha Dhirajlal Mehta, 2) Rakesh Dhirajlal Mehta & 3) Hemali Dhirajlal Mehta released & relinquished their undivided 1/6th Share i.e. admeasuring 3805.83 Sq Mtrs out of the Said Larger Land interalia other properties in favour of Chetan Dhirajlal Mehta on the terms & Conditioned mentioned therein and the name of Chetan Dhirajlal Mehta was recorded as Owner in the 7x12 extract of the Said Larger Land with respect to area admeasuring 3805.83 Sq. Mtrs. as evidenced from the Mutation Entry No. 7140 dated 01.09.2018.

k) Thereafter, vide a Mutation Entry No. 5626, the name of Grampanchayat Bolinj recorded in the Other Right column for admeasuring 3044.11 Sq Mtrs Sq Mtrs, while recording Road Transfer Agreement dated 05.02.2008 bearing Registration No. VASAI2-1557-2008 in revenue record and same was rectified by application and affidavit submitted by the applicant, the name to Grampanchayat Bolinj was deleted from the Other Column of revenue record and recorded the name of Grampanchayat Bolinj in the Kabjedar Column of revenue record as evidenced from the Mutation Entry No. 7896 dated 28.10.2022.

l) Thereafter, it is observed that **I)** 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Paresh Chimanlal Mehta, 4) Pankaj Laxminarayan Agarwal, 5) Chetan Dhirajlal Mehta & Rambabu Prabhudayal Agarwal **("Said Owner")** owned & possessed a portion of admeasuring 12260.89 Sq Mtrs out of Said Larger Land **("Said Land A")** and **II)** Deepak Harishchandra Thakur owned & possessed a portion admeasuring 4655 Sq Mtrs out of Said Land i.e. total admeasuring 16915.89 Sq Mtrs after excluding the following mentioned in the below table and same reflecting on the revenue record:

Particular	Admeasuring Area (In Sq Mtrs)
Total Area of Survey No. 334	27490

Less - DP Road (Road Transfer Agreement dated 05.02.2008) **(Area not forming part of the Said Property)**	3044.11
Less - Transfer to 3 Societies (Deed of Conveyance dated 13.06.2022) **(Area not forming part of the Said Property)**	7530
Remaining Area of Survey No. 334	**16915.89**

m) Thereafter, vide a Power of Attorney dated 07.05.2021 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI5-5681-2021 executed by Siddharth Deepak Thakur granted several powers jointly and /or severally in favour of 1) Sagar Pravin Raut & 2) Ajit Ratnakar Galvankar in respect of properties situated in Maharashtra.

n) Thereafter, vide a Power of Attorney dated 25.01.2022 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI5-1166-2022 executed by Deepak Harishchandra Thakur granted several powers in favour of Siddharth Deepak Thakur in respect of various villages in Vasai Taluka & Palghar District and properties falling under Vasai Virar Municipal Council, Thane, Mumbai and any other places.

o) Thereafter, vide a Sale Deed dated 14.09.2023 duly registered with the concerned Sub-Registrar of Assurances bearing Registration No. VASAI5-14092-2023 executed by Deepak Harishchandra Thakur through his POA Holder Siddharth Deepak Thakur through his POA Holder Ajit Ratnakar Galvankar sold & conveyed his undivided share in land bearing Survey No. 334 admeasuring 4655 Sq Mtrs out of the Said Larger Land, which was acquired from various agreement i.e. Sale Deed dated 18.03.2010 bearing Registration No. VASAI2-4214-2010, Sale Deed dated 18.03.2010 bearing Registration No. VASAI2-4215-2010 & Sale Deed Dated 18.03.2010 bearing Registration No. VASAI2-4213-2010 in favour of 1) Laxminarayan Prabhudayal Agarwal & 2) Chimanlal Muljibhai Mehta for consideration of Rs. 10,00,00,000/- duly received & acknowledged by the said vendors and agreed to allot constructed unit i.e. shop admeasuring 867.50 Sq Mtrs on Ground Floor & Commercial Gala admeasuring 1052.50 Sq Mtrs on 1st Floor & admeasuring 230 Sq Mtrs on 2nd Floor on the terms & condition mentioned therein. Accordingly, the name of Deepak Harishchandra Thakur was deleted as an Owner with respect to area admeasuring 4,655 Sq. Mtrs. and the name of 1) Laxminarayan Prabhudayal Agarwal & 2) Chimanlal Muljibhai Mehta were recorded as an Owner in the 7x12 Extract of the Said Larger Land with respect to area admeasuring 4,655 Sq. Mtrs. and same was recorded in the Mutation Entry No. 8116 dated 16.09.2023.

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p) It is observed that on the execution of the aforesaid Agreement i.e. Sale Deed dated 14.09.2023 bearing Registration No. VASAI5-14092-2023, 1) Laxminarayan Prabhudayal Agarwal & 2) Chimanlal Muljibhai Mehta became the owner of admeasuring 4,655 Sq Mtrs out of the Said Larger Land **("Said Land B")** and same reflected in the revenue record.

Hereinafter, "Said Land A" & "Said Land B" (collectively referred as "Said Land")

q) Thereafter, vide a Development Agreement dated 14.12.2023 duly registered with the office of Sub Registrar of Assurances bearing Registration No. VASAI5-3685-2024 dated 07.03.2024 executed by 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Paresh Chimanlal Mehta, 4) Pankaj Laxminarayan Agarwal, 5) Chetan Dhirajlal Mehta, 6) Rambabu Prabhudayal Agarwal, 7) Bhavesh Chimanlal Mehta and 8) Hemant Laxminarayan Agarwal along with M/s Viva Gokul Builders as confirming parties granted development rights for construction of Building No. 1, 2 & 3 on the land bearing Survey No. 334 admeasuring 3065.12 Sq Mtrs out of the Said Land of Village Bolinj **("Said Property")** in favour of M/s JSB Homemakers Private Limited **("Said Developer)** on the terms & condition mentioned therein.

r) Thereafter, vide a Power of Attorney dated 07.03.2024 duly registered with the Office of Sub-registrar of Assurances bearing Registration No. VASAI5-3686-2024 dated 07.03.2024 executed by 1) Laxminarayan Prabhudayal Agarwal, 2) Chimanlal Muljibhai Mehta, 3) Paresh Chimanlal Mehta, 4) Pankaj Laxminarayan Agarwal, 5) Chetan Dhirajlal Mehta, 6) Rambabu Prabhudayal Agarwal, 7) Bhavesh Chimanlal Mehta and 8) Hemant Laxminarayan Agarwal granted several powers in respect of the Said Property jointly and/or severally in favour of 1) Divyesh Seksaria, 2) Sunil Seksaria and 3) Jitendrakumar Ranka being the Directors of M/s JSB Homemakers Private Limited on the terms & condition mentioned therein.

APPROVALS/ PERMISSIONS/OTHER RELEVANT TITLE DOCUEMTNS:

i. NA Order dated 12.07.2004 bearing Sr. No. Mahsul/K-1/T-9/NAP/SR-44/2004 passed by The Tahsildar of Thane, granted permission to convert the land admeasuring 28600 Sq Mtrs of land bearing Survey No. 334 Hissa No. 1 to 33 interalia other properties for non -agriculture purpose i.e. land admeasuring 27994.44 Sq Mtrs for residential use and land admeasuring 608.56 Sq Mtrs for commercial use.

ii. Development Permission with Amalgamation dated 11.01.2012 bearing Sr. No. VVCMC/TP/RDP/VP-0369/2063 issued by Vasai Virar City Municipal Corporation for proposed Residential with Shopline Buildings Type D & E on the land bearing Survey No. 334 Hissa No. 1 to 33 interalia other properties on the terms & condition

mentioned therein.

iii. Revise Development Permission dated 14.11.2022 bearing Sr. No. VVCMC/TP/RDP/VP-0369/2063 issued by Vasai Virar City Municipal Corporation for Commercial Building SH2 & SH3 (Gr +2), Residential Bungalow RH-3 157 (Gr + 2pt) and Residential with shopline building Type 1 to 11 (St / Gr (Comm.) + 1st (Comm) & 2nd floor podium & 1st to 19th floor) on the land bearing Survey No. 334 interalia other properties on the terms & condition mentioned therein.

iv. Environment Clearance Certificate dated 26.06.2013 bearing Sr. No. SEAC-2013/CR-232/TC-1 issued by the Environment Department, Government of Maharashtra for proposed expansion of Residential cum Commercial Projects on Land bearing Survey No. 334 interalia other properties

v. Provisional No Objection Certificate dated 27.09.2022 bearing Sr. No. VVCMC/FIRE/HQ/1956/2022-2023 issued by Vasai Virar City Municipal Corporation, Fire & Emergency Department for proposed Residential / Residential with Shopline Building No. 1 to 11 on land bearing Survey No. 334 of Village Bolinj interalia other properties.

vi. Plinth Completion Certificate dated 05.10.2018 bearing Sr. No. VVCMC/TP/PCC/VP-0369/68/2018-2019 issued by Vasai Virar City Municipal Corporation for Residential with Shopline Buildings 1 to 4 & 10 & 11 (Gr/Stilt /shop + 1st Podium /Office (P1Floor) + 2nd Podium (P2Floor) + up 3rd to 6th floor) & Residential with Shopline building 5 (Gr/ Stilt/shop + 1st Podium /Office (P1floor) + 2nd Podium (P2floor) + up 3rd to 7th floor), Residential buildings 6 to 9 (Stilt + 1st Podium (P1floor) + 2nd Podium (P2 Floor) + up 3rd to 6th floor) on land bearing Survey No. 334 Hissa No. 1 to 33 of village Bolinj interalia other properties

vii. 2 Receipt No's. 1137496 dated 10.04.2023 & 1148510 dated 19.04.2023 towards payment of the Property Tax of Rs. 13920/ - & Rs. 2290/- each respectively against Account No. 773 & 2628 for the Period of 2022-2023 in respect of the Said Property

viii. Revise Development Permission dated 16.02.2024 bearing reference no. VVCMC/TP/RDP/VP-369/272/2023-2024 issued by Vasai Virar City Municipal Corporation for Residential/ Residential with Shopline buildings Type 1 to 6 & Regularization Bungalow RH3 157 constructed on the land bearing Survey No. 334 interalia other properties on the terms & condition mentioned therein

LITIGATIONS IF ANY:

D M ASSOCIATES
Advocates & Legal Consultants

On perusal of the documents provided, we have not come across any pending litigations initiated by or against the Owner with respect to the Said Land/ Said Property.

CERTIFICATE:

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, we are of the opinion that **(I)** the title of (i) Laxminarayan Prabhudayal Agarwal, (ii) Chimanlal Muljibhai Mehta, (iii) Paresh Chimanlal Mehta, (iv) Pankaj Laxminarayan Agarwal, (v) Chetan Dhirajlal Mehta and (vi) Rambabu Prabhudayal Agarwal as Land Owners with respect to the Said Property is clear, valid and marketable and without any encumbrances and **(II)** the title of M/s JSB Homemakers Private Limited as a Developer with respect to the Said Property is clear, valid and marketable and without any encumbrances.

Thanking You.
Yours faithfully,

Dhiraj Dayalal Jain
Digitally signed by Dhiraj Dayalal Jain
Date: 2024.03.12 14:01:58 +05'30'

D M Associates
(Authorized Signatory)

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