

N. B. DESHMUKH & CO.
LEGAL ADVISORS

ADVOCATES

MR. N. B. DESHMUKH

B.A. (Hons) LL.B.

MRS. KALPANA S. MHATRE

B.A. LL.B.

MRS. SHAILAJA N. DESHMUKH

B.Com. LL.B.

MRS. KALPANA A. DESHMUKH

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Date : 12/04/2012

TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT I have investigated the title of land bearing :

a) Survey No. 91 (old Survey No. 176), Hissa No.1/2 admeasuring 7920 Square metres, lying, being and situate at Village DONGARE (old Village Naringi), Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).

1) Mr. Lakhma Ladkya Patil, 2) Mr. Pilya Lakhma Patil were the owners of the said land.

By an Conveyance deed dated 30/11/1933, 1) Mr. Lakhma Ladkya Patil, 2) Mr. Pilya Lakhma Patil sold and conveyed the said land to Mahadu Lakhma Patil.

Mr. Mahadu Lakhma Patil died intestate on 16/06/1945 leaving behind him Mr. Krishna Mahadu Patil being the legal heir according to the Hindu Succession Act by which he was governed at the time of his death.

Krishna Mahadu Patil died intestate on 21/08/1998 leaving behind him 1) Smt. Kashibai Krishna Patil, 2) Janardan Krishna Patil, 3) Manohar Krishna Patil, 4) Vasudev Krishna Patil, 5) Vitthal Krishna Patil, 6) Laxmibai Balkrishna Patil, being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

Smt. Kashibai Krishna Patil died intestate on 15/01/2003 leaving behind him, 1) Janardan Krishna Patil, 2) Manohar Krishna Patil, 3) Vasudev Krishna Patil, 4) Vitthal Krishna Patil, 5) Laxmibai Balkrushna Patil, 6) Bhalchandra Gotya Patil being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

By an Conveyance Deed dated 14/07/2006 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 6258/2006, dated 14/07/2006, 1) Janardan Krishna Patil, 2) Manohar Krishna Patil, 3) Vasudev Krishna Patil, 4) Vitthal Krishna Patil, 5) Laxmibai Balkrushna Patil, 6) Bhalchandra Gotya Patil sold and conveyed the land bearing Survey No. 91 (old Survey No. 176), Hissa No.1/2 admeasuring 7920 ISquare metres, to M/s. Palghar land Development Corporation.

b) Survey No. 91 (old Survey No. 1767), Hissa No. 2, admeasuring 11240 Square metres, lying, being and situate at Village DONGARE (old Village Naringi), Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).

1) Narsiha Govindrao Vartak, 2) Haribhau Govindrao Vartak, 3) Mahadev Govindrao Vartak, 4) Parshuram Govindrao Vartak, 5) Raghunandan Govindrao Vartak, 6) Harihar Govindrao Vartak were the owners of the said land.

By an Conveyance Deed dated. 18/02/1955, 1) Narsiha Govindrao Vartak, 2) Haribhau Govindrao Vartak, 3) Mahadev Govindrao Vartak, 4) Parshuram Govindrao Vartak, 5) Raghunandan Govindrao Vartak, 6) Harihar Govindrao Vartak sold and conveyed the said land to Bhaskar Sadu Patil.

By an Conveyance deed dated 28/02/1955 Bhaskar Sadu Patil sold and conveyed the said land to Alo Ramji Patil.

Alo Ramji Patil died intestate leaving behind him 1) Rajaram Alo Patil, 2) Mahadev Alo Patil, 3) Laxmibai Alo Patil, being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

By an oral partition of the ancestral land at Village Naringi and Village Bolinj, the land at Village Naringi has come to the share of Mr. Mahadev Alo Patil and land at Village Bolinj has come to the share of Rajaram Alo Patil and as per Mutation Entry No. 5257 the land at Village Dongare and Bolinj was recorded in the respective owners as per the said partition. The said Mutation entry was certified by Circle Inspector.

Mahadev Alo Patil died intestate leaving behind him 1) Yamunabai Mahadev Patil, 2) Ashok Mahadev Patil, 3) Usha Mahadev Patil, 4) Vanita Mahadev Patil, 5) Sunita Mahadev 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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By an Conveyance Deed dated 02/01/2009, 1) Yamunabai Mahadev Patil, 2) Ashok Mahadev Patil, 3) Usha Mahadev Patil, 4) Vanita Mahadev Patil, 5) Sunita Mahadev Patil, sold and conveyed the land bearing Survey No. 91 (old Survey No. 176), Hissa No. 2, admeasuring H.R. 1-12-4 alongwith other land to M/s. Housing Development and Infrastructure Limited.

M/s. Housing Development and Infrastructure Limited earlier acquired the properties in the name of a partnership firm known as M/s. Palghar Land Development Corporation. The said M/s. Palghar Land Development Corporation dissolved by Deed of Dissolution and as per the said Deed of Dissolution M/s. Palghar Land Development Corporation released and transferred there rights to M/s. Housing Development and Improvement India Ltd., and the said M/s. Housing Development and Improvement India Ltd., now knows as M/s. Housing Development and Infrastructure Limited (Notification No. GSR 507(E), dated 24/06/1985 and SRN A03056264, dated 29/08/2006).

The said land alongwith other land has been amalgamated and converted into N.A. by the office of Collector of Thane vide its Order bearing No. i) REV/DESK-1/T-9/NAP/SR-107/2007 dated 22/11/2007, ii) REV/DESK-1/T-9/NAP/SR-212/2010 dated 16/10/2010.

The City & Industrial Development Corporation of Maharashtra Limited have sanctioned the Layout vide its letter No. CIDCO/VVSR/NAP & CC/BP-4486/W/4002 dated 28/5/2009 consisting of Sector Nos. I to X.

The City & Industrial Development Corporation of Maharashtra Limited granted Development Permissions for construction of the Buildings in Sector No. II and Sector No III vide its letter No. CIDCO/VVSR/NAP&CC/BP-4486/W/4002, dated 28/5/2009 and Revised Development Permission vide Letter No. CIDCO/VVSR/RDP/BP-4486/W/801 dated 5th July 2010.

By an Development Agreement dated 21st February 2011 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 02469 - 2011, dated 21/02/2011, M/S. HOUSING DEVELOPMENT AND INFRASTRUCTURE LIMITED (therein called "The Owners") of the First Part and MR. MAHASUKHBHAI CHIMANLAL GOPANI (therein called "The Developer") of the Second Part, the said M/s. Housing Development And Infrastructure Limited have agreed to sell the FSI of Wing Nos. B, C & D, admeasuring 135582.15 Square feet, i.e 12595.88 Square metres of Building No. 17, or thereabouts (including balcony, Staircase, Lift area, lobby & ota area) forming part of Sector II, out of total FSI of the layout to be consumed on land admeasuring 3248.53 Square metres or thereabout, out of Survey No.91(old Survey No. 176), Hissa No. 1/2, admeasuring 7920 Square metres, Survey No. 91 (old Survey No. 176), Hissa No. 2, admeasuring 11240 Square metres to MR. MAHASUKHBHAI CHIMANLAL GOPANI, on the terms and conditions mentioned in the said agreement.

By an Development Agreement dated 27th February 2012 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 01957-2012, dated 27/02/2012, MR. MAHASUKHBHAI CHIMANLAL GOPANI (therein called "The Developer") of the First Part and M/s. VINAY UNIQUE REALTORS (therein called "The Sub-Developer") of the Second Part, the said MR. MAHASUKHBHAI CHIMANLAL GOPANI has agreed to sell the FSI of Wing Nos. C & D, admeasuring 97624.10 Square feet, i.e 9069.50 Square metres of Building No. 17, or thereabouts (including balcony, Staircase, Lift area, lobby & ota area) forming part of Sector II, out of total FSI of the layout to be consumed on land admeasuring 2275.73 Square metres or thereabout, out of Survey No.91(old Survey No. 176), Hissa No. 1/2, admeasuring 7920 Square metres, Survey No. 91 (old Survey No. 176), Hissa No. 2, admeasuring 11240 Square metres to M/s. VINAY UNIQUE REALTORS, on the terms and conditions mentioned in the said agreement.

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



ADVOCATE

MRS. KALPANA S. MHATRE

B. A. L. L. S

ADVOCATE, HIGH COURT (Bom)

Office : A-1st Floor, Aerial Apt;

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