



PEN VAKIL & SONS
BENSON W. PEN

Mob. : 9975591799
7875516999

B. L.S., LL. B.

ADVOCATE HIGH COURT

OFF. : 117 / 122, Satyam Shivam Shopping Center, 1st Floor, Opp. Railway Station,
Nallasopara (W). Dist. Palghar - 401 203. • Off. No. 9665230681 / E-mail : penvakil@gmail.com

Ref. No. : _____

Date : _____

FORMAT- A

(Circular No:- 28/2021)

Date:-03/01/2024

To
MahaRERA

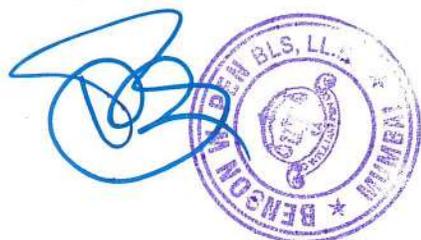
LEGAL TITLE REPORT

Sub:- Title Clearance Certificate In Respect of Non Agriculture Land Property as Under :- Land bearing **Survey No.164, Hissa No.3 & Hissa No.4, Total Area = 4450.00 Sq.Mtrs.**, Situated at Village - Achole, Lodha Heritage, Chandresh Lodha Marg. Off. Achole Road, Nallasopara-(E), Tal.-Vasai, Dist.-Palghar (Old Dist.-Thane), Within the limits of Vasai Virar City Municipal Corporation & Talathi Saja Achole. (hereinafter referred as the said plot")

I have investigated the title of the said plot on the request of **M/S. Atharva Enterprises** and following Document i.e.:-

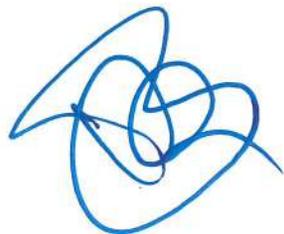
1) Description of the Property:- In Respect of Non Agriculture Land Property as Under :- Land bearing **Survey No.164, Hissa No.3 & Hissa No.4, Total Area = 4450.00 Sq.Mtrs.**, Situated at Village - Achole, Lodha Heritage, Chandresh Lodha Marg. Off. Achole Road, Nallasopara-(E), Tal.-Vasai, Dist.-Palghar (Old Dist.-Thane), Within the limits of Vasai Virar City Municipal Corporation & Talathi Saja Achole.

2) The documents of allotment of plot- i) By Registered Deed of Conveyance Dated-14th October, 2016, as Under Reg. No.Vasai-6-5784-2016, made by and between **M/S. Lodha & Chheda Enterprises** Through Its Partner **Mr. Mangal Prabhat Lodha** Through His P. A. Holder **Mr. Umesh M. Kupekar** as "**The Vendor's**" AND **Laxmiben Chheda Park Co. Op. Hsg. Ltd.**, as "**The Purchaser**" In respect of Non Agriculture Land Property as under :- On Land bearing 1) **Survey No.164, Hissa No.3 & 2) Survey No.164, Hissa No.4 = Total Area = 3244.96 Sq.Mtrs.**, Situated at Village - Achole, Nallasopara-(E), Tal.-Vasai, Dist.-Palghar (Old Dist.-Thane), Within the limits of Vasai Virar City Municipal Corporation & Talathi Saja Achole.



ii) By Registered Deed of Rectification Dated-05th April, 2018, as Under Reg. No.Vasai-6-2388-2018, made by and between **M/S. Lodha & Chheda Enterprises** Through Its Partner **Mr. Mangal Prabhat Lodha** Through His P. A. Holder **Mr. Umesh M. Kupekar** as “**The Vendor’s**” AND **Laxmiben Chheda Park Co. Op. Hsg. Ltd.**, as “**The Purchaser**” In respect of Non Agriculture Land Property as under :- Land bearing **1) Survey No.164, Hissa No.3, Area = 3620.00 Sq.Mtrs., & 2) Survey No.164, Hissa No.4, Area = 830.00 Sq.Mtrs., = Total Area = 4450.00 Sq.Mtrs.**, Situated at Village – Achole, Nallasopara-(E), Tal.-Vasai, Dist.-Palghar (Old Dist.-Thane), Within the limits of Vasai Virar City Municipal Corporation & Talathi Saja Achole. The said Rectification Deed was executed because, The M/s. Lodha & Chheda Enterprises Through Its Partner Mr. Mangal Prabhat Lodha Through His P. A. Holder Mr. Umesh M. Kupekar and Laxmiben Chheda Park Co. Op. Hsg. Ltd., hereto are executing this Deed of Rectification to rectify and amend the errors, and mistakes occurred in Deed of Conveyance dated-14/10/2016 with respect to the aggregate area i.e. area admeasuring 4450 Sq.Mtrs., instead of area admeasuring 3244.96 Sq.Mtrs., of Survey Nos.164/3 and 164/4.

iii) By Registered Development Agreement Dated-19th January, 2023, as Under Reg. No.Vasai-5-926-2023, Dt.09/02/2023, made by and between **Laxmiben Chheda Park Co-Operative Housing Society Limited** Through **1) Mr. Avdesh Pandey, 2) Mr. Ravindra Vasant Kadam & 3) Mr. Shibu B. Nadar** as “**The Society**” AND **Mr. Yogendra Jaiswal & Geeta Yogendra Jaiswal & 120 Others** as “**The Members**” AND **M/S. Atharva Enterprises** Through its Partner **1) Mr. Sanjay Kedarnath Yadav & 2) Mr. Yogesh K. Jain** as “**The Members**”





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Ref. No. : _____

Date : _____

In Respect of Residential Building Structure Along With Non Agriculture Land Property as Under :- **One Dilapidated Building with 7 Wings, (Consisting of 92 Residential Flats & 29 Shops)**, In the Building Known as "**Laxmiben Chheda Park**", Along With Non Agriculture Land Property On Land bearing **Survey No.164, Hissa No.3 & Hissa No.4, Total Area = 4450.00 Sq.Mtrs.**, Situated at Village - Achole, Lodha Heritage, Chandresh Lodha Marg. Off. Achole Road, Nallasopara-(E), Tal.-Vasai, Dist.-Palghar (Old Dist.-Thane), Within the limits of Vasai Virar City Municipal Corporation & Talathi Saja Achole.

3) 7/12 extract or property card issued by:- Talathi Saja Achole, Tal.-Vasai, Dist.-Palghar for **Survey No.164, Hissa No.3 & Hissa No.4,**

Mutation Entry No -6018

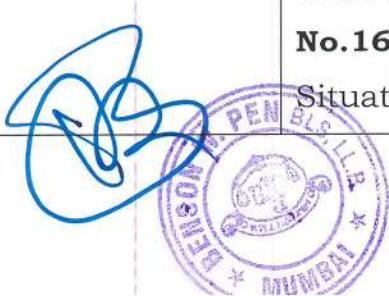
4) Search report for 30 years from:-1993 till 2023

1993 To 2015

Nil/Torn Pages/Some Books Are Not Available

2016- Entry

Registration	Vasai-6
Nature of Document	Deed of Conveyance
Registration No.	Vasai-6-5784-2016
Registration Date	14/10/2016
Village	Achole
Consideration	Rs.1,81,30,000/-
Stamp duty	Rs.12,600/-
Party No.1	M/s. Lodha & Chheda Enterprises Through Its Partner Mr. Mangal Prabhat Lodha Through His P. A. Holder Mr. Umesh M. Kupekar
Party No.2	Laxmiben Chheda Park Co. Op. Hsg. Ltd.,
Property Details	In respect of Non Agriculture Land Property as under :- Land bearing 1) Survey No.164, Hissa No.3 & 2) Survey No.164, Hissa No.4 = Total Area = 3244.96 Sq.Mtrs. , Situated at Village - Achole, Nallasopara-(E), Tal.-Vasai,



	Dist.-Palghar (Old Dist.-Thane), Within the limits of Vasai Virar City Municipal Corporation & Talathi Saja Achole.
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2017

Nil Torn Page

2018- Entry

Registration	Vasai-6
Nature of Document	Deed of Rectification
Registration No.	Vasai-6-2388-2018
Registration Date	05/04/2018
Village	Achole
Consideration	Rs.0/-
Stamp duty	Rs.500/-
Party No.1	M/s. Lodha & Chheda Enterprises Through Its Partner Mr. Mangal Prabhat Lodha Through His P. A. Holder Mr. Umesh M. Kupekar
Party No.2	Laxmiben Chheda Park Co. Op. Hsg. Ltd.,
Property Details	In respect of Non Agriculture Land Property as under Land bearing 1) Survey No.164, Hissa No.3, Area = 3620.00 Sq.Mtrs., & 2) Survey No.164, Hissa No.4, Area = 830.00 Sq.Mtrs., = Total Area = 4450.00 Sq.Mtrs., Situated at Village - Achole, Nallasopara-(E), Tal.-Vasai, Dist.-Palghar (Old Dist.-Thane), Within the limits of Vasai Virar City Municipal Corporation & Talathi Saja Achole.

2019 to 2022

Nil Torn Page

2023- Entry

Registration	Vasai-5
Nature of Document	Development Agreement
Registration No.	Vasai-5-926-2023
Registration Date	09/02/2023
Village	Achole
Consideration	Rs.14,80,00,000/-





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Ref. No. : _____

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Stamp duty	Rs.74,00,000/-
Party No.1	Laxmiben Chheda Park Co-Operative Housing Society Limited Through 1) Mr. Avdesh Pandey, 2) Mr. Ravindra Vasant Kadam & 3) Mr. Shibu B. Nadar
Party No.2	Mr. Yogendra Jaiswal & Geeta Yogendra Jaiswal & 120 Others
Party No.2	M/s. Atharva Enterprises Through Its Partner 1) Mr. Sanjay Kedarnath Yadav & 2) Mr. Yogesh K. Jain
Property Details	In Respect of Residential Building Structure Along With Non Agriculture Land Property as Under:- One Dilapidated Building with 7 Wings, (Consisting of 92 Residential Flats & 29 Shops) , In the Building Known as " Laxmiben Chheda Park ", Along With Non Agriculture Land Property On Land bearing Survey No.164, Hissa No.3 & Hissa No.4, Total Area = 4450.00 Sq.Mtrs. , Situated at Village - Achole, Lodha Heritage, Chandresh Lodha Marg. Off. Achole Road, Nallasopara-(E), Tal.-Vasai, Dist.-Palghar (Old Dist.-Thane), Within the limits of Vasai Virar City Municipal Corporation & Talathi Saja Achole.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property;

I am of the opinion that the title of **Laxmiben Chheda Park Co-Operative Housing Society Limited** In Respect of **Survey No.164, Hissa No.3 & Hissa No.4, Total Area = 4450.00 Sq.Mtrs.**, Situated at Village - Achole, Lodha Heritage, Chandresh Lodha Marg. Off. Achole Road, Nallasopara-(E), Tal.-Vasai, Dist.-Palghar (Old Dist.-Thane), Within the limits of Vasai Virar City Municipal Corporation & Talathi Saja Achole. is clear, marketable and without any encumbrances.



I am also of the opinion that the title of **M/s. Atharva Enterprises** In Respect of Non Agriculture Land Property On Land bearing **Survey No.164, Hissa No.3 & Hissa No.4, Total Area = 4450.00 Sq.Mtrs.**, Situated at Village - Achole, Lodha Heritage, Chandresh Lodha Marg. Off. Achole Road, Nallasopara-(E), Tal.-Vasai, Dist.-Palghar (Old Dist.-Thane), Within the limits of Vasai Virar City Municipal Corporation & Talathi Saja Achole. is clear and marketable and without any encumbrances. Further, in view of Development Agreement dated 19/01/2023 bearing Reg. No. Vasai-5-926-2023 **M/s. Atharva Enterprises** is Developer of this land.

Owners of the land:-

1) **Survey No.164, Hissa No.3 & Hissa No.4, Total Area = 4450.00 Sq.Mtrs.**, belongs to **Laxmiben Chheda Park Co-Operative Housing Society Limited**.

2) Qualifying comments/remarks if any- **Laxmiben Chheda Park Co-Operative Housing Society Limited** is owner of the land Bearing **Survey No.164, Hissa No.3 & Hissa No.4, Total Area = 4450.00 Sq.Mtrs.**, in view of Development Agreement dated 19/01/2023 bearing Reg. No. Vasai-5-926-2023, **M/s. Atharva Enterprises** is the Developer of this land. Further of Title to the land bearing **Survey No.164, Hissa No.3 & Hissa No.4, Total Area = 4450.00 Sq.Mtrs.**, Situated at Village - Achole, Lodha Heritage, Chandresh Lodha Marg. Off. Achole Road, Nallasopara-(E), Tal.-Vasai, Dist.-Palghar (Old Dist.-Thane), Within the limits of Vasai Virar City Municipal Corporation & Talathi Saja Achole. is Clear, Marketable and without any encumbrances thus **M/s. Atharva Enterprises** is entitled to develop the said plot defined.





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3) The report reflecting the flow of the title of **Laxmiben Chheda Park Co-Operative Housing Society Limited** as the owners of their respective land, and **M/s. Atharva Enterprises** as the Developer of the land owned by **Laxmiben Chheda Park Co-Operative Housing Society Limited** is enclosed herewith as annexure.

Encl : Annexure

Dated-3rd Jan., 2024.

Yours Faithfully



Adv. MR. BENSON W. PEN
For PEN VAKIL & SONS,
ADVOCATES

FORMAT- A

(Circular No:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) **7 /12 extract / P.R. Card as on date of application for registration.
(Survey No.164, Hissa No.3 & Hissa No.4)**

Flow of The Title Of The Said Land.

1/1. 1) Smt. Shakuntala Madhusudan Vanmali & 2) Mr. Lakhu Madhu Jadhav, was the absolute owners of and/or seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land bearing **(Old) Survey No.153, (New) Survey No.164, Hissa No.3, Area = H.R.O.-0.36.8.** Situated at Village-Achole, Tal.-Vasai, Dist.-Thane. (Now Dist.-Palghar).

1/2. By a Deed of Conveyance Dated-06/11/1986, registered on Dt.20/11/1986 at Serial No.2660, Smt. Shakuntala Madhusudan Vanmali, conveyed 9 Gunthas of land (her 1/4 Share) Out of the Total Area admeasuring H.R.O.-0.36.8 of (Old) Survey No.153, (New) Survey No.164, Hissa No.3, to Mr. Ramniklal Premji Chheda.

1/3. By a Deed of Conveyance Dated-06/11/1986, registered on Dt.11/12/1986 at Serial No.2661, Mr. Lakhu Madhu Jadhav, conveyed H.R.O.-0.27.6 of land (his 3/4 Share) Out of the Total Area admeasuring H.R.O.-0.36.8 of (Old) Survey No.153, (New) Survey No.164, Hissa No.3, to Mr. Ramniklal Premji Chheda.





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1/4. By a Registered Deed of Conveyance Under Reg. No. Vasai-977-1987, made by and between **Mr. Ramniklal Premji Chheda** as "**The Vendor's**" AND **M/S. Lodha & Chheda Enterprises** as "**The Purchaser**" In respect of Agriculture Land Property as under :- Land bearing **(Old) Survey No.153, (New) Survey No.164, Hissa No.3 Area = H.R.O.-0.36.8**. Situated at Village - Achole, Nallasopara-(E), Tal.-Vasai, Dist.-Palghar (Old Dist.-Thane), Within the limits of Vasai Virar City Municipal Corporation & Talathi Saja Achole. For Consideration Rs.4,00,480/-

1/5. M/s. Lodha & Chheda Enterprises become the absolute owner of and/or seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel Land bearing (Old) Survey No.153, (New) Survey No.164, Hissa No.3, Area = H.R.O.-0.36.8. Situated at Village - Achole, Nallasopara-(E), Tal.-Vasai, Dist.-Palghar.

1/6. By a Letter dated - 02nd October, 1988, bearing reference No. Revenue/Kaksh-1/T-9/Construction/CR-225/87, the Office of Collector of Thane inter alia granted Non-Agricultural permission subject to terms and conditions stated therein.

1/7. By Letter Dated-10th June, 1988 bearing reference No.ULC/TA/ATP/Certificate/88/T-7-171, The Additional Collector and Competent Authority, Urban Agglomeration. Office of Collector of Thane granted its No Objection Certificate in respect of the said Land and informed that the provisions of Urban Land (Ceiling and Regulation) Act, 1976 are not applicable to the said land since it is situated outside the 8 km peribheral area of Greater Bombay Urban Agglomeration.

1/8. By a Letter bearing Outward No.272/87/88, dated-11th November, 1987, the Village Panchayat Achole granted Commencement Certificate to the M/s. Lodha & Chheda Enterprises and inter alia approved the plans for development of the lands subject to the compliance of the terms and conditions stated therein and the M/s. Lodha & Chheda Enterprises has accordingly commenced development on the Lands.

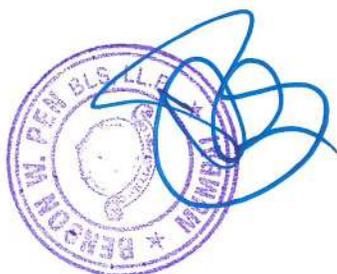


2. Brief History of said Property (Old) Survey No.153, (New) Survey No.164, Hissa No.4

2/1. 1) Mr. Joseph Tomas Dalmed, 2) Mr. Salu Tomas Dalmed, 3) Mr. Victor Tomas Dalmed, 4) Mrs. Rajibai Lawrence Ludrick, 5) Mr. Alex Farsu Dalmed & 6) Mr. Tomas Ales Dalmed, was the absolute owners of and/or seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel On land bearing **1) (Old) Survey No.153, (New) Survey No.164, Hissa No.4 Area = H.R.O.-0.08.25. 2) (Old) Survey No.169, (New) Survey No.203, Hissa No.2, Area = H.R.O.-0.20.25 & 3) (Old) Survey No.165, (New) Survey No.277, Hissa No.-, Area = H.R.O.-0.11.75.** Situated at Village-Achole, Tal.-Vasai, Dist.-Thane. (Now Dist.-Palghar).

2/2. By a Registered Deed of Conveyance dated - 10th April, 1987 as Under Reg. No.Vasai-1128-1987, Dt.21/12/1987, made by and between **1) Mr. Joseph Tomas Dalmed, 2) Mr. Salu Tomas Dalmed, 3) Mr. Victor Tomas Dalmed, 4) Mrs. Rajibai Lawrence Ludrick** as "The Vendor's" AND **1) Mr. Waman Krishnaji Deshmukh & 2) Mr. Nandlal Ramsabag Gupta** as "The Confirming Party" AND **Mr. Ramniklal Premji Chheda** as "The Purchaser" In respect of Agriculture Land Property as under :- Land bearing **(Old) Survey No.153, (New) Survey No.164, Hissa No.4 Area = H.R.O.-0.08.25.** Situated at Village - Achole, Nallasopara-(E), Tal.-Vasai, Dist.-Palghar (Old Dist.-Thane), Within the limits of Vasai Virar City Municipal Corporation & Talathi Saja Achole. For Consideration Rs.99,800/-

2/3. On the above referred Registered Deed of Conveyance dated - 10th April, 1987 as Under Reg. No.Vasai-1128-1987, Dt.21/12/1987, the stamp duty of **Rs.1,128/-** is already paid under Bombay Stamp duty Act, 1958.





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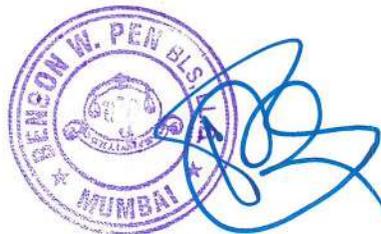
Ref. No. : _____

Date : _____

2/4. Mr. Ramniklal Premji Chheda become the absolute owner of and/or seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel Land bearing **(Old) Survey No.153, (New) Survey No.164, Hissa No.4 Area = H.R.O.-0.08.25.** Situated at Village - Achole, Nallasopara-(E), Tal.-Vasai, Dist.-Palghar.

2/5. By a Deed of Conveyance Dated - 10/04/1987, duly registered with the Office of Sub-Registrar Vasai at Serial No.1129/1987, Dt.31/12/1987, 1) Mr. Joseph Tomas Dalmed, 2) Mr. Salu Tomas Dalmed, 3) Mr. Victor Tomas Dalmed, 4) Mrs. Rajibai Lawrence Ludrick & 1) Mr. Waman Krishnaji Deshmukh & 2) Mr. Nandlal Ramsubag Gupta (Confirming Party) sold, conveyed transferred the above said property to Mr. Ramniklal Premji Chheda. Accordingly the one of the Mr. Ramniklal Premji Chheda, becomes the absolutely Owners of the said Land bearing **(Old) Survey No.169, (New) Survey No.203, Hissa No.2, Area = H.R.O.-0.20.6.** Situated at Village-Achole, Tal.-Vasai, Dist.-Thane.

2/6. By a Deed of Conveyance Dated - 11/04/1987, duly registered with the Office of Sub-Registrar Vasai at Serial No.1130/1987, Dt.31/12/1987, 1) Mr. Joseph Tomas Dalmed, 2) Mr. Salu Tomas Dalmed, 3) Mr. Victor Tomas Dalmed, 4) Mrs. Rajibai Lawrence Ludrick & 1) Mr. Waman Krishnaji Deshmukh & 2) Mr. Nandlal Ramsubag Gupta (Confirming Party) sold, conveyed transferred the above said property to Mr. Ramniklal Premji Chheda. Accordingly the one of the Mr. Ramniklal Premji Chheda, becomes the absolutely Owners of the said Land bearing **(Old) Survey No.165, (New) Survey No.277, Hissa No.-, Area = H.R.O.-0.11.9.** Situated at Village-Achole, Tal.-Vasai, Dist.-Thane.



3. By Registered Deed of Conveyance Dated-14th October, 2016, as Under Reg. No.Vasai-6-5784-2016, made by and between **M/S. Lodha & Chheda Enterprises** Through Its Partner **Mr. Mangal Prabhat Lodha** Through His P. A. Holder **Mr. Umesh M. Kupekar** as “**The Vendor’s**” AND **Laxmiben Chheda Park Co. Op. Hsg. Ltd.**, as “**The Purchaser**” In respect of Non Agriculture Land Property as under :- In the Society Known as “**Laxmiben Chheda Park Co. Op. Hsg. Ltd.**,” Constructed On Land bearing **1) Survey No.164, Hissa No.3 & 2) Survey No.164, Hissa No.4 = Total Area = 3244.96 Sq.Mtrs.**, Situated at Village – Achole, Nallasopara-(E), Tal.-Vasai, Dist.-Palghar (Old Dist.-Thane), Within the limits of Vasai Virar City Municipal Corporation & Talathi Saja Achole. For Consideration Rs.1,81,30,000/-

4. On the above referred Registered Deed of Conveyance Dated-14th October, 2016, as Under Reg. No.Vasai-6-5784-2016, the stamp duty of **Rs.12,600/-** is already paid under Bombay Stamp duty Act, 1958.

5. By Registered Deed of Rectification Dated-05th April, 2018, as Under Reg. No.Vasai-6-2388-2018, made by and between **M/S. Lodha & Chheda Enterprises** Through Its Partner **Mr. Mangal Prabhat Lodha** Through His P. A. Holder **Mr. Umesh M. Kupekar** as “**The Vendor’s**” AND **Laxmiben Chheda Park Co. Op. Hsg. Ltd.**, as “**The Purchaser**” In respect of Non Agriculture Land Property as under :- Land bearing **1) Survey No.164, Hissa No.3, Area = 3620.00 Sq.Mtrs., & 2) Survey No.164, Hissa No.4, Area = 830.00 Sq.Mtrs., = Total Area = 4450.00 Sq.Mtrs.**, Situated at Village – Achole, Nallasopara-(E), Tal.-Vasai, Dist.-Palghar (Old Dist.-Thane), Within the limits of Vasai Virar City Municipal Corporation & Talathi Saja Achole. The said Rectification Deed was executed because, The M/s. Lodha & Chheda Enterprises Through Its Partner Mr. Mangal Prabhat Lodha Through His P. A. Holder Mr. Umesh M. Kupekar and Laxmiben Chheda Park Co. Op. Hsg. Ltd., hereto are executing this Deed of Rectification to rectify and amend the errors, and mistakes occurred in Deed of Conveyance dated-14/10/2016 with respect to the aggregate area i.e. area admeasuring 4450 Sq.Mtrs., instead of area admeasuring 3244.96 Sq.Mtrs., of Survey Nos.164/3 and 164/4.





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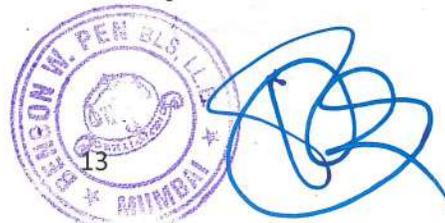
Date : _____

6. On the above referred Registered Deed of Rectification Dated-05th April, 2018, as Under Reg. No.Vasai-6-2388-2018, the stamp duty of **Rs.500/-** is already paid under Bombay Stamp duty Act, 1958.

7. Laxmiben Chheda Park Co. Op. Hsg. Ltd., become the absolute owner of and/or seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel on Land bearing 1) Survey No.164, Hissa No.3, Area = 3620.00 Sq.Mtrs., & 2) Survey No.164, Hissa No.4, Area = 830.00 Sq.Mtrs., = Total Area = 4450.00 Sq.Mtrs., Situated at Village – Achole, Nallasopara-(E), Tal.-Vasai, Dist.-Palghar. Wide Mutation Entry No.6018.

8. We Further Find That, The Vasai Virar City Municipal Corporation have issued Zone Certificate vide its out word No. VVCMC/PLAN/ZCS/429/869/2022-23, Dated-01/07/2022.

9. We Further Find That, By Registered Development Agreement Dated-19th January, 2023, as Under Reg. No.Vasai-5-926-2023, Dt.09/02/2023, made by and between **Laxmiben Chheda Park Co-Operative Housing Society Limited** Through 1) **Mr. Avdesh Pandey**, 2) **Mr. Ravindra Vasant Kadam** & 3) **Mr. Shibu B. Nadar** as “**The Society**” AND **Mr. Yogendra Jaiswal & Geeta Yogendra Jaiswal & 120 Others** as “**The Members**” AND **M/S. Atharva Enterprises** Through its Partner 1) **Mr. Sanjay Kedarnath Yadav** & 2) **Mr. Yogesh K. Jain** as “**The Members**” In Respect of Residential Building Structure Along With Non Agriculture Land Property as Under :- **One Dilapidated Building with 7 Wings, (Consisting of 92 Residential Flats & 29 Shops)**, In the Building Known as “**Laxmiben Chheda Park**”, Along With Non Agriculture Land Property On Land bearing **Survey No.164, Hissa No.3 & Hissa No.4, Total Area = 4450.00 Sq.Mtrs.**, Situated at Village - Achole, Lodha Heritage, Chandresh Lodha Marg. Off. Achole Road, Nallasopara-(E), Tal.-Vasai, Dist.-Palghar (Old Dist.-Thane), Within the limits of Vasai Virar City Municipal Corporation & Talathi Saja Achole. For Consideration Rs.14,80,00,000/-



10. On the above referred Registered Development Agreement Dated-19th January, 2023, as Under Reg. No.Vasai-5-926-2023, Dt.09/02/2023, the stamp duty of **Rs.74,00,000/-** is already paid under Bombay Stamp duty Act, 1958.

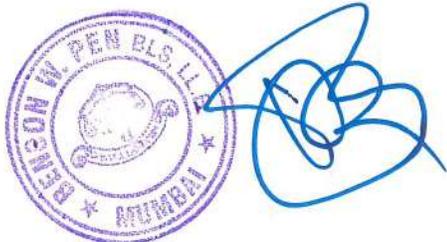
11. We Further Find That, **M/s. Atharva Enterprises** Through Its Partner **1) Mr. Sanjay Kedarnath Yadav & 2) Mr. Yogesh K. Jain**, become the absolute Developers of and/or seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of Non Agriculture Land Property On Land bearing Survey No.164, Hissa No.3 & Hissa No.4, Total Area = 4450.00 Sq.Mtrs., Situated at Village - Achole, Lodha Heritage, Chandresh Lodha Marg. Off. Achole Road, Nallasopara-(E), Tal.-Vasai, Dist.-Palghar.

12. We Further Find That, in pursuance of the Development Agreement, the said **Laxmiben Chheda Park Co-Operative Housing Society Limited** Through **1) Mr. Avdesh Pandey, 2) Mr. Ravindra Vasant Kadam & 3) Mr. Shibu B. Nadar and Mr. Yogendra Jaiswal & Geeta Yogendra Jaiswal & 120 Others**, have also executed and delivered a Power of Attorney in favour of **M/s. Atharva Enterprises** Through Its Partner **1) Mr. Sanjay Kedarnath Yadav & 2) Mr. Yogesh K. Jain**, authorizing and empowering them to do jointly and severally all acts, deeds, matters and things in respect of the said property. The said Power of Attorney is duly registered with the office of Joint Sub-Vasai-5, under Document serial No.Vasai-5-928-2023, registered on Dated-19/01/2023.

Any other relevant title-**Nil**

Litigations if any.-**Nil**

Dated 3rd Jan., 2024.





PEN VAKIL & SONS
BENSON W. PEN

Mob. : 9975591799
7875516999

B. L.S., LL. B.

ADVOCATE HIGH COURT

OFF. : 117 / 122, Satyam Shivam Shopping Center, 1st Floor, Opp. Railway Station,
Nallasopara (W). Dist. Palghar - 401 203. ● Off. No. 9665230681 / E-mail : penvakil@gmail.com

Ref. No. : _____

Date : _____

Yours Faithfully



Adv. MR. BENSON W. PEN
For PEN VAKIL & SONS,
ADVOCATES

Housiey.com

