

N. R. DESHMUKH & CO.

ADVOCATES AND LEGAL ADVISORS

ADVOCATES

MR. N. B. DESHMUKH

B.A. (Hons) LL.B.

MRS. SHAILAJA DESHMUKH

B.Com. LL.B.

MRS. NIKITA DESHMUKH (PATIL)

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OFF : A/101, Aarti Apartment

Near Telephone Exchange,

Amrasheth Vartak Road,

Virar (West), Tal - Vasai,

Dist - Palghar, Pin - 401 303.

Off. Phone : 2502662

Email ID - deshmukhp657@gmail.com

Date : 9th February 2019

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 land bearing Survey No. 411/C/1, admeasuring 14430 Square metres, assessed at Rs 1443.00 Paise, lying being and situate at Village BOLINJ, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6 belonging to M/s. AMEYA BUILDERS AND PROPERTY DEVELOPERS represented by its partners 1) MR. RAJEEV YASHWANT PATIL, 2) MRS. SADHANA RAJEEV PATIL, 3) MR. MORESHWAR KRISHNA BARIA, 4) MR. UDAY MORESHWAR BARIA, 5) MR. UPESH MORESHWAR BARIA.

I have taken search from 1952 to 2019 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	NIL
2006	NIL	2007	NIL	2008	NIL
2009	NIL	2010	NIL	2011	NIL
2012	NIL	2013	NIL	2014	NIL
2015	NIL				

2016 By an Conveyance deed dated 29/03/2016 and registered in the office of Sub-Registrar at Vasai No. 5 (Virar) under Serial No. Vasai 5-1660-2016, dated 29/03/2016, 1) Kamla Bai Vishnu Dagala, 2) Vanita Vishnu Dagala Alias Rekha Raman Vayda, 3) Chandraprabha Vishnu Dagala Alias Dagala Alias Aarti Kunal Gandhi have sold and conveyed the land bearing Survey No. 411A, Hissa No. 2, admeasuring 16190 Square metres to M/s. Survey No. 411A, Hissa No. 2, admeasuring 16190 Square metres to M/s. Ameya Builders and Property Developers represented by its partners 1) Mr. Rajeev Yashwant Patil, 2) Mrs. Sadhana Rajeev Patil, 3) Mr. Moreshwar Baria, 4) Mr. Uday Moreshwar Baria, 5) Mr. Upesh Moreshwar Baria

2017 NIL 2018 NIL

2019 By an Agreement for sale dated 05/02/2019 and registered in the office of Sub-Registrar at Vasai No. 2 (Virar) under Serial No. 1496/2019, dated 05/02/2019, entered into by and between M/s. Ameya Builders And Property Developers (therein called "The Vendors") of the First Part and M/S. DHARTIDHAN DEVELOPERS (therein called "The Purchasers") of the Second Part, the said M/s. Ameya Builders And Property Developers have agreed to sell the land admeasuring 2442 Square metres together with the FSI of approved Building No. 1 and 2 consisting of stilt + 14 floors, admeasuring 100126 Square feet (Built up area) out of Survey No. 411/C/I, lying being and situate at Village Bolinj, Taluka Vasai, District Palghar approved by the Vasai Virar City Municipal Corporation to M/s. DHARTIDHAN DEVELOPERS, on the terms and conditions mentioned in the said agreement.

The said M/s. Ameya Builders And Property Developers have executed a Power of Attorney dated 05/02/2019 which has been registered in the office of Sub-Registrar at Vasai No. 2 (Virar) under Serial No. 1497/2019, dated 05/02/2019 in favour of the partners of M/s. DHARTIDHAN DEVELOPERS with a right to develop the said land.

* NIL subject to mutilated record and torned pages.



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Date : 9th February 2019

TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT I have investigated the title of land bearing Survey No. 411/C/1, admeasuring 14430 Square metres, assessed at Rs.1443.00 Paise, lying being and situate at Village BOLINJ, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6 belonging to M/s. AMEYA BUILDERS AND PROPERTY DEVELOPERS represented by its partners 1) MR. RAJEEV YASHWANT PATIL, 2) MRS. SADHANA RAJEEV PATIL, 3) MR. MORESHWAR KRUSHNA BARIA, 4) MR. UDAY MORESHWAR BARIA, 5) MR. UPESH MORESHWAR BARIA.

Late Bapu Balu Dagala was the owner of the land bearing Survey No. 411A, Hissa No. 2, admeasuring 16190 Square metres. The said land was allotted to Late Bapu Balu Dagala on New and Imparible Tenure vide Taluka Order No. RTS-3639, dated 01/01/1955 and I.N.D. and I.N.D., dated 07/06/1956 and on the terms and conditions mentioned in the said orders.

The said Bapu Balu Dagala died intestate on 09/12/1985 leaving behind him 1) Dwarkabai Bapu Dagala, 2) Mr. Vishnu Bapu Dagala, being the legal heirs at the time of his death.

Dwarkabai Bapu Dagala died intestate on 05/06/1990 leaving behind her Mr. Vishnu Bapu Dagala, being the legal heir at the time of his death.

By an Agreement for sale dated 04/01/2005 entered into by and between 1) Mr. Vishnu Bapu Dagala, 2) Karmabai Vishnu Dagala, 3) Vanita Vishnu Dagala Alias Rekha Kumar Vayda, 4) Chandraprabha Vishnu Dagala Alias Chandraprabha Devidas Pardhi, 5) Vaibhav Vishnu Dagala, 6) Aarti Vishnu Dagala Alias Aarti Kunal Gandhi (herein called "The Vendors") of the First Part and M/s. Ameya Builders and Property Developers represented by its partners 1) Mr. Rajeev Yashwant Patil, 2) Mrs. Sadhana Rajeev Patil, 3) Mr. Moreshwar Krishna Baria, 4) Mr. Uday Moreshwar Baria, 5) Mr. Upesh Moreshwar Baria (herein called "The Purchasers") of the Second Part, the said Vishnu Bapu Dagala and others have agreed to sell the said land to M/s. Ameya Builders and Property Developers represented by its partners 1) Mr. Rajeev Yashwant Patil, 2) Mrs. Sadhana Rajeev Patil, 3) Mr. Moreshwar Krishna Baria, 4) Mr. Uday Moreshwar Baria, 5) Mr. Upesh Moreshwar Baria, on the terms and conditions mentioned in the said Agreement.

Mr. Vishnu Bapu Dagala died intestate 26/12/2007 leaving behind him 1) Kamlabai Vishnu Dagala, 2) Rekha Raman Vayda, 3) Chandraprabha Devidas Pardhi, 4) Vaibhav Vishnu Dagala, 6) Aarti Vishnu Dagala being the legal heirs at the time of his death.

The said land alongwith other land has been surveyed through TILR vide A.T.P.H. M.R. No. 704/2012 and modify Tag No. 191/12, the said land has been given Survey No. 411A, Hissa No. 1 and 2 respectively and accordingly by Mutation Entry No. 6382, the land bearing Survey No. 411A, Hissa No. 2, admeasuring H.R.1-61-9 has been recorded in the names of 1) Kamlabai Vishnu Dagala, 2) Rekha Raman Vayda, 3) Chandraprabha Devidas Pardhi, 4) Vaibhav Vishnu Dagala, 6) Aarti Vishnu Dagala.

By an Supplementary Agreement for sale dated 03/12/2013 entered into by and between 1) Kamlabai Vishnu Dagala, 2) Vanita Vishnu Dagala Alias Rekha Raman Vayda, 3) Chandraprabha Vishnu Dagala Alias Chandraprabha Devidas Pardhi, 4) Vaibhav Vishnu Dagala, 5) Aarti Vishnu Dagala Alias Aarti Kunal Gandhi (therein called "The Vendors") of the First Part and Ms. Ameya Builders and Property Developers represented by its partners 1) Mr. Rajeev Yashwant Patil, 2) Mrs. Sadhana Rajeev Patil, 3) Mr. Moreshwar Krishna Baria, 4) Mr. Uday Moreshwar Baria 5) Mr. Upesh Moreshwar Baria (therein called "The Purchasers") of the Second Part, the said Kamlabai Vishnu Dagala and others have confirmed the aforesaid Agreement dated 04/01/2005 and sale of the said land to M/s. Ameya Builders and Property Developers represented by its partners 1) Mr. Rajeev Yashwant Patil, 2) Mrs. Sadhana Rajeev Patil, 3) Mr. Moreshwar Krishna Baria, 4) Mr. Uday Moreshwar Baria, 5) Mr. Upesh Moreshwar Baria, on the terms and conditions mentioned in the said Agreement.

The owners of the land are Adivasi (Tribual) and therefore the owners have granted pre-permission to sell the said land to M/s. Ameya Builders and Property Developers represented by its partners 1) Mr. Rajeev Yashwant Patil, 2) Mrs. Sadhana Rajeev Patil, 3) Mr. Moreshwar Krishna Baria, 4) Mr. Uday Moreshwar Baria, 5) Mr. Upesh Moreshwar Baria Non-Tribual for Non-Agricultural use by The Revenue and Forest Department Mantralay Mumbai Maharashtra State by order bearing No.Adivasi-27A/2015/C.No.283/J-4A, dated 02/03/2016.

The said land was given to the owners on New and Impartialle Tenure and the owners have paid the sum of Rs.5,71,04,100/- to the Government through Tahasildar Vasai vide Order bearing No.REV/TENANCY/T-1/KV-03/16, dated 14/03/2016.

The said land was applicable to Section 36 and 36A of the Land Revenue Code and therefore the Collector and District Magistrate Palghar has granted the permission to the owners to sell the said land to M/s. Ameya Builders and Property Developers by his Order No. REV/TENANCY/T-1/KV-02/16, dated 28/03/2016.

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By an Conveyance deed dated 29/03/2016 and registered in the office of Sub-Registrar at Vasai No. 3 (Virar) under Serial No. Vasai 5-1669-2016, dated 29/03/2016, 1) Kamla Bai Vishnu Dagala, 2) Vanita Vishnu Dagala Alias Rekha Raman Vayda, 3) Chandraprabha Vishnu Dagala Alias Chandraprabha Devidas Pardhi, 4) Vilbhav Vishnu Dagala, 5) Aarti Vishnu Dagala Alias Aarti Kunal Gandhi have sold and conveyed the said land to M/s. Ameya Builders and Property Developers represented by its partners 1) Mr. Rajeev Yashwant Patil, 2) Mrs. Sadhana Rajeev Patil, 3) Mr. Moreshwar Krishna Baria, 4) Mr. Uday Moreshwar Baria, 5) Mr. Upesh Moreshwar Baria.

The Collector and District Magistrate Palghar has ascertained the class of land its occupancy and encumbrances and accordingly has granted ascertainment certificate vide letter No. REV/K-1/T-1/ASCERTAINMENT/SR-01/2016 dated 12/05/2016.

By an Order bearing no REV/TENANCY/T-1/Kavi-02/16 dated 28th March 2016 the Collector Palghar (Tenancy) granted the permission to change the user of the Entire Plot from agricultural to bona fide non agricultural residential and commercial purpose. Inadvertently at the time of recording the online data entry of the 7/12 extract use of the land was mentioned as residential instead of residential and commercial and therefore vide Mutation Entry No. 7196 dated 25/01/2019 the said mistake has been rectified as residential and commercial use.

Even though the sale of the entire plot unto the owner was confirmed by the said order bearing no Adivasi 27A/2015/Case No. 283/1-4A dated 2nd March, 2016, the condition of occupancy Class II was kept as it is and therefore the owner had applied to the Collector of Palghar and upon application of the owner, the Collector after payment of 39% of the market value amount of Rs. 3,46,88,460/-, has granted the permission to convert the land from occupancy Class II to Occupancy Class I by an order bearing no. Revenue/T-1 Occupancy - 1/SR - 01 / 2019 dated 22nd January, 2019 and the same has been recorded vide Mutation Entry No. 7197 dated 25/01/2019.

The Vasai Virar City Municipal Corporation has granted the Commencement Certificate for proposed layout of Residential and Commercial Bldg. on the said land vide its Order bearing No. VVCMC/TP/CC/VP-5851/1287/2016-17, dated 20/07/2016.

The Vasai Virar City Municipal Corporation has granted the Commencement Certificate for proposed Residential Bldg. No. 1 on the said land vide its Order bearing No. VVCMC/TP/CC/VP-5851/1288/2016-17, dated 20/07/2016.

The Vasai Virar City Municipal Corporation has granted the Commencement Certificate for proposed Residential Bldg. No. 2 on the said land vide its Order bearing No. VVCMC/TP/CC/VP-5851/1289/2016-17, dated 20/07/2016.

The Vasai Virar City Municipal Corporation has granted the Revised Development permission for proposed layout of residential Bldg. No. 1 to 6 and Commercial Building No.8 on the said land vide its Order bearing No. VVCMC/TP/RDP/VP-5851/12/2018-19, dated 13/04/2018.

The said land has been surveyed through TILR vide MR No. 909/2018 dated 31/07/2018 and plot hassas have been given as Survey No. 411/C1, 411/C2, 411/C3, 411/C4.

By an Agreement for sale dated 05/02/2019 and registered in the office of Sub-Registrar at Vasai No. 2 (Virar) under Serial No. 1496/2019, dated 05/02/2019, entered into by and between M/s. Ameya Builders And Property Developers (therein called "The Vendors") of the First Part and M/s. DHARTIDHAN DEVELOPERS (therein called "The Purchasers") of the Second Part, the said M/s. Ameya Builders And Property Developers have agreed to sell the land admeasuring 2442 Square metres together with the T.S.I. of approved Building No. 1 and 2 consisting of stilt + 14 floors, admeasuring 100126 Square feet (Built up area) out of Survey No. 411/C1, lying being and situate at Village Belini, Taluka Vasa, District Palghar approved by the Vasai Virar City Municipal Corporation to M/s. DHARTIDHAN DEVELOPERS, on the terms and conditions mentioned in the said agreement.

The said M/s. Ameya Builders And Property Developers have executed a Power of Attorney dated 05/02/2019 which has been registered in the office of Sub-Registrar at Vasai No. 2 (Virar) under Serial No. 1497/2019, dated 05/02/2019 in favour of the partners of M/s. DHARTIDHAN DEVELOPERS with a right to develop the said land.

The said M/s. DHARTIDHAN DEVELOPERS are constructing a Building No. 1 & 2, known as "DHARTI" in Sector No. VII on the said land.

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

MANOJ KUMAR

ADVOCATE

N. B. DESHMUKH
ADVOCATE & SOLICITOR
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