

KALPANA S. MHATRE

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B.A. LL.B.

ADVOCATE HIGH COURT, MUMBAI

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

Format - A

To,
Maharashtra Real Estate Regulatory
Authority, Mumbai.

Legal Title Report

SUB :- Title Clearance Certificate with respect to N.A. land admeasuring 6231.16 Square meters, out of Survey No. 117, Hissa No. 1, admeasuring 8230.00 Square meters, Assessed at Rs. 13991.00 Paise, Survey No. 117, Hissa No. 2, admeasuring 20100 Square meters, Assessed at Rs. 12060.00 Paise, lying being and situate at Village DONGRE, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai Nos. 1 to 6.

I have investigated the title of said land on the request of Mr. Devendra Khemraj Jain, the Partner of M/s. Mangalmurti Vinay Unique Realtors, a Partnership Firm having its office at 203, Shramasphalya Veer Savarkar Marg, Virar (East), Taluka Vasai, District Palghar, and following documents i.e. :-



1) DESCRIPTION OF THE PROPERTY :

N.A. land admeasuring 6231.16 Square meters, out of Survey No. 117, Hissa No. 1, admeasuring 8230.00 Square meters, Assessed at Rs. 13991.00 Paise, Survey No. 117, Hissa No. 2, admeasuring 20100 Square meters, Assessed at Rs. 12060.00 Paise, lying being and situate at Village DONGARE, Taluka Vasai, District Palghar, within the area of Sub-Registrar Vasai Nos. 1 to 6.

2) THE DOCUMENTS OF LAND:-

- a) Release Deed dated 21/10/2011 and registered in the office of Sub-Registrar Vasai No.II, under Document Serial No. 12301/2011, dated 21/10/2011 made between 1) Mr. Chintaman Ganu Patil, 2) Smt. Namubai Rajo Patil, 3) Mr. Suresh Rajo Patil, 4) Smt. Hirubai Harishchandra Patil, 5) Smt. Sukribai Vasudev Patil, 6) Dharmesh Bhaskar Bhoir, 7) Anita Bhaskar Bhoir alias Anita Ramakant Bhoir, 8) Smt. Ramabai Sitaram Patil, 9) Mr. Kishor Sitaram Patil, 10) Mr. Vishwas Sitaram Patil, 11) Smt. Jayashree Jaywant Patil, 12) Smt. Bhimabai Narayan Patil, 13) Mr. Dayanand Narayan Patil, 14) Mr. Deepak Narayan Patil, 15) Neelam Narayan Patil, 16) Mr. Ganpat Padamn Patil, 17) Mr. Manohar Laxman Gharat, 18) Mr. Dattatreya Laxman Gharat, 19) Mr. Santosh Laxman Gharat, 20) Smt. Jayawanti Harishchandra Patil, 21) Smt. Tulsa Madhukar Mali, 22) Smt. Ranjana Vilas Kadam Alias Patil,



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23) Mr. Harishchandra Laxman Gharat, 24) Smt. Shakuntala Ambo Patil, 25) Smt. Anusaya Chintaman Patil alias Mhatre AND 1) Mr. Hareshwar Joma Patil, 2) Mr. Sanjay Rajo Patil, 3) Mr. Satish Sitaram Patil, 4) Mr. Bhaskar Hira Patil in respect of undivided land admeasuring H.R. 2-01-0, out of Survey No. 117, admeasuring H.R.2-83-3.

b) Release Deed dated 21/10/2011 and registered in the office of Sub-Registrar Vasai No.II, under Document Serial No. 12302/2011, dated 21/10/2011 made between 1) Smt. Namubai Rajo Patil, 2) Mr. Suresh Rajo Patil, 3) Smt. Hirubai Harishchandra Patil, 4) Smt. Sukribai Vasudev Patil, 5) Dharmesh Bhaskar Bhoir, 6) Anita Bhaskar Bhoir alias Anita Ramakant Bhoir, 7) Smt. Ramabai Sitaram Patil, 8) Mr. Kishor Sitaram Patil, 9) Mr. Vishwas Sitaram Patil, 10) Smt. Jayashree Jaywant Patil, 11) Smt. Bhimabai Narayan Patil, 12) Mr. Deepak Narayan Patil, 13) Neelam Narayan Patil, 14) Mr. Manohar Laxman Gharat, 15) Mr. Dattatreya Laxman Gharat, 16) Mr. Santosh Laxman Gharat, 17) Smt. Jayawanti Harishchandra Patil, 18) Smt. Tulsa Madhukar Mali, 19) Smt. Ranjana Vilas Kadam Alias Patil, 20) Mr. Harishchandra Laxman Gharat, 21) Smt. Shakuntala Ambo Patil, 22) Smt. Anusaya Chintaman Patil alias Mhatre AND 1) Mr. Bhaskar Hira Patil,



2) Mr. Chintaman Ganu Patil, 3) Mr. Hareshwar Joma Patil, 4) Mr. Ganpat Padman Patil, 5) Mr. Satish Sitaram Patil, 6) Mr. Dayanand Narayan Patil, 7) Mr. Sanjay Rajo Patil in respect of land admeasuring H.R. 0-82-3, out of Survey No. 117, admeasuring H.R. 2-83-3.

c) Development Agreement dated 09th December 2012, and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 11819-2012, dated 10/12/2012 made between 1) Mr. Bhaskar Hira Patil, 2) Mr. Sanjay Rajo Patil, 3) Mr. Satish Sitaram Patil, 4) Mr. Hareshwar Joma Patil AND Mr. Devendra Khemraj Jain, in respect of land admeasuring H.R. 2-01-0, out of Survey No. 117, admeasuring H.R. 2-83-3.

d) Development Agreement dated 31st December 2014, and registered in the office of Sub-Registrar at Vasai No. V under Document Serial No. 2104-2015, dated 22/04/2015 made between 1) Mr. Bhaskar Hira Patil, 2) Mr. Chintaman Ganu Patil, 3) Mr. Sanjay Rajo Patil, 4) Mr. Satish Sitaram Patil, 5) Mr. Dayanand Narayan Patil, 6) Mr. Ganpat Padman Patil, 7) Mr. Hareshwar Joma Patil AND Mr. Devendra Khemraj Jain, in repect of land admeasuring H.R. 0-82-3, out of Survey No. 117, admeasuring H.R. 2-83-3.

e) Consent Letter dated 07/05/2015, registered in the office of Sub-Registrar Vasai No.V, under Document Serial No. 2338/2015, dated 07/05/2015, given by 1) Mr. Bhaskar Hira Patil,



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2) Mr. Chintaman Ganu Patil, 3) Mr. Sanjay Rajo Patil, 4) Mr. Satish Sitaram Patil, 5) Mr. Dayanand Narayan Patil, 6) Mr. Ganpat Padman Patil, 7) Mr. Hareshwar Joma Patil to Mr. Devendra Khemraj Jain.

f) Partition Deed dated 18th July 2022 and registered in the office of Sub-Registrar Vasai No.V, under Document Serial No. 11230/2022, dated 18/07/2022, made between 1) Mr. Ganpat Padman Patil, 2) Smt. Ganga Bhaskar Patil, 3) Mr. Dattatreya Chintaman Patil, 4) Mr. Dayanand Narayan Patil, 5) Mr. Bhaskar Hira Patil 6) Smt. Yamunabai Chintaman Patil, 7) Smt. Vanita Atmaram Patil, 8) Mr. Satish Sitaram Patil, 9) Mr. Sanjay Rajo Patil, 10) Mr. Harishchandra Chintaman Patil, 11) Mr. Hareshwar Joma Patil.

g) Supplementary Agreement registered in the office of Sub-Registrar Vasai No.V, under Document Serial No. 5532/2023, dated 11/04/2023, made between 1) Smt. Yamunabai Chintaman Patil, 2) Mr. Dattatreya Chintaman Patil, 3) Mr. Harishchandra Chintaman Patil, 4) Smt. Ganga Bhaskar Patil, 5) Smt. Vanita Atmaram Patil, the legal heirs of late Chintaman Ganu Patil AND Mr. Devendra Khemraj Jain.



h) Conveyance Deed dated 25th January 2024, and registered in the office of Sub-Registrar at Vasai No. 2, under Document Serial No. 1689-2024, dated 25/01/2024, made between 1) Mr. Ganpat Padman Patil, 2) Mr. Dayanand Narayan Patil, 3) Mr. Satish Sitaram Patil, (therein called the "Vendors") of the First Part And 1) Mr. Deepak Narayan Patil, 2) Mr. Hitesh Ganpat Patil, 3) Mr. Kishor Sitaram Patil, 4) Mr. Vishwas Sitaram Patil, AND Mr. Devendra Khemraj Jain, in respect of the land admeasuring 2644.00 Square meters, out of Survey No. 117, Hissa No. 1, admeasuring 8230.00 Square meters.

i) Supplementary Agreement dated 19th July 2024 registered in the office of Sub-Registrar Vasai No. 2, under Document Serial No. 16125-2024, dated 19/07/2024 made between 1) Bhaskar Hira Patil, 2) Smt. Yamunabai Chintaman Patil, 3) Mr. Dattatreya Chintaman Patil, 4) Mr. Harishchandra Chintaman Patil, 5) Smt. Ganga Bhaskar Patil, 6) Smt. Vanita Atmaram Patil, 7) Mr. Sanjay Rajo Patil, 8) Mr. Satish Sitaram Patil, 9) Mr. Hareshwar Joma Patil 10) Mr. Devendra Khemraj Jain and M/s. Mangalmurti Vinay Unique Realtors.

j) Mr. Devendra Khemraj Jain is the owner of land admeasuring 2644.00 Square meters, out of Survey No. 117, Hissa No. 1, And Mr. Bhaskar Hira Patil is the owner of Land admeasuring 2793 Square meters, out of Survey No. 117, Hissa No. 1, and remaining land admeasuring 2793 Square meters, out of Survey No. 117, Hissa No. 1, is



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belonging to 1) Smt. Ganga Bhaskar Patil, 2) Mr. Dattatreya Chintaman Patil, 3) Smt. Yamunabai Chintaman Patil, 4) Smt. Vanita Atmaram Patil, 5) Mr. Sanjay Rajo Patil, 6) Mr. Harishchandra Chintaman Patil, 7) Mr. Hareshwar Joma Patil.

k) 1) Mr. Sanjay Rajo Patil, 2) Mr. satish Sitaram Patil, 3) Mr. Hareshwar Joma Patil, 4) Mr. Bhaskar Hira Patil are the owners of land bearing Survey No. 117, Hissa No. 2, admeasuring 20100 Square meters.

3) Revised Development Permission issued by Vasai Virar City Municipal Corporation bearing Ref.No. VVCMC/TP/RDP/VP-6205/413/2022-23, dated 14/11/2022.

4) 7/12 Extracts issued by Talathi Saza Naringi, dated 11/03/2024, Mutation Entry No. 1918.

5) Search Report For 30 Years From Year-1993 till Year-2023 annexed hereto.

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 M/s. Mangalmurti Vinay Unique Realtors, is clear, marketable and without any encumbrances.



Owner of the land :-

1) Mr. Bhaskar Hira Patil, 2) Mr. Satish Sitaram Patil,
3) Mr. Sanjay Rajo Patil, 4) Mr. Hareshwar Joma Patil, 5)
Smt. Yamunabai Chintaman Patil, 6) Mr. Dattatreya
Chintaman Patil, 7) Mr. Harishchandra Chintaman Patil, 8)
Smt. Ganga Bhaskar Patil, 9) Smt. Vanita Atmaram Patil,
10) Mr. Devendra Khemraj Jain are the owners of N.A. land
bearing Survey No. 117, Hissa No. 1, admeasuring 8230.00
Square meters, Assessed at Rs. 13991.00 Paise, Survey No.
117, Hissa No.2, admeasuring 20100 Square meters,
Assessed at Rs. 12060.00 Paise, lying being and situate at
Village DONGARE, Taluka Vasai, District Palghar, within
the area of Sub-Registrar Vasai Nos. 1 to 6.

The Report reflecting the flow of the title and M/s.
Mangalmurti Vinay Unique Realtors, a Partnership Firm is
the Developers of the said land is enclosed herewith as
annexure.



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Sr. No.	Owners of the Land
1	Mr. Devendra Khemraj Jain
2	Mr. Bhaskar Hira Patil,
3	Smt. Ganga Bhaskar Patil,
4	Mr. Dattatreya Chintaman Patil,
5	Smt. Yamunabai Chintaman Patil,
6	Smt. Vanita Atmaram Patil,
7	Mr. Sanjay Rajo Patil,
8	Mr. Harishchandra Chintaman Patil,
9	Mr. Hareshwar Joma Patil
10	Mr. Satish Sitaram Patil,
Developers of the Land	
M/s. Mangalmurti Vinay Unique Realtors	

Encl: Annexure

Date: 22/07/2024



ADVO^CCATE
MRS. KALPANA S. MHATRE

B.A. LL.B.

ADVO^CCATE HIGH COURT, MUMBAI

Office: 203 Ali Plaza, Near Railway Phatak,
Vartak Road, Virar (West),
Tal. Vasai, Dist. Palghar.

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FLOW OF THE TITLE OF THE SAID LAND:-

Mr. Parshram Vishwanath Joshi was the owner of the land bearing Survey No.117 (Old Survey No.473), admeasuring H.R. 2-83-3, lying being and situate at Village DONGRE, Taluka Vasai, District Palghar.

By Conveyance Deed dated 29/04/1933, Mr. Parshram Vishwanath Joshi sold and conveyed the said land to Mr. Nathu Katu Patil.

Mr. Nathu Katu Patil died intestate on 17/02/1953 leaving behind him 1) Mr. Hira Nathu Patil, 2) Mr. Padya Nathu Patil, 3) Mr. Joma Ganya Patil, 4) Mr. Chintu Ganu Patil, 5) Mr. Rajo Ganu Patil, being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death. The name of Mr. Hira Nathu Patil recorded as H.U.F. in the 7/12 Extract and such other revenue records. Mr. Hira Nathu Patil died intestate on 06/08/1955 leaving behind him 1) Smt. Hashi Hira Patil, 2) Mr. Bhaskar Alias Bhau Hira Patil, 3) Mr. Padya Nathu Patil, 4) Mr. Joma Ganu Patil, 5) Mr. Chintaman Ganu Patil, 6) Mr. Rajo Ganu



Patil, being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

Mr. Padya Alias Padman Nathu Patil died intestate on 17/02/1972, leaving behind him 1) Smt. Gangubai Padman Patil, 2) Mr. Sitaram Padman Patil, 3) Mr. Narayan Padman Patil, 4) Mr. Ganpat Padman Patil, 5) Smt. Parvati Laxman Gharat, 6) Smt. Shakuntala Ambo Patil, 7) Smt. Anusaya Chintaman Patil, being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

Smt. Gangubai Padman Patil died intestate in Year 1994 leaving behind her 1) Mr. Sitaram Padman Patil, 2) Mr. Narayan Padman Patil, 3) Mr. Ganpat Padman Patil, 4) Smt. Parvati Laxman Gharat, 5) Smt. Shakuntala Ambo Patil, 6) Smt. Anusaya Chintaman Patil, being the legal heirs according to the Hindu Succession Act by which she was governed at the time of her death.

Mr. Sitaram Padman Patil, died intestate on 31/07/2003 leaving behind him 1) Smt. Ramabai Sitaram Patil, 2) Mr. Kishor Sitaram Patil, 3) Mr. Vishwas Sitaram Patil, 4) Mr. Satish Sitaram Patil, 5) Smt. Jayashree Jaywant Patil, being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.



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Mr. Narayan Padman Patil, died intestate on 17/12/2004 leaving behind him 1) Smt. Bhimabai Narayan Patil, 2) Mr. Dayanand Narayan Patil, 3) Mr. Deepak Narayan Patil, 4) Neelam Narayan Patil, being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

Smt. Parvati Laxman Gharat died intestate on 02/04/1983 leaving behind her 1) Mr. Manohar Laxman Gharat, 2) Mr. Dattatreya Laxman Gharat, 3) Mr. Santosh Laxman Gharat, 4) Mr. Harishchandra Laxman Gharat, 5) Smt. Jayawanti Harishchandra Patil, 6) Smt. Tulsa Madhukar Mali, 7) Smt. Ranjana Vilas Kadam, being the legal heirs according to the Hindu Succession Act by which she was governed at the time of her death.

Smt. Hashibai Hira Patil, died intestate leaving behind her Mr. Bhaskar Hira Patil, being the legal heir according to the Hindu Succession Act by which she was governed at the time of her death.

Mr. Rajo Ganu Patil, died intestate on 29/03/1982 leaving behind him 1) Smt. Namubai Rajo Patil, 2) Mr. Suresh Rajo Patil, 3) Mr. Sanjay Rajo Patil, 4) Smt. Hirubai Harishchandra Patil, 5) Smt. Sukribai Vasudev Patil,



6) Dharmesh Bhaskar Bhoir, 7) Anita Bhaskar Bhoir, being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

Mr. Joma Ganu Patil adopted Pandurang Chintaman Patil, the Son of his Brother Mr. Chintaman Ganu Patil vide Adoption Deed dated 16/04/1977 and named him as Mr. Hareshwar Joma Patil. The said Adoption Deed dated 16/04/1977 was registered in the office of Sub-Registrar Vasai, under Document Serial No. 188/1977. Mr. Joma Ganu Patil died intestate on 09/07/2011 leaving behind him Mr. Hareshwar Joma Patil, being the legal heir as per the said Adoption Deed dated 16/04/1977.

By Release Deed dated 21/10/2011 and registered in the office of Sub-Registrar Vasai No.II, under Document Serial No. 12301/2011, dated 21/10/2011, 1) Mr. Chintaman Ganu Patil, 2) Smt. Namubai Rajo Patil, 3) Mr. Suresh Rajo Patil, 4) Smt. Hirubai Harishchandra Patil, 5) Smt. Sukribai Vasudev Patil, 6) Dharmesh Bhaskar Bhoir, 7) Anita Bhaskar Bhoir alias Anita Ramakant Bhoir, 8) Smt. Ramabai Sitaram Patil, 9) Mr. Kishor Sitaram Patil, 10) Mr. Vishwas Sitaram Patil, 11) Smt. Jayashree Jaywant Patil, 12) Smt. Bhimabai Narayan Patil, 13) Mr. Dayanand Narayan Patil, 14) Mr. Deepak Narayan Patil, 15) Neelam Narayan Patil, 16) Mr. Ganpat Padamn Patil, 17) Mr. Manohar Laxman Gharat, 18) Mr. Dattatreya Laxman Gharat, 19) Mr. Santosh Laxman Gharat, 20) Smt. Jayawanti Harishchandra Patil,



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21) Smt. Tulsa Madhukar Mali, 22) Smt. Ranjana Vilas Kadam Alias Patil, 23) Mr. Harishchandra Laxman Gharat, 24) Smt. Shakuntala Ambo Patil, 25) Smt. Anusaya Chintaman Patil alias Mhatre released their undivided share in the said land admeasuring H.R. 2-01-0, out of Survey No. 117, admeasuring H.R.2-83-3, in favour of 1) Mr. Hareshwar Joma Patil, 2) Mr. Sanjay Rajo Patil, 3) Mr. Satish Sitaram Patil, 4) Mr. Bhaskar Hira Patil.

By Release Deed dated 21/10/2011 and registered in the office of Sub-Registrar Vasai No.II, under Document Serial No. 12302/2011, dated 21/10/2011, 1) Smt. Namubai Rajo Patil, 2) Mr. Suresh Rajo Patil, 3) Smt. Hirubai Harishchandra Patil, 4) Smt. Sukribai Vasudev Patil, 5) Dharmesh Bhaskar Bhoir, 6) Anita Bhaskar Bhoir alias Anita Ramakant Bhoir, 7) Smt. Ramabai Sitaram Patil, 8) Mr. Kishor Sitaram Patil, 9) Mr. Vishwas Sitaram Patil, 10) Smt. Jayashree Jaywant Patil, 11) Smt. Bhimabai Narayan Patil, 12) Mr. Deepak Narayan Patil, 13) Neelam Narayan Patil, 14) Mr. Manohar Laxman Gharat, 15) Mr. Dattatreya Laxman Gharat, 16) Mr. Santosh Laxman Gharat, 17) Smt. Jayawanti Harishchandra Patil, 18) Smt. Tulsa Madhukar Mali, 19) Smt. Ranjana Vilas Kadam Alias Patil, 20) Mr. Harishchandra Laxman Gharat, 21) Smt. Shakuntala Ambo Patil, 22) Smt. Anusaya Chintaman Patil alias Mhatre



released their undivided share in the said land admeasuring H.R. 0-82-3, out of Survey No. 117, admeasuring H.R. 2-83-3, in favour of 1) Mr. Bhaskar Hira Patil, 2) Mr. Chintaman Ganu Patil, 3) Mr. Hareshwar Joma Patil, 4) Mr. Ganpat Padman Patil, 5) Mr. Satish Sitaram Patil, 6) Mr. Dayanand Narayan Patil, 7) Mr. Sanjay Rajo Patil.

By Partition Deed dated 22/12/2011, made between 1) Mr. Bhaskar Hira Patil, 2) Mr. Chintaman Ganu Patil, 3) Mr. Sanjay Rajo Patil, 4) Mr. Satish Sitaram Patil, 5) Mr. Dayanand Narayan Patil, 6) Mr. Ganpat Padman Patil, 7) Mr. Hareshwar Joma Patil, the land admeasuring H.R. 0-82-3, out of Survey No. 117, admeasuring H.R. 2-83-3, came to the share of 1) Mr. Bhaskar Hira Patil, 2) Mr. Chintaman Ganu Patil, 3) Mr. Sanjay Rajo Patil, 4) Mr. Satish Sitaram Patil, 5) Mr. Dayanand Narayan Patil, 6) Mr. Ganpat Padman Patil, 7) Mr. Hareshwar Joma Patil AND land admeasuring H.R. 2-01-0, out of Survey No. 117, admeasuring H.R. 2-83-3, came to the share of 1) Mr. Bhaskar Hira Patil, 2) Mr. Sanjay Rajo Patil, 3) Mr. Satish Sitaram Patil, 4) Mr. Hareshwar Joma Patil.

By Development Agreement dated 09th December 2012, and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Document Serial No. 11819-2012, dated 10/12/2012 1) Mr. Bhaskar Hira Patil, 2) Mr. Sanjay Rajo Patil, 3) Mr. Satish Sitaram Patil, 4) Mr. Hareshwar Joma Patil have granted the development right in respect of



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land admeasuring H.R. 2-01-0, out of Survey No. 117, admeasuring H.R. 2-83-3, to Mr. Devendra Khemraj Jain, on the terms and conditions mentioned in the said Agreement.

By Development Agreement dated 31st December 2014, and registered in the office of Sub-Registrar at Vasai No. V under Document Serial No. 2104-2015, dated 22/04/2015 1) Mr. Bhaskar Hira Patil, 2) Mr. Chintaman Ganu Patil, 3) Mr. Sanjay Rajo Patil, 4) Mr. Satish Sitaram Patil, 5) Mr. Dayanand Narayan Patil, 6) Mr. Ganpat Padman Patil, 7) Mr. Hareshwar Joma Patil, have granted the development right in respect of land admeasuring H.R. 0-82-3, out of Survey No. 117, admeasuring H.R. 2-83-3, to Mr. Devendra Khemraj Jain, on the terms and conditions mentioned in the said Agreement.

There is changes in consideration mentioned in Clause No. 19 of Development Agreement dated 31st December 2014, due to the Zone Certificate No. VVCMC/TP/ZCS-282/3444/2014-2015, issued by Vasai Virar City Municipal Corporation. Therefore by Consent Letter dated 07/05/2015, 1) Mr. Bhaskar Hira Patil, 2) Mr. Chintaman Ganu Patil, 3) Mr. Sanjay Rajo Patil, 4) Mr. Satish Sitaram Patil, 5) Mr. Dayanand Narayan Patil, 6) Mr. Ganpat Padman Patil,



7) Mr. Hareshwar Joma Patil have given their consent to Mr. Devendra Khemraj Jain to make the changes as per Zone Certificate and have agreed to accept consideration mentioned in Consent Letter dated 07/05/2015. The said Consent Letter was registered in the office of Sub-Registrar Vasai No.V, at Serial No. 2338/2015, dated 07/05/2015.

Mr. Chintaman Ganu Patil, died intestate on 29/04/2019 leaving behind him 1) Smt. Yamunabai Chintaman Patil, 2) Mr. Dattatreya Chintaman Patil, 3) Mr. Harishchandra Chintaman Patil, 4) Smt. Ganga Bhaskar Patil, 5) Smt. Vanita Atmaram Patil, being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

सदर सर्वे नं. ११७, क्षेत्र २-८३-३, हया मिळकतीची उप अधिक्षक भूमी
 अभिलेख वसई यांचेकडील क्र. भूमापन/मौजे डोंगरे/अ.ता.पो.हि.
 १७४७/२०२१/८१२, दिनांक ०५/०४/२०२२, अन्वये मोजणी होऊन सदर
 मिळकतीचे आकारफोड पत्रक झाल्याने मा. तहसिलदार वसई यांचेकडील
 आदेश क्र. महसुल/क१/टे२/हक्कनोंद/कावि/४००/२०२२/२०२२, दिनांक
 १९/०४/२०२२, अन्वये सदर मिळकतीचे सर्वे क्र. ११७, हि. क्र. १, २, असे
 नवीन पोटहिस्से तयार झाल्याने मुळ सातवारा बंद करण्यात आला आहे.
 त्यानंतर वरील आदेशाप्रमाणे सदर सर्वे क्र. ११७, हिस्सा नंबर १, क्षेत्र हे.
 आर. ०-८२-३, ही मिळकत १) वनिता आत्माराम पाटील, २) गंगा भास्कर
 पाटील, ३) हरिश्चंद्र चिंतामण पाटील, ४) दत्तात्रेय चिंतामण पाटील, ५)
 यमुनाबाई चिंतामण पाटील, ६) संजय राजो पाटील, ७) हरेश्वर जोमा पाटील,

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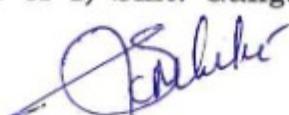
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Mobile No. 9970699728

८) दयानंद नारायण पाटील, ९) भास्कर हिरा पाटील, १०) सतिश सिताराम पाटील, ११) गणपत पदमण पाटील, यांचे नावे दाखल झाली व सर्वे क्र. ११७, हिस्सा नंबर २, क्षेत्र हे. आर. २-०१-०, ही मिळकत १) भास्कर हिरा पाटील २) संजय राजो पाटील, ३) सतिश सिताराम पाटील, ४) हरेश्वर जोमा पाटील यांचे नावे दाखल झाली.

By Partition Deed dated 18th July 2022 and registered in the office of Sub-Registrar Vasai No.V, at Serial No. 11230/2022, dated 18/07/2022, made between 1) Mr. Ganpat Padman Patil, 2) Smt. Ganga Bhaskar Patil, 3) Mr. Dattatreya Chintaman Patil, 4) Mr. Dayanand Narayan Patil, 5) Mr. Bhaskar Hira Patil 6) Smt. Yamunabai Chintaman Patil, 7) Smt. Vanita Atmaram Patil, 8) Mr. Satish Sitaram Patil, 9) Mr. Sanjay Rajo Patil, 10) Mr. Harishchandra Chintaman Patil, 11) Mr. Hareshwar Joma Patil, the land admeasuring H.R. 0-26-44, out of Survey No. 117, Hissa No. 1, admeasuring H.R. 0-82-3, came to the share of 1) Mr. Ganpat Padman Patil, 2) Mr. Dayanand Narayan Patil, 3) Mr. Satish Sitaram Patil, AND the land admeasuring H.R. 0-27-93, out of Survey No. 117, Hissa No. 1, admeasuring H.R. 0-82-3, came to the share of Mr. Bhaskar Hira Patil AND the land admeasuring H.R. 0-27-93, out of Survey No. 117, Hissa No. 1, admeasuring H.R. 0-82-3, came to the share of 1) Smt. Ganga Bhaskar



Patil, 2) Mr. Dattatreya Chintaman Patil, 3) Smt. Yamunabai Chintaman Patil, 4) Smt. Vanita Atmaram Patil 5) Mr. Sanjay Rajo Patil, 6) Mr. Harishchandra Chintaman Patil, 7) Mr. Hareshwar Joma Patil.

1) Smt. Yamunabai Chintaman Patil, 2) Mr. Dattatreya Chintaman Patil, 3) Mr. Harishchandra Chintaman Patil, 4) Smt. Ganga Bhaskar Patil, 5) Smt. Vanita Atmaram Patil, the legal heirs of late Chintaman Ganu Patil, had confirmed the terms and conditions of the Development Agreement dated 31st December 2014, having Document No. 2104/2015, dated 22/04/2015, vide Supplementary Agreement dated 11/04/2023. The said Supplementary Agreement was registered in the office of Sub-Registrar Vasai No. V, at Serial No. 5532/2023, dated 11/04/2023.

By Conveyance Deed dated 25th January 2024, and registered in the office of Sub-Registrar at Vasai No. 2, under Document Serial No. 1689-2024, dated 25/01/2024, 1) Mr. Ganpat Padman Patil, 2) Mr. Dayanand Narayan Patil, 3) Mr. Satish Sitaram Patil, (therein called "The Vendors") of the First Part, And 1) Mr. Deepak Narayan Patil, 2) Mr. Hitesh Ganpat Patil, 3) Mr. Kishor Sitaram Patil, 4) Mr. Vishwas Sitaram Patil, (therein called "The Confirming Party") of the Second Part, the Vendors with the consent and confirmation of the Confirming Party sold and conveyed the land admeasuring 2644.00 Square meters,



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out of Survey No. 117, Hissa No. 1, admeasuring 8230.00 Square meters, to Mr. Devendra Khemraj Jain, (therein called "The Purchaser") of the Third Part.

Mr. Devendra Khemraj Jain alongwith 1) Mr. Ashok M. Mehta 2) Smt. Bhavna V. Doshi executed the Deed of Partnership on 04/04/2011, under the Indian Partnership Act, 1932 to carry on the business under the firm name and style as M/s. Vinay Unique Realtors, on the terms and conditions as stated in the said deed of firm for carrying on the business as Builders & Developers.

By Deed of Change in Constitution Dated 30th November 2023, entered into by and between Mr. Devendra Khemraj Jain and two of existing partners, who have changed the name of the said Firm as M/s. Mangalmurti Vinay Unique Realtors which was previously known as M/s. Vinay Unique Realtors.

M/s. Mangalmurti Vinay Unique Realtors which was previously known as M/s. Vinay Unique Realtors, has obtain the development right in respect of Land admeasuring H.R. 2-01-0, out of Survey No. 117, from 1) Mr. Bhaskar Hira Patil, 2) Mr. Sanjay Rajo Patil, 3) Mr. Satish Sitaram Patil, 4) Mr. Hareshwar Joma Patil vide Development Agreement dated 09/12/2012 and have obtain the development right in respect of Land admeasuring



H.R. 0-82-3, out of Survey No. 117, from 1) Mr. Bhaskar Hira Patil, 2) Mr. Chintaman Ganu Patil, 3) Mr. Sanjay Rajo Patil, 4) Mr. Satish Sitaram Patil, 5) Mr. Dayanand Narayan Patil, 6) Mr. Ganpat Padman Patil, 7) Mr. Hareshwar Joma Patil, vide Development Agreement dated 31/12/2014. M/s. Mangalmurti Vinay Unique Realtors have paid and/or agreed to pay the consideration in respect of the said property to the aforesaid land owners from the account of the said firm. However the said Agreements were horridly drafted and instead of the name M/s. Mangalmurti Vinay Unique Realtors, the name of Mr. Devendra Khemraj Jain, one of the Partner of the firm was mentioned in the said Development Agreements. Therefore the concern parties have make clarification vide Supplementary Agreement dated 19th July 2024. The said Supplementary Agreement was registered in the office of Sub-Registrar Vasai No. 2, under Document Serial No. 16125-2024, dated 19/07/2024.

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 M/s. Mangalmurti Vinay Unique Realtors, is clear, marketable and without any encumbrances.



ADVOCATE
MRS. KALPANA S. MHATRE
 B.A. LL.B.
 ADVOCATE HIGH COURT, MUMBAI
 Office: 203 Ali Plaza, Near Railway Phatak,
 Vartak Road, Virar (West),
 Tal. Vasai, Dist. Palghar.

Date:- 22/07/2024