

KALPANA A. DESHMUKH

B.A. LL.B.

ADVOCATE HIGH COURT, MUMBAI

Email ID : advkalpana05@gmail.com

Off : Janardan Villa, Deshmukh Aali, Dongarpada, Virar (West), Tal. Vasai, Dist. Palghar, Pin - 401 303.

DATE : 23rd October 2023

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

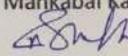
FLOW OF THE TITLE OF THE SAID LAND

A) Survey No. 266, Hissa No. 1, admeasuring 6.24.74 Ares Square metres, assessed at Rs.62.00 Paise, Survey No. 266, Hissa No. 3, admeasuring 52.54.58 Ares Square metres, assessed at Rs.525.50 Paise, Survey No. 266, Hissa No. 6, admeasuring 6.14.86 Ares Square metres, assessed at Rs.61.00 Paise, Survey No. 266, Hissa No. 8, admeasuring 79.71 Ares Square metres, Survey No. 266, Hissa No. 9, admeasuring 26.61 Ares Square metres, assessed at Rs.2.67 Paise, Survey No. 266, Hissa No. 11, admeasuring 1.65.00 Ares Square metres, assessed at Rs.16.00 Paise, Survey No. 266, Hissa No. 12, admeasuring 5.55.74 Ares Square metres, assessed at Rs.55.00 Paise, Survey No. 266, Hissa No. 13, admeasuring 7.70.00 Ares Square metres, assessed at Rs.77.00 Paise, lying being and situate at Village NILEMORE, Taluka Vasai, District Palghar, within the area of Joint Sub-Registrar, Class-2, Vasai No. 1 to 6 belonging to 1) MR. HEMANT ANANT PATIL, 2) MR. JITENDRA VISHNU PATIL, 3) MRS. SANDHYA VISHWANATH PATIL, 4) MRS. ALKA PRABHAKAR PATIL, 5) MR. MADHUKAR GANPAT NAIK, 6) MR. TIRTHRAJ VISHWANATH PATIL, 7) MRS. JYOTSNA DATTATRAY PATIL, 8) MRS. MANDA NARSINH NAIK, 9) MRS. NAMRATA ANAND VARTAK, 10) MRS. JAYASHREE ATMARAM NAIK, 11) MR. ATMARAM BABU NAIK, 12) MR. MAHENDRA LALJI PATEL and Survey No. 266, Hissa No. 7, admeasuring 15.20.13 Ares Square metres, assessed at Rs.152.00 Paise, lying being and situate at Village NILEMORE, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6 belonging to VASAI VIRAR CITY MUNICIPAL CORPORATION. As per the 7/12 Extract, the said Land is Class-1 (Bhogavatdar Varg-1).

B) Survey No. 183, Hissa No. 1, admeasuring 1.60.00 Ares Square metres, assessed at Rs.16.00 Paise, Survey No. 183, Hissa No. 2, admeasuring 9.83.18 Ares Square metres, assessed at Rs.98.31.00 Paise, Survey No. 183, Hissa No. 3, admeasuring 6.60.66 Ares Square metres, assessed at Rs.66.06 Paise, Survey No. 183, Hissa No. 4, admeasuring 9.00.62 Ares Square metres, assessed at Rs.90.00 Paise, Survey No. 183, Hissa No. 5, admeasuring 3.58.84 Ares Square metres, assessed at Rs.35.88 Paise, Survey No. 183, Hissa No. 6, admeasuring 8.55.86 Ares Square metres, assessed at Rs.85.58 Paise, Survey No. 183, Hissa No. 7, admeasuring 8.48.22 Ares Square metres, assessed at Rs.84.82 Paise, Survey No. 183, Hissa No. 8, admeasuring 6.80.00 Ares Square metres, assessed at Rs.68.00 Paise, Survey No. 183, Hissa No. 9, admeasuring 7.12.00 Ares Square metres, assessed at Rs.71.20 Paise, Survey No. 183, Hissa No. 10, admeasuring 8.70.00 Ares Square metres, assessed at Rs.87.00 Paise, Survey No. 183, Hissa No. 11, admeasuring 0.50.55 Ares Square metres, assessed at Rs.00.05 Paise, lying being and situated at Village NILEMORE, Taluka Vasai, District Palghar, within the area of Joint Sub-Registrar, Class-2, Vasai No. 1 to 6 belonging to MR. KISHOR DATTATRAYA NAIK. As per the 7/12 Extract, the said Land is Class-1 (Bhogavatdar Varg-1).

A) Survey No. 265 (old Survey No. 158), Hissa No. 1, admeasuring H.R. 0-30-9, assessed at Rs.2.29 Paise, Survey No. 266 (old Survey No. 152), Hissa No. 1, admeasuring H.R. 0-63-0, assessed at Rs..5.00 Paise, lying being and situate at Village NILEMORE, Taluka Vasai, District Palghar.

i) Mr. Kavasji Bamanji Mistry was the owner of the said land who expired on 11.01.1966 leaving behind him 1. Mankabai Kavasji Mistry (widow), 2) Rustomji


MRS. KALPANA A. DESHMUKH
B.A., LL.B.

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Kavasji (son), 3. Limji Kavasji Mistry (son), 4. Minu Kavasji Mistry (son), 5. Gul Kavasji Mistry (daughter), 6. Dhun Nariman Patel (daughter), 7. Feni Menuchar Mistry which has been reflected in 6/12 Extract No.1527, on 10.10.1966;

ii) Manibai Padman Patil and Gopal Jayram Patil were the tenants in respect of the said land.

iii) Manibai Padman Patil had purchased the said land bearing Survey No. 265 (old Survey No. 158), Hissa No. 1 (Part) and Survey No. 266 (old Survey No. 152), Hissa No. 1 (Part) under the Provisions of Bombay Tenancy and Agricultural Lands Act through the Additional Tahasildar Vasai under Tenancy Certificate bearing No. 194, dated 18/11/1967 which has been reflected in 6/12 Extract No. 1642, on 30.11.1968.

iv) Gopal Jayram Patil had purchased the said land bearing Survey No. 265 (old Survey No. 158), Hissa No. 1 (Part) and Survey No. 266 (old Survey No. 152), Hissa No. 1 (Part) under the Provisions of Bombay Tenancy and Agricultural Lands Act through the Additional Tahasildar Vasai under Tenancy Certificate bearing No. 193, dated 30/04/1968 which has been reflected in 6/12 Extract No. 1684, on 16.10.1970;

v) The Survey No. 158 has been changed to New Survey No. 265 and Survey No. 152 has been changed to New Survey No. 266 and accordingly the office of Tahasildar recorded the same on 3.10.1984 in 6/12 Extract No. 1.

vi) The land bearing Survey No. 266, Hissa No. 1 was applicable under Section 43 of the Bombay Tenancy and Agricultural Lands Act and 1) Manibai Padman Patil, 2) Gopal Jayram Patil obtained the Sale Permission from Sub-Divisional Officer Bhiwandi, Bhiwandi Division, Thane bearing Order No. TNC/SP/VASAI/SR-107/98, dated 15/10/1998 which has been reflected in 6/12 Extract No. 1040, on 15.3.2000.

vii) The land bearing Survey No. 265, Hissa No. 1 was applicable under Section 43 of the Bombay Tenancy and Agricultural Lands Act and 1) Manibai Padman Patil, 2) Gopal Jayram Patil obtained the Sale Permission from Sub-Divisional Officer Bhiwandi, Bhiwandi Division, Thane bearing Order No. TNC/SP/VASAI/SR-108/98, dated 15/10/1998 which has been reflected in 6/12 Extract No. 1039, on 15.03.2000.

viii) By an Conveyance Deed dated 14th September 1999 registered in the office of Sub-Registrar at Vasai under Serial No. Pho-3284/99, dated 13/12/1999, 1) Manibai Padman Patil, 2) Gopal Jayram Patil had sold and conveyed the land bearing Survey No. 265, Hissa No. 1 to Mr. Ravji Arjun Patel which has been reflected in 6/12 Extract No. 1039, on 15.03.2000.

ix) By an Conveyance Deed dated 14th September 1999 and registered in the office of Sub-Registrar at Vasai under Serial No. Pho-3285/99, dated 13/12/1999, 1) Manibai Padman Patil, 2) Gopal Jayram Patil had sold and conveyed the land bearing Survey No. 266, Hissa No. 1 to Mr. Shanti Ravji Patel which has been reflected in 6/12 Extract No. 1040, on 15.03.2000.

x) By an Conveyance Deed dated 31st December 2007 and registered in the office of Sub-Registrar at Vasai under Serial No. 04116/2008, dated 10/04/2008, 1) Mr. Ravji Arjun Patel, 2) Mr. Shanti Ravji Patel have sold and conveyed the land bearing Survey No. 265, Hissa No. 1 and Survey No. 266, Hissa No. 1 to 1) Mr.

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B.A. LL.B.

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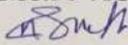
Hemant Anant Patil, 2) Mr. Jitendra Vishnu Patil, 3) Mrs. Sandhya Vishwanath Patil, 4) Mrs. Alka Prabhakar Patil, 5) Mr. Madhukar Ganpat Naik, 6) Mr. Tirthraj Vishwanath Patil, 7) Mrs. Jyotsna Dattatray Patil, 8) Mrs. Manda Narsinh Naik, 9) Mrs. Namrata Anand Vartak, 10) Jayashree Atmaram Naik, 11) Mrs. Atmaram Babu Naik, 12) Mr. Mahendra Lalji Patel the partners of M/s Sanwad Developers which has been reflected in 6/12 Extract No. 1421, on 02.05.2008.

xi) The land bearing Survey No. 265, Hissa No. 1 and Survey No. 266, Hissa No. 1 has been amalgamated and converted into Non Agricultural by the Office of Collector, Thane vide its Order bearing No. REV/D-1/T-9/NAP/Nilemore-Vasai/SR-68/2011, dated 09/08/2011 which has been reflected in 6/12 Extract No. 1683, on 10.08.2011.

xii) The land bearing Survey No. 265 (old Survey No. 158), Hissa No. 1 and Survey No. 266 (old Survey No. 152), Hissa No. 1 has been surveyed through TILR vide A.T.N.A. M.R. No. 495/496/2012 and modify Tag No. 295/2013, the above lands have been given New Survey No. 266, Hissa No. 1, 3, 6, 7, 8, 9, 11, 12 and 13 and accordingly by Mutation Entry No. 1947, on 11/08/2014, the land bearing Survey No. 266, Hissa Nos. 1, 3, 6, 7, 8, 9, 11, 12, 13 has been recorded in the names of 1) Mr. Hemant Anant Patil, 2) Mr. Jitendra Vishnu Patil, 3) Mrs. Sandhya Vishwanath Patil, 4) Mrs. Alka Prabhakar Patil, 5) Mr. Madhukar Ganpat Naik, 6) Mr. Tirthraj Vishwanath Patil, 7) Mrs. Jyotsna Dattatray Patil, 8) Mrs. Manda Narsinh Naik, 9) Mrs. Namrata Anand Vartak, 10) Mr. Jayashree Atmaram Naik, 11) Mr. Atmaram Babu Naik, 12) Mr. Mahendra Lalji Patel and land bearing Survey No. 266, Hissa Nos. 2 (Part), 4, 5, 10 has been recorded in the names of 1) Mr. Gajanan Anant Patil, 2) Mr. Manik Anant Patil.

xiii) The aforesaid land has been purchased by the 1) Mr. Hemant Anant Patil, 2) Mr. Jitendra Vishnu Patil, 3) Mrs. Sandhya Vishwanath Patil, 4) Mrs. Alka Prabhakar Patil, 5) Mr. Madhukar Ganpat Naik, 6) Mr. Tirthraj Vishwanath Patil, 7) Mrs. Jyotsna Dattatray Patil, 8) Mrs. Manda Narsinh Naik, 9) Mrs. Namrata Anand Vartak, 10) Mr. Jayashree Atmaram Naik, 11) Mr. Atmaram Babu Naik, 12) Mr. Mahendra Lalji Patel in the name of partnership firm M/s. Sanwad Developers, however at the time of purchase the said land was in agricultural land and the Mr. Hemant Anant Patil and others are the agriculturist and therefore the said land recorded in the names of Mr. Hemant Anant Patil and others.

xiv) As such 1) Mr. Hemant Anant Patil, 2) Mr. Jitendra Vishnu Patil, 3) Mrs. Sandhya Vishwanath Patil, 4) Mrs. Alka Prabhakar Patil, 5) Mr. Madhukar Ganpat Naik, 6) Mr. Tirthraj Vishwanath Patil, 7) Mrs. Jyotsna Dattatray Patil, 8) Mrs. Manda Narsinh Naik, 9) Mrs. Namrata Anand Vartak, 10) Mrs. Jayashree Atmaram Naik, 11) Mr. Atmaram Babu Naik, 12) Mr. Mahendra Lalji Patel are fully seized and possessed of or otherwise well and sufficiently entitled to the pieces and parcels of N.A. land bearing Survey No. 266, Hissa No. 1, admeasuring 6.24.74 Ares Square metres, assessed at Rs.62.00 Paise, Survey No. 266, Hissa No. 3, admeasuring 52.54.58 Ares Square metres, assessed at Rs.525.50 Paise, Survey No. 266, Hissa No. 6, admeasuring 6.14.86 Ares Square metres, assessed at Rs.61.00 Paise, Survey No. 266, Hissa No. 7, admeasuring 15.20.13 Ares Square metres, assessed at Rs.152.00 Paise, Survey No. 266, Hissa No. 8, admeasuring 79.71 Ares Square metres, Survey No. 266, Hissa No. 9, admeasuring 26.61 Ares Square metres, assessed at Rs.2.67 Paise, Survey No. 266, Hissa No. 11, admeasuring 1.65.00 Ares Square metres, assessed at Rs.16.00 Paise, Survey No. 266, Hissa No. 12, admeasuring 5.55.74 Ares Square metres, assessed at


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B.A., LL.B.

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Rs.55.00 Paise, Survey No. 266, Hissa No. 13, admeasuring 7.70.00 Ares Square metres, assessed at Rs.77.00 Paise, lying being and situate at Village NILEMORE, Taluka Vasai, District Palghar, within the area of Joint Sub-Registrar, Class-2, Vasai No. 1 to 6.

xv) By an Agreement of Transfer dated 05/12/2017 and registered in the office of Sub-Registrar at Vasai No. 2 (Virar) under Serial No. 10470/2017, dated 05/12/2017, 1) Mr. Hemant Anant Patil, 2) Mr. Jitendra Vishnu Patil, 3) Mrs. Sandhya Vishwanath Patil, 4) Mrs. Alka Prabhakar Patil, 5) Mr. Madhukar Ganpat Naik, 6) Mr. Tirthraj Vishwanath Patil, 7) Mrs. Jyotsna Dattatray Patil, 8) Mrs. Manda Narsinh Naik, 9) Mrs. Namrata Anand Vartak, 10) Mr. Jayashree Atmaram Naik, 11) Mr. Atmaram Babu Naik, 12) Mr. Mahendra Lalji Patel have transferred the land under 18 mt. wide D.P. Road admeasuring 1520.13 Square metres in Survey No. 266, Hissa No. 7 to Vasai Virar City Municipal Corporation.

B) Survey No. 183, admeasuring 7080 Square metres, assessed at Rs.708.00 Paise, lying being and situated at Village NILEMORE, Taluka Vasai, District Palghar, within the area of Joint Sub-Registrar, Class-2, Vasai No. 1 to 6.

i) Mr. Rama Bablya Patil was the owner of the said land. The said land was allotted to Late Mr. Rama Bablya Patil on New Tenure vide District Order bearing No. LND 7291, dated 16/02/1950 and Sub-Divisional Order No. 2076, dated 17/02/1950 and Taluka Order No. MSC-6028, dated 15/07/1950, on the terms and conditions mentioned in the said orders vide Mutation Entry No. 684, on 16.07.1950.

ii) Vide Taluka Order No. RTS and LND-6.56 and LND 7-6-56 all the previous Mutations Entry had been cancelled and the said land was allotted on New Tenure, on the terms and conditions mentioned in the said orders and by Mutation Entry No. 878 certified by Circle Inceptor, the terms and conditions has been recorded in the said Mutation Entry on 30.09.1956.

iii) Mr. Rama Bablya Patil died intestate in the year 1982 leaving behind him 1) Gajanan Rama Patil, 2) Shantibai Rama Patil, 3) Sakhubai Rama Patil, 4) Jamnibai Rama Patil, 5) Govind Janya Patil, being the legal heirs which has been reflected in 6/12 Extract No. 1367, on 03.04.1964.

iv) Govind Janya Patil died intestate leaving behind him 1) Namubai Govind Patil, 2) Madhukar Govind Patil, 3) Gangubai Tukaram Patil, being the legal heirs which has been reflected in 6/12 Extract No. 2211 on 27.01.1982.

v) Jamnibai Rama Patil died intestate leaving behind him 1) Gajanan Rama Patil, 2) Somvari Damodar Patil, 3) Sakhubai Motiram Mhatre, being the legal heirs which has been reflected in 6/12 Extract No. 2, on 05.11.1984.

vi) Namubai Govind Patil died intestate leaving behind her 1) Madhukar Govind Patil, 2) Gangubai Tukaram Patil, being the legal heirs which has been reflected in 6/12 Extract No. 1423 on 2.5.2008.

vii) The said land was applicable to New Tenure and therefore The Commissioner Konkan Division by his order No MG/OFF.2/LAND {2}/CR-461/2009, dated 30/03/2010 has granted the permission.

viii) By an Conveyance Deed dated 28/06/2010 and registered in the office of Sub-Registrar at Vasai under Serial No. 9840/2010, 1) Madhukar Govind Patil,

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2) Gangubai Tukaram Patil, 3) Gajanan Rama Patil, 4) Somvari Damodar Patil, 5) Sakhubai Motiram Mhatre through their C.A. Holder Mr. Kishor Dattatraya Naik (therein called "The Vendors") of the First Part and 1) Mr. Gajanan Anant Patil, 2) Mr. Manik Anant Patil through their C.A. Holder Mr. Kishor Dattatraya Naik (therein called "The Confirming Party") of the Second Part have sold and conveyed the said land to Mr. Kishor Dattatraya Naik which has been reflected in 6/12 Extract No. 1623, dt.11.10.2010.

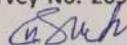
ix) The said land has been converted into N.A. by the Office of Collector of Thane vide its Order bearing No. REV/D-1/T-9/NAP/ Nilemore-Vasai/SR-9/2011, dated 01/12/2011 which has been reflected in 6/12 Extract No. 1705, on 05.12.2011.

x) The land bearing Survey No. 183 has been surveyed through TILR vide A.T.N.A. M.R. No. 940/2019, Javak No. 1492, the above bearing Survey No. 183 has been given Pot Hissa Nos. 1 to 11 and accordingly by Mutation Entry No. 2313, the land bearing Survey No. 183, Hissa Nos. 1 to 11 has been recorded in the name of Mr. Kishor Dattatraya Naik, which has been reflected in 6/12 Extract No. 2313, on 28.04.2022.

xi) As such Mr. Kishor Dattatraya Naik is fully seized and possessed of or otherwise well and sufficiently entitled to the pieces and parcels of N.A. land bearing Survey No. 183, Hissa No. 1, admeasuring 1.60.00 Ares Square metres, assessed at Rs.16.00 Paise, Survey No. 183, Hissa No. 2, admeasuring 9.83.18 Ares Square metres, assessed at Rs.98.31.00 Paise, Survey No. 183, Hissa No. 3, admeasuring 6.60.66 Ares Square metres, assessed at Rs.66.06 Paise, Survey No. 183, Hissa No. 4, admeasuring 9.00.62 Ares Square metres, assessed at Rs.90.00 Paise, Survey No. 183, Hissa No. 5, admeasuring 3.58.84 Ares Square metres, assessed at Rs.35.88 Paise, Survey No. 183, Hissa No. 6, admeasuring 8.55.86 Ares Square metres, assessed at Rs.85.58 Paise, Survey No. 183, Hissa No. 7, admeasuring 8.48.22 Ares Square metres, assessed at Rs.84.82 Paise, Survey No. 183, Hissa No. 8, admeasuring 6.80.00 Ares Square metres, assessed at Rs.68.00 Paise, Survey No. 183, Hissa No. 9, admeasuring 7.12.00 Ares Square metres, assessed at Rs.71.20 Paise, Survey No. 183, Hissa No. 10, admeasuring 8.70.00 Ares Square metres, assessed at Rs.87.00 Paise, Survey No. 183, Hissa No. 11, admeasuring 0.50.55 Ares Square metres, assessed at Rs.00.05 Paise, lying being and situated at Village NILEMORE, Taluka Vasai, District Palghar, within the area of Joint Sub-Registrar, Class-2, Vasai No. 1 to 6.

C) Mr. Hemant Anant Patil and others AND Mr. Kishor Dattatraya Naik AND Mr. Gajanan A. Patil and others have Amalgamated their respective lands that is bearing Survey No. 183, Survey No. 265, Hissa No. 1 and Survey No. 266, Hissa No. 1, 2 & 3 and have obtained Amalgamation & Development Permission for Layout proposed Residential / Residential with Shopline Buildings from Vasai Virar City Municipal Corporation vide its Order bearing No. VVCMC/TP/CC/VP-0198 & 4033/419/2012-13, dated 18/05/2012 (herein after referred to as "Entire land" for the sake of brevity) (Residential + Shopline Bldg. No.1, Residential + Shopline Bldg. No.2 and CFC Hospital).

D) The Vasai Virar City Municipal Corporation had granted the Development Permission for proposed Residential with Shopline Building No. 1 on the said land bearing Survey No. 183, Survey No. 265, Hissa No. 1 and Survey No. 266,


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Hissa No. 1, 2 & 3 vide its Order bearing No. VVCMC/TP/CC/VP-0198 & 4033/420/2012-13, dated 18/05/2012.

E) The Vasai Virar City Municipal Corporation had granted the Development Permission for proposed Residential with Shopline Building No. 2 on the said land bearing Survey No. 183, Survey No. 265, Hissa No. 1 and Survey No. 266, Hissa No. 1, 2 & 3 vide its Order bearing No. VVCMC/TP/ CC/VP-0198 & 4033/421/2012-13, dated 18/05/2012.

F) The Vasai Virar City Municipal Corporation had granted the Development Permission for proposed Hospital Building in CFC on the said land bearing Survey No. 183, Survey No. 265, Hissa No. 1 and Survey No. 266, Hissa No. 1, 2 & 3 vide its Order bearing No. VVCMC/TP/CC/VP-0198 & 4033/422/2012-13, dated 18/05/2012.

G) By an Deed Of Distribution dated 21/05/2012, entered into by and between 1) Mr. Hemant Anant Patil, 2) Mr. Jitendra Vishnu Patil, 3) Mrs. Sandhya Vishwanath Patil, 4) Mrs. Alka Prabhakar Patil, 5) Mr. Madhukar Ganpat Naik, 6) Mr. Tirthraj Vishwanath Patil, 7) Mrs. Jyotsna Dattatray Patil, 8) Mrs. Manda Narsinh Naik, 9) Mrs. Namrata Anand Vartak, 10) Mrs. Jayashree Atmaram Naik, 11) Mr. Atmaram Babu Naik, 12) Mr. Mahendra Lalji Patel (therein called "The Party of the First Part) and 1) Mr. Gajanan Anant Patil, 2) Mr. Manik Anant Patil (therein called "The Party of the Second Part) and Mr. Kishor Dattatraya Naik (therein called "The Party of the Third Part), the FSI of Building No. 2 and CFC-1 and the F.S.I. to be sanctioned by the VVCMC as per their share land has come to the share of Mr. Hemant Anant Patil and others and the FSI of Building No. 1 and CFC-2 and the F.S.I. to be sanctioned by the VVCMC as per their share land has come to the share of 1) Mr. Gajanan Anant Patil, 2) Mr. Manik Anant Patil and the FSI of Building No. 3 and the F.S.I. to be sanctioned by the VVCMC as per their share land has come to the share of Mr. Kishor Dattatraya Naik.

H) By an Development Agreement dated 31st March 2017 and registered in the office of Sub-Registrar at Vasai No. 3 (Nallasopara) under Serial No. 6703/2017, dated 20/07/2017, 1) Mr. Hemant Anant Patil, 2) Mr. Jitendra Vishnu Patil, 3) Mrs. Sandhya Vishwanath Patil, 4) Mrs. Alka Prabhakar Patil, 5) Mr. Madhukar Ganpat Naik, 6) Mr. Tirthraj Vishwanath Patil, 7) Mrs. Jyotsna Dattatray Patil, 8) Mrs. Manda Narsinh Naik, 9) Mrs. Namrata Anand Vartak, 10) Mr. Jayashree Atmaram Naik, 11) Mr. Atmaram Babu Naik, 12) Mr. Mahendra Lalji Patel the partners of M/s Sanwad Developers (therein called "The Owners") of the First Part and Mr. Kishor Dattatraya Naik (therein called "The Confirming Party") of the Second Part and M/s. Om Vimal Developers (therein called "The Developers") of the Third Part, the said Mr. Hemant Anant Patil and others have granted the development right in respect of sanctioned F.S.I. admeasuring 2760.18 Square meters (Built up area) and the F.S.I. admeasuring 2113.80 Square meters (Built up area) to be sanctioned by the VVCMC total F.S.I. admeasuring 4873.98 Square metres (Built up area) of Wing No. 'C', 'D', 'E' of Building No. 2 (excluding all balconies, staircase, passage and lift area) being utilized on land admeasuring 2389 Square meters, out of Survey No. 266, Hissa No. 3 and land admeasuring 474.19 Square meters, out of Survey No. 183, total admeasuring 2863.19 Square meters together with right to use the garden, roads and other common facilities of group housing scheme, out of total FSI approved and/or to be approved by the VVCMC to M/s. Om Vimal Developers, on the terms and conditions mentioned in the said Agreement and Mr. Kishor Dattatraya Naik being the owner of land bearing Survey No. 183 have confirmed the forgoing Agreement.

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I) Mr. Hemant Anant Patil and others and Mr. Kishor Dattatraya Naik have executed a Power of Attorney dated 20/07/2017 which was registered in the office of Sub-Registrar at Vasai No. 3 (Nallasopara) under Serial No. 6704/2017, dated 20/07/2017 in favour of 1) Mr. Nirav Bharat Shah, 2) Mr. Ashok M. Shah the partners of M/s. Om Vimal Developers with a right to develop the said land.

J) The Vasai Virar City Municipal Corporation had granted the Development Permission for proposed Residential with Shopline Building No. 2 wing A to E on the said land bearing Survey No. 183, Survey No. 265, Hissa No. 1 and Survey No. 266, Hissa No. 1, 2 & 3 vide its Order bearing No. VVCMC/TP/CC/VP-198 & 4033/3334/2017-18, dated 31/07/2017.

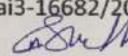
K) The Vasai Virar City Municipal Corporation Fire & Emergency Department has grant the Revised "Provisional No Objection Certificate" for VVCMC/FIRE/HQ/52/2017-18, dated 24/04/2017 your Proposed Residential with Shopline Building No. 2 (Wing- A, B, C, D & E) on the said land bearing Survey No. 183, Survey No. 265, Hissa No. 1 and Survey No. 266, Hissa No. 1, 2 & 3 vide its Order bearing No. VVCMC/FIRE/HQ/709/2017-18, dated 13/11/2017.

L) The Vasai Virar City Municipal Corporation had granted the Subdivision approval of plot of land bearing Survey No. 183, Survey No. 266, Hissa No. 1 to 13, Village Nilemore, Taluka Vasai, District Palghar, vide its Order bearing No. VVCMC/TP/RDP/VP-198 & 4033/186/2017-18, dated 27/03/2018.

M) By an Agreement for Development Rights dated 03/11/2018 and registered in the office of Sub-Registrar at Vasai No. 2 (Virar) under Serial No. 11103/2018, dated 30/11/2018, M/s. Shiv Sai Realtors (therein called "The party of the First Part") of the First Part and 1) Mr. Hemant Anant Patil, 2) Mr. Jitendra Vishnu Patil, 3) Mrs. Sandhya Vishwanath Patil, 4) Mrs. Alka Prabhakar Patil, 5) Mr. Madhukar Ganpat Naik, 6) Mr. Tirthraj Vishwanath Patil, 7) Mrs. Jyotsna Dattatray Patil, 8) Mrs. Manda Narsinh Naik, 9) Mrs. Namrata Anand Vartak, 10) Mrs. Jayashree Atmaram Naik, 11) Mr. Atmaram Babu Naik, 12) Mr. Mahendra Lalji Patel (therein called "The party of the Second Part/Purchaser") of the Second Part and 1) Mr. Chintaman Narayan Kini, 2) Mr. Pandurang Narayan Kini, 3) Mr. Dhiraj Vijay Kini, 4) Mr. Sanjay Dilip Kini, 5) Mr. Ajit Anant Kini (therein called "the Party of the Third Part") of the Third Part, the said M/s. Shiv Sai Realtors had agreed to sell the TDR admeasuring 2400 Square metres, out of TDR credit under the DRC Certificate No. 104/VVCMC/TDR/TP/022/ 2017-18 in respect of the Survey No. 32/A, Hissa No. 1A/1B, Village Sopara, Taluka Vasai, District Palghar to Mr. Hemant Anant Patil and others, on the terms and conditions mentioned in the said Agreement and Mr. Chintaman Narayan Kini and others have confirmed the forgoing Agreement for Development Rights and abide by the terms and conditions of Agreement for Development Rights.

N) The Vasai Virar City Municipal Corporation had granted the Revised Development Permission for proposed Residential with Shopline Bldg. No. 1 Wing E & F, Bldg. No. 2 Wing A to E, Bldg. No. 3 with attached Bungalow on the said land bearing Survey No. 183, Survey No. 266, Hissa No. 1 to 13, vide its Order bearing No. VVCMC/TP/RDP/VP-198, 4033/35/2019-20, dated 15/06/2019.

O) By an Supplementary Development Agreement of Additional FSI dated 3rd December 2019 and registered in the office of Sub-Registrar at Vasai No. 3 (Nallasopara) under Serial No. Vasai3-16682/2019, dated 03/12/2019, entered


MRS. KALPANA A. DESHMUKH

B.A., LL.B.

Add.: Deshmukh Aali, Dongarpada,
Virar (West), Tal.: Vasai,
Dist.: Palghar, PIN - 401 303
(R. No. MAH/796/2010)

into by and 1) Mr. Hemant Anant Patil, 2) Mr. Jitendra Vishnu Patil, 3) Mrs. Sandhya Vishwanath Patil, 4) Mrs. Alka Prabhakar Patil, 5) Mr. Madhukar Ganpat Naik, 6) Mr. Tirthraj Vishwanath Patil, 7) Mrs. Jyotsna Dattatray Patil, 8) Mrs. Manda Narsinh Naik, 9) Mrs. Namrata Anand Vartak, 10) Mrs. Jayashree Atmaram Naik, 11) Mr. Atmaram Babu Naik, 12) Mr. Mahendra Lalji Patel the partners of M/s. Sanwad Developers (therein called "The Owners") of the First Part and Mr. Kishor Dattatraya Naik (therein called "The Confirming Party") of the Second Part and M/s. Om Vimal Developers (therein called "The Developers") of the Third Part, the said Mr. Hemant Anant Patil and others with the consent and confirmation of Mr. Kishor Dattatraya Naik have granted the development right in respect of Additional FSI admeasuring 6531.96 Square metres (Built up area) of Wing No. 'C', 'D' & 'E' of Building No. 2 having Residential with Shopline Building (excluding all balconies, staircase, passage and lift area) being utilized on land admeasuring 2389 Square meters, out of Survey No. 266, Hissa No. 3 and land admeasuring 474.19 Square meters, out of Survey No. 183, total admeasuring 2863.19 Square meters together with right to use the garden, roads and other common facilities of group housing scheme, out of total FSI approved the VVCMC to M/s. Om Vimal Developers, on the terms and conditions mentioned in the said Agreement and Mr. Kishor Dattatraya Naik being the owner of land bearing Survey No. 183 has confirmed the forgoing Supplementary Development Agreement.

P) Mr. Hemant Anant Patil and others and Mr. Kishor Dattatraya Naik have executed a Power of Attorney dated 03/12/2019 which was registered in the office of Sub-Registrar at Vasai No. 3 (Nallasopara) under Serial No. Vasai3-16683/2019, dated 03/12/2019 in favour of M/s. OM VIMAL DEVELOPERS with a right to develop the said land.

Q)

R) By an Agreement for Development Rights dated 18/01/2021 and registered in the office of Joint Sub-Registrar, Class-2, Vasai No. 3 (Nallasopara) under Serial bearing Document No. Vasai3-762/2021, dated 18/01/2021, Mr. Gajanan Govind Thakur and others (therein called "The party of the First Part") of the First Part and Mr. Rajan Balkrishna Naik (therein called "The party of the Second Part/Purchaser") of the Second Part, the said Mr. Gajanan Govind Thakur had agreed to sell the TDR admeasuring 3854 Square metres vide TDR credit under the DRC Certificate No. 213/VVCMC/TDR/TP/50/2020-21 in respect of the Survey No. 4, Hissa No. 3 & 5, Village Samel, Taluka Vasai, District Palghar to Mr. Rajan Balkrishna Naik, on the terms and conditions mentioned in the said Agreement for Development Rights.

S) By an Agreement for Development Rights dated 01/07/2021 and registered in the office of Joint Sub-Registrar, Class-2, Vasai No. 4 (Nallasopara) under Serial bearing Document No. Vasai4-5739/2021, dated 01/07/2021, Mr. Rajan Balkrishna Naik (therein called "The party of the First Part") of the First Part and 1) Mr. Hemant Anant Patil, 2) Mr. Jitendra Vishnu Patil, 3) Mrs. Sandhya Vishwanath Patil, 4) Mrs. Alka Prabhakar Patil, 5) Mr. Madhukar Ganpat Naik, 6) Mr. Tirthraj Vishwanath Patil, 7) Mrs. Jyotsna Dattatray Patil, 8) Mrs. Manda Narsinh Naik, 9) Mrs. Namrata Anand Vartak, 10) Mrs. Jayashree Atmaram Naik, 11) Mr. Atmaram Babu Naik, 12) Mr. Mahendra Lalji Patel (therein called "The party of the Second Part/Purchaser") of the Second Part, the said Mr. Rajan Balkrishna Naik had agreed to sell the TDR admeasuring 3854 Square metres vide TDR credit under the DRC Certificate No. 213/VVCMC/TDR/TP/50/2020-21 in respect of the Survey No. 4, Hissa No. 3 & 5, Village Samel, Taluka Vasai, District Palghar to Mr. Hemant Anant Patil and others, on the terms and conditions mentioned in the said Agreement for Development Rights.

KALPANA A. DESHMUKH

B.A. LL.B.

ADVOCATE HIGH COURT, MUMBAI
Email ID : advkalpana05@gmail.com

Off : Janardan Villa, Deshmukh Aali, Dongarpada, Virar (West), Tal. Vasai, Dist. Palghar, Pin - 401 303.

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T) The Vasai Virar City Municipal Corporation had granted the Development Permission for proposed C.F.C. on the said land bearing Survey No. 183, Survey No. 266, Hissa No. 1 to 13, vide its Order bearing No. VVCMC/TP/CC/VP-0198 & 4033/228/2021-22, dated 08/09/2021.

U) The Vasai Virar City Municipal Corporation had granted the Revised Development Permission for proposed Residential with Shopline Building No. 1, Wing B & D, Residential with Shopline Building No. 2 Wing - A to E, on the said land bearing Survey No. 183, Survey No. 266, Hissa No. 1 to 13, vide its Order bearing No. VVCMC/TP/RDP/VP-0198 & 4033/439/2021-22, dated 08/09/2021.

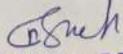
V) The Vasai Virar City Municipal Corporation had granted the Revised Development Permission for proposed Residential with Shopline Building No. 2, Wing A, B, C, D, E & Building No. 1, Wing - B, C & D on the said land bearing Survey No. 183, Survey No. 266, Hissa No. 1 to 13, vide its Order bearing No. VVCMC/TP/RDP/VP-0198 & 4033/803/2021-22, dated 05/01/2022.

W) The Vasai Virar City Municipal Corporation Fire & Emergency Department has grant of Revised "Provisional No Objection Certificate" for Proposed Residential with Shopline Building No. 2 (Wing- A, B, C, D & E), on the said land bearing Survey No. 183, Survey No. 266, Hissa No. 1 to 13, vide its Order bearing No. VVCMC/FIRE/HQ/3028/2022-23, dated 30/01/2023.

X) By an Agreement for Development Rights dated 07/02/2023 and registered in the office of Joint Sub-Registrar, Class-2, Vasai No. 2 (Virar) under Serial bearing Document No. Vasai2-2811/2023, dated 07/02/2023, M/s. Shiv Sai Realtors (therein called "The party of the First Part") of the First Part and 1) Mr. Hemant Anant Patil, 2) Mr. Jitendra Vishnu Patil, 3) Mrs. Sandhya Vishwanath Patil, 4) Mrs. Alka Prabhakar Patil, 5) Mr. Madhukar Ganpat Naik, 6) Mr. Tirthraj Vishwanath Patil, 7) Mrs. Jyotsna Dattatray Patil, 8) Mrs. Manda Narsinh Naik, 9) Mrs. Namrata Anand Vartak, 10) Mrs. Jayashree Atmaram Naik, 11) Mr. Atmaram Babu Naik, 12) Mr. Mahendra Lalji Patel (therein called "The party of the Second Part/Purchaser") of the Second Part and 1) Mr. Chintaman Narayan Kini, 2) Mr. Pandurang Narayan Kini, 3) Mr. Dhiraj Vijay Kini, 4) Mr. Sanjay Dilip Kini, 5) Mr. Ajit Anant Kini (therein called "the Party of the Third Part") of the Third Part, the said M/s. Shiv Sai Realtors had agreed to sell the TDR admeasuring 170 Square metres, out of TDR credit under the DRC Certificate No. 098/VVCMC/TDR/007/2017-18 in respect of the Survey No. 32/A, Hissa No. 1A/1B/2, 1A/1B/3, Village Sopara, Taluka Vasai, District Palghar to Mr. Hemant Anant Patil and others, on the terms and conditions mentioned in the said Agreement and Mr. Chintaman Narayan Kini and others have confirmed the forgoing Agreement for Development Rights and abide by the terms and conditions of Agreement for Development Rights.

Y) The Vasai Virar City Municipal Corporation had granted the Revised Development Permission for proposed Residential with Shopline Building No. 2 Wing A & B, on land bearing Survey No. 183, Survey No. 266, Hissa No. 1 to 7 & 10 to 13, (hereinafter referred to as "the said Project Land") vide its Order bearing No. VVCMC/TP/RDP/VP-0198 & 4033/13/2023-24, dated 21/06/2023.

Z) The Mr. Hemant Anant Patil and others have sanctioned the FSI of Residential with Shopline Building No. 2, Wing 'A' & 'B', having St./Gr./Pt+23, admeasuring 11012.23 Square metres.


MRS. KALPANA A. DESHMUKH
B.A., LL.B.

Add.: Deshmukh Aali, Dongarpada,
Virar (West), Tal.: Vasai,
Dist.: Palghar, PIN - 401 303
(R. No. MAH/796/2010)

AA) By an Agreement for Sale dated 3rd October 2023 and registered in the office of Joint Sub-Registrar, Class-2, Vasai No. 5 (Virar) under Serial bearing Document No. Vasai5-14817/2023, dated 03/10/2023, entered into between 1) Mr. Hemant Anant Patil, 2) Mr. Jitendra Vishnu Patil, 3) Mrs. Sandhya Vishwanath Patil, 4) Mrs. Alka Prabhakar Patil, 5) Mr. Madhukar Ganpat Naik, 6) Mr. Tirthraj Vishwanath Patil, 7) Mrs. Jyotsna Dattatray Patil, 8) Mrs. Manda Narsinh Naik, 9) Mrs. Namrata Anand Vartak, 10) Mrs. Jayashree Atmaram Naik, 11) Mr. Atmaram Babu Naik, 12) Mr. Mahendra Lalji Patel (therein called "the Vendors") and Mr. Kishor Dattatraya Naik (therein called "the Confirming Party") and M/s. RUTURAJ REALTORS, represented by its Partners 1) Mr. Jayesh Bhogilal Shah, 2) Mr. Shokinkumar Shankarlal Jain (therein called "the Purchaser") and hereinafter referred to as "The Promoter", the said Mr. Hemant Anant Patil and others with the consent and confirmation of the Mr. Kishor Dattatraya Naik have agreed to sell, assigns, and transfers their rights in respect of the FSI admeasuring 6366.06 Square metres, consisting of St./Gr./Pt to 13th Upper Floors, out of total FSI admeasuring 11012.23 Square metres, having St./Gr./Pt+23 Upper Floors (excluding Fire Station, Society Office/s, Meter Room/s, Refugee areas, Stilts, Architectural projection, elevations projections, fitness centre/s, entrance lobby corridors) of Wing 'A' & 'B' of Residential with Shopline Building No. 2 with the benefit of garden, roads and other common facilities provided in the layout and shown in the plan thereof hereto Annexed marked with red colour boundary line to be consumed/utilise on land admeasuring 0.74.91 Ares Square metres or thereabout, out of land bearing Survey No. 183, Hissa No. 7 AND land admeasuring 3.79.11 Ares Square metres or thereabout, out of land bearing Survey No. 183, Hissa No. 8 AND land admeasuring 14.63.05 Ares Square metres or thereabout, out of land bearing Survey No. 266, Hissa No. 3, total land admeasuring 19.17.07 Ares Square metres or thereabout, lying being and situate at Village NILEMORE, Taluka Vasai, District Palghar AND benefit of TDR admeasuring 2400 Square metres out of TDR credit under the DRC Certificate No. 104/VVCMC/TDR/TP/022/2017-18 in respect of land bearing Survey No. 32/A, Hissa No. 1A/1B, Village Sopara, Taluka Vasai, District Palghar AND TDR admeasuring 3854 Square metres vide TDR credit under the DRC Certificate No. 213/VVCMC/TDR/TP/50/2020-21 in respect of land bearing Survey No. 4, Hissa No. 3 & 5, Village Samel, Taluka Vasai, District Palghar AND TDR admeasuring 170 Square metres, out of TDR credit under the DRC Certificate No. 098/VVCMC/TDR/007/2017-18 in respect of the Survey No. 32/A, Hissa No. 1A/1B/2, 1A/1B/3, Village Sopara, Taluka Vasai, District Palghar, out of total FSI approved by the VVCMC in the said Entire land, within the area of Joint Sub-Registrar, Class-2, Vasai No. 1 to 6 as shown in the plan thereof hereto annexed to M/s. Ruturaj Realtors, represented by its Partners 1) Mr. Jayesh Bhogilal Shah, 2) Mr. Shokinkumar Shankarlal Jain, on the terms and conditions mentioned in the said Agreement and Mr. Kishor Dattatraya Naik being the owner of land bearing Survey No. 183 have confirmed the forgoing Agreement for sale.

BB) By a Power of Attorney dated 3rd October 2023, and registered in the office of Joint Sub-Registrar, Class-2, Vasai No. 5 (Virar) under Serial bearing Document No. Vasai5-14819/2023, dated 03/10/2023, 1) Mr. Hemant Anant Patil, 2) Mr. Jitendra Vishnu Patil, 3) Mrs. Sandhya Vishwanath Patil, 4) Mrs. Alka Prabhakar Patil, 5) Mr. Madhukar Ganpat Naik, 6) Mr. Tirthraj Vishwanath Patil, 7) Mrs. Jyotsna Dattatray Patil, 8) Mrs. Manda Narsinh Naik, 9) Mrs. Namrata Anand Vartak, 10) Mrs. Jayashree Atmaram Naik, 11) Mr. Atmaram Babu Naik, 12) Mr. Mahendra Lalji Patel, 13) Mr. Kishor Dattatraya Naik have executed a Power of Attorney in favour of M/s. RUTURAJ REALTORS, represented by its Partners 1) Mr. Jayesh Bhogilal Shah, 2) Mr. Shokinkumar Shankarlal Jain in respect of FSI admeasuring 6366.06 Square metres, consisting of St./Gr./Pt to 13th Upper Floors,

KALPANA A. DESHMUKH**B.A. LL.B.****ADVOCATE HIGH COURT, MUMBAI**

Email ID : advkalpana05@gmail.com

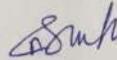
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out of total FSI admeasuring 11012.23 Square metres, having St./Gr./Pt+23 Upper Floors (excluding Fire Station, Society Office/s, Meter Room/s, Refugee areas, Stilts, Architectural projection, elevations projections, fitness centre/s, entrance lobby corridors) of Wing 'A' & 'B' of Residential with Shopline Building No. 2 with the benefit of garden, roads and other common facilities provided in the layout and shown in the plan thereof hereto Annexed marked with red colour boundary line to be consumed/utilise on land admeasuring 0.74.91 Ares Square metres or thereabout, out of land bearing Survey No. 183, Hissa No. 7 AND land admeasuring 3.79.11 Ares Square metres or thereabout, out of land bearing Survey No. 183, Hissa No. 8 AND land admeasuring 14.63.05 Ares Square metres or thereabout, out of land bearing Survey No. 266, Hissa No. 3, total land admeasuring 19.17.07 Ares Square metres or thereabout, lying being and situate at Village NILEMORE, Taluka Vasai, District Palghar AND benefit of TDR admeasuring 2400 Square metres out of TDR credit under the DRC Certificate No. 104/VVCMC/TDR/TP/022/2017-18 in respect of land bearing Survey No. 32/A, Hissa No. 1A/1B, Village Sopara, Taluka Vasai, District Palghar AND TDR admeasuring 3854 Square metres vide TDR credit under the DRC Certificate No. 213/VVCMC/TDR/TP/50/2020-21 in respect of land bearing Survey No. 4, Hissa No. 3 & 5, Village Samel, Taluka Vasai, District Palghar AND TDR admeasuring 170 Square metres, out of TDR credit under the DRC Certificate No. 098/VVCMC/TDR/007/2017-18 in respect of the Survey No. 32/A, Hissa No. 1A/1B/2, 1A/1B/3, Village Sopara, Taluka Vasai, District Palghar, out of total FSI approved by the VVCMC in the said Entire land, within the area of Joint Sub-Registrar, Class-2, Vasai No. 1 to 6.

CC) The said M/s. Raturaj Realtors, have agreed to purchase the additional FSI Balance FSI admeasuring 4646.17 Square metres, consisting of 14th to 23rd Upper Floors, out of total FSI admeasuring 11012.23 Square metres having St./Gr./Pt+23 Upper Floors (excluding Fire Station, Society Office/s, Meter Room/s, Refugee areas, Stilts, Architectural projection, elevations projections, fitness centre/s, entrance lobby corridors) of Wing 'A' & 'B' of Residential with Shopline Building No. 2 with the benefit of garden, roads and other common facilities provided in the layout and shown in the plan thereof hereto Annexed marked with red colour boundary line to be consumed on land admeasuring 3.79.11 Ares Square metres or thereabout, out of land bearing Survey No. 183, Hissa No. 6 AND land admeasuring 0.74.91 Ares Square metres or thereabout, out of land bearing Survey No. 183, Hissa No. 7 AND land admeasuring 14.63.05 Ares Square metres or thereabout, out of land bearing Survey No. 266, Hissa No. 3, total land admeasuring 19.17.07 Ares Square metres or thereabout, lying being and situate at Village NILEMORE, Taluka Vasai, District Palghar AND benefit of TDR admeasuring 2400 Square metres out of TDR credit under the DRC Certificate No. 104/VVCMC/TDR/TP/022/2017-18 in respect of the Survey No. 32A, Hissa No. 1A/1B, Village Sopara, Taluka Vasai, District Palghar out of total FSI approved by the VVCMC as shown in the plan thereof hereto annexed from Mr. Hemant Anant Patil and others.

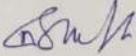
DD) As such M/s. Raturaj Realtors are entitled and enjoined upon to construct the Wing 'A' & 'B' of Residential with Shopline Building No. 2 on the aforesaid project land.

**MRS. KALPANA A. DESHMUKH****B.A., LL.B.****Add.:** Deshmukh Aali, Dongarpada,
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Dist.: Palghar, PIN - 401 303
(R. No. MAH/796/2010)

I have investigated the title of the land bearing Survey No. 266, Hissa No. 1, admeasuring 6.24.74 Ares Square metres, assessed at Rs.62.00 Paise, Survey No. 266, Hissa No. 3, admeasuring 52.54.58 Ares Square metres, assessed at Rs.525.50 Paise, Survey No. 266, Hissa No. 6, admeasuring 6.14.86 Ares Square metres, assessed at Rs.61.00 Paise, Survey No. 266, Hissa No. 8, admeasuring 79.71 Ares Square metres, Survey No. 266, Hissa No. 9, admeasuring 26.61 Ares Square metres, assessed at Rs.2.67 Paise, Survey No. 266, Hissa No. 11, admeasuring 1.65.00 Ares Square metres, assessed at Rs.16.00 Paise, Survey No. 266, Hissa No. 12, admeasuring 5.55.74 Ares Square metres, assessed at Rs.55.00 Paise, Survey No. 266, Hissa No. 13, admeasuring 7.70.00 Ares Square metres, assessed at Rs.77.00 Paise, lying being and situate at Village NILEMORE, Taluka Vasai, District Palghar owned by 1) Mr. Hemant Anant Patil, 2) Mr. Jitendra Vishnu Patil, 3) Mrs. Sandhya Vishwanath Patil, 4) Mrs. Alka Prabhakar Patil, 5) Mr. Madhukar Ganpat Naik, 6) Mr. Tirthraj Vishwanath Patil, 7) Mrs. Jyotsna Dattatray Patil, 8) Mrs. Manda Narsinh Naik, 9) Mrs. Namrata Anand Vartak, 10) Mrs. Jayashree Atmaram Naik, 11) Mr. Atmaram Babu Naik, 12) Mr. Mahendra Lalji Patel AND N.A. land bearing Survey No. 183, Hissa No. 1, admeasuring 1.60.00 Ares Square metres, assessed at Rs.16.00 Paise, Survey No. 183, Hissa No. 2, admeasuring 9.83.18 Ares Square metres, assessed at Rs.98.31.00 Paise, Survey No. 183, Hissa No. 3, admeasuring 6.60.66 Ares Square metres, assessed at Rs.66.06 Paise, Survey No. 183, Hissa No. 4, admeasuring 9.00.62 Ares Square metres, assessed at Rs.90.00 Paise, Survey No. 183, Hissa No. 5, admeasuring 3.58.84 Ares Square metres, assessed at Rs.35.88 Paise, Survey No. 183, Hissa No. 6, admeasuring 8.55.86 Ares Square metres, assessed at Rs.85.58 Paise, Survey No. 183, Hissa No. 7, admeasuring 8.48.22 Ares Square metres, assessed at Rs.84.82 Paise, Survey No. 183, Hissa No. 8, admeasuring 6.80.00 Ares Square metres, assessed at Rs.68.00 Paise, Survey No. 183, Hissa No. 9, admeasuring 7.12.00 Ares Square metres, assessed at Rs.71.20 Paise, Survey No. 183, Hissa No. 10, admeasuring 8.70.00 Ares Square metres, assessed at Rs.87.00 Paise, Survey No. 183, Hissa No. 11, admeasuring 0.50.55 Ares Square metres, assessed at Rs.00.05 Paise, lying being and situated at Village NILEMORE, Taluka Vasai, District Palghar owned by Mr. Kishor Dattatraya Naik and the same is found clear, marketable and without any encumbrance.

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of land owners by 1) Mr. Hemant Anant Patil, 2) Mr. Jitendra Vishnu Patil, 3) Mrs. Sandhya Vishwanath Patil, 4) Mrs. Alka Prabhakar Patil, 5) Mr. Madhukar Ganpat Naik, 6) Mr. Tirthraj Vishwanath Patil, 7) Mrs. Jyotsna Dattatray Patil, 8) Mrs. Manda Narsinh Naik, 9) Mrs. Namrata Anand Vartak, 10) Mrs. Jayashree Atmaram Naik, 11) Mr. Atmaram Babu Naik, 12) Mr. Mahendra Lalji Patel in respect of Survey No. 266, Hissa No. 1, 3, 6, 8, 9, 11, 12, 13, lying being and situate at Village NILEMORE, Taluka Vasai, District Palghar owned by 1) Mr. Hemant Anant Patil, 2) Mr. Jitendra Vishnu Patil, 3) Mrs. Sandhya Vishwanath Patil, 4) Mrs. Alka Prabhakar Patil, 5) Mr. Madhukar Ganpat Naik, 6) Mr. Tirthraj Vishwanath Patil, 7) Mrs. Jyotsna Dattatray Patil, 8) Mrs. Manda Narsinh Naik, 9) Mrs. Namrata Anand Vartak, 10) Mrs. Jayashree Atmaram Naik, 11) Mr. Atmaram Babu Naik, 12) Mr. Mahendra Lalji Patel AND owned by Mr. Kishor Dattatraya Naik in respect of Survey No. 183, Hissa No. 1 to 11 lying being and situated at Village NILEMORE, Taluka Vasai, District Palghar is clear, marketable and without any encumbrance.

Dated : 23/10/2023


ADVOCATE
MRS. KALPANA A. DESHMUKH
B.A., LL.B.
Add.: Deshmukh Aali, Dongarpada,
Virar (West), Tal.: Vasai,
Dist.: Palghar, PIN - 401 303
(R. No. MAH/796/2010)