

# Tushar R. Patil

B. Com., LL. B.

## ADVOCATE - HIGH COURT

Tam Talao, Vasai Gao, Dist. Thane 401 201

Mobile No. 9767416807

Date-20/01/2022 .

### FORMAT - A

(circular No - 28/2021)

#### FLOW OF THE TITLE OF THE SAID LANDS

- 1) Details of Land bearing Old Survey No-300, Hissa No-3 New Survey No-332, Hissa No-3 Area admeasuring H.R. 0-16-7.+ P.K. 0-01-0 Total H.R. 0-17-7 Assessment Rs.-1/-, Paise-37/- lying, being and situate in Village - Juchandra ,Taluka - Vasai, District- Palghar.
  - a) As recorded in the Mutation Entry No - 685 As per Order given by Thane -Court in Suit No-196/1928 and District Order by the Letter No- 9 dated 31/01/1935 Agreed the Partition According to Which Mr.Jagannath Ragubnath Hare gets the aforesaid Land same was incorporated in the revenue records
  - b) As recorded in the Mutation Entry No - 1348 The aforesaid Land Which belongs to Mr.Jagannath Ragubnath Hare but as per Order given by Thane first Class Court in suit No-314/1917 Dated 23/04/1934 Mr. Gopilal Ghashiram gets 3/4 Share and Mr Chandulal Motiram and Mr. Ganguram Motiram Agrswal gets 1/4 Share in the aforesaid Land but Mr. Gopilal Ghashiram died on 03/11/1937 therefore Court Appoint Mr. Venkatalal Gopilal Agrawal as Probationer Officer for his Share in the aforesaid Land same was incorporated in the revenue records
  - c) As recorded in the Mutation Entry No - 1484 Dated 09/01/1984 Mr. Nayaran Damodar Bhoir Died 6 Months ago intestate hence his interest in the aforesaid Land has been transmitted to his Legal Heirs 1)Mrs.Nirabai Nayaran Bhoir 2) Mr. Vinayak Nayaran Bhoir 3) Mr.Kashinath Nayaran Bhoir 4) Mr. Suresh Nayaran Bhoir 5) Mr. Devanand Nayaran Bhoir 6) Mrs. Aruna k. Mhatre 7) Mrs. Bharati Nayaran Bhoir same was incorporated in the revenue record
  - d) As recorded in the Mutation Entry No - 5078 By Tenancy certificate and Taluka order no-1079/1987 Mr . Ramachandra babu Bhoir and 5 others gets the aforesaid Land as the possession holders and therefore their names written in the 7/12 extract of aforesaid Land and the owner Mr Venkatalal Gopilal and 2 others name cancelled same was incorporated in the revenue records
  - e) As recorded in the Mutation Entry No - 5701 Mr. Vinayak Narayan Bhoir And Mr . Devanand Narayan Bhoir Died intestate therefore his interest transmitted to his legal heirs 1) Mrs. Himabai vinayak Bhoir 2)Mr.Ajit Vinayak Bhoir 3)Mrs. Rakhi dhanajay Marvi 4)Mrs.Meena vinayak bhoir5)Mrs. Pallavi Vinayak Bhoir same was incorporated in the revenue records

f) As recorded in the Mutation Entry No 6519 Mrs. Radhabai Janardanan Patil died Intestate on 20/07/1981 hence her interest in the aforesaid land transmitted to her legal heirs 1)Mr. Jayprakash Janardanan Patil 2) Mrs. Manjula Parashuram Patil 3) MR. Pratish Janardan Patil 4)Mrs. Damayanti Jagannath Patil 5) Mr. Harishchandra Janardan Patil 6) MR. Dayandand Janardan Patil 7) Mrs. Jayadshree Insh Naik 8) MR. Gyaneshwur Janardan Patil same was incorporated in the revenue records

g) As recorded in the Mutation Entry No – 6513 Mr. Dwarakanath Babu Bhoir died intestate hence His interest in the aforesaid land transmitted to his legal heirs 1) Mrs Sunam Dwarakanath Bhoir 2)MR. Chandrakant Dwarakanath Bhoir 3) Mr. Kishore Dwarakanath Bhoir 4) MRs. Rohini Dinesh Patil same was incorporated in the revenue records

h) As recorded in the Mutation Entry No .. 6512 Mrs. Gangabai Ladkiji Bhoir died intestate on: 04/11/2002 hence her interest in the aforesaid land transmitted to her legal heirs 1) Ms. Atmaram Ladkiji Bhoir 2) Mrs. Damayanti Moreshwar Patil 3) MRs. Nalini M.Patil 4)Mr. Arun Ladkiji Bhoir5) Mr Ashok Ladkiji Bhoir same was incorporated in the revenue records

i) By the Virtue of Development Agreement made on 25/07/2007 Reg. No- 9463/2007 dated 25/07/2007 Registered at Registration Office of Assurances .Vasai – 2 Mr. Govardhan Babu Bhoir for himself and for Mr. Ramchandra Babu Bhoir and 27 Others gave the aforesaid Land for Development Purpose to Mr. Sunil Jagannath Chorghe

j) By the Virtue of Power of Attorney made on 25/07/2007 Reg. No- 9464/2007 dated 25/07/2007 Registered at Registration Office of Assurances .Vasai – 2 Mr. Govardhan Babu Bhoir for himself and for Mr. Ramchandra Babu Bhoir and 27 Others gave Power in respect of the aforesaid Land To Mr. Sunil Jagannath Chorghe

k) By the Virtue of Conveyance Deed made on 12/10/2009 Reg. No- 9000/2009 dated 09/05/2013 Registered at Registration Office of Assurances .Vasai – 1 Mr Ramchandra Babu Bhoir And Others Sold the Aforesaid Land to M/S Shree Nakoda Housing Corporation

l) By the Virtue of Agreement to Sale made on 12/01/2011 Reg. No- 493/2011 dated 12/01/2011 Registered at Registration Office of Assurances .Vasai – 1 M/S Nakoda Housing Corporation through their Partner 1) Mr. Sunil Ghisulal Kothri ( H.U.F.) 2) Mr Sachin Atmaram Vartak Sold the Aforesaid Land to M/S Navakar Estate and Homes pvt.ltd. Through 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vartak 3) Mr. Chandmal Bhawarlal

m) Power of Attorney made on 12/01/2011 Reg. No- 494/2011 dated 12/01/2011 Registered at Registration Office of Assurances .Vasai – 1 M/S Nakoda Housing Corporation through their Partner 1) Mr. Sunil Dhisulal Kothri ( H.U.F.) 2) Mr. Sachin Atmaram Vartak gave power in respect of the Aforesaid Land to M/S Navakar Estate and Homes pvt.ltd. Through 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vartak 3) Mr. Chandmal Bhawarlal ( in respect of Land bearing Old Survey No-300, Hissa No-3 New Survey No-332, Hissa No- 3 And Land bearing Old Survey. No 300, Hissa No – 8 New Survey. No-332, Hissa No 8 Village – Juchandra ,Taluka - Vasai, District - Palghar. )

WMA

n) By the Virtue of Confirmation Deed made on 02/05/2011 Reg. No- 5482/2011 dated 02/05/2011 Registered at Registration Office of Assurances ,Vasai - 1 Mr. Muthuradas Narayandas Majithia Through his Attorney Holder Mr. Anthony Jhon Pereira AND Mr. Anthony Jhon Pereira (Confirming Party) Give Confirmation to 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vertak 3) Mr. Chandmal Bhawarlal Jain

o) By the Virtue of Conveyance Deed made on 09/05/2013 Reg. No- 5733/2013 dated 09/05/2013 Registered at Registration Office of Assurances ,Vasai - 1 M/S Nakoda Housing Corporation through their Partner 1) Mr. Sunil Ghisulal Kothri ( H.U.F.) 2) Mr. Sachin Atmaram Vertak Both Through Their Attorney Holders 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vertak 3) Mr. Chandmal Bhawarlal Jain Sold the Aforesaid Land to M/S Navkar Estate And Homes Pvt. Ltd. Through its Directors 1) Mr.Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vertak 3) Mr. Chandmal Bhawarlal Jain ( H.U.F.)

**2) Details of Land bearing Old Survey. No-300, Hissa No - 7pt New Survey. No- 332, Hissa No - 7 Area admeasuring H.R. 0-20-5.+ P.K. 0-01-0 Total H.R. 0-21-5 Assessment Rs.-1/- Paise- 69/- lying, being and situate in Village - Juchandra ,Taluka - Vasai, District - Palghar.**

a) As recorded in the Mutation Entry No - 735 Mr. Mansukh Pitambar Died intestate on 06/03/1937 hence his interest in the aforesaid Land has been transmitted to his Legal only Heir his wife Mrs. Parvatibai Mansukh Pitambar same was incorporated in the revenue Records

b) As recorded in the Mutation Entry No - 863 on 27/07/1940 Mrs. Parvatibai Mansukh Pitambar sold the aforesaid Land to Mr. Ganpatram Mehanlal Shukla for Rs. 1000/- same was incorporated in the revenue records

c) As recorded in the Mutation Entry No - 1161 By Conveyance Deed Dated 14/04/1945 Reg.No- 150/1945 Mr. Ganpatram Mehanlal Shukla sold the aforesaid Land to Mr Waman Ratan Mhatre same was incorporated in the revenue records

d) As recorded in the Mutation Entry No - 4300 Mr. Krushna K.Bhoir ( Kul of the Land ) Purchased the aforesaid Land form the Owner Mrs Nalibai Waman Mhatre for Rs. 272/- Under Kul-Kayda Sec. 32G Alongwith interest by the letter from Upper Tahasidars, Vasai No- Juchandra/8 dated 08/09/1982 Hence Owner Mrs Nalibai Waman Mhatre Name Cancelled from the other right Column of the 7/12 of the aforesaid Land same was incorporated in the revenue records

e) As recorded in the Mutation Entry No - 4763 Mr. Anant Krushna Bhoir Died intestate hence his interest in the aforesaid Land has been transmitted to his Legal Heirs 1) Mrs. Amusaya Anant Bhoir 2) Mr. Manohar Anant Bhoir 3) Mr. Eknath Anant Bhoir 4) Mrs Vasanti Parshuram Bhoir 6) Mrs. Devayani Anant Bhoir same was incorporated in the revenue records



f) As recorded in the Mutation Entry No - 4764 Mrs. Godibai K Bhoir Died intestate hence her interest in the aforesaid Land has been transmitted to her Legal Heirs 1) Mr. Nayanran Krushna Bhoir 2) Mr. Hemant Krushna Bhoir 3) Mr. Kamalakar Krushna Bhoir 4) Mrs Danubai Dattatrey Patil 5) Mrs. Anusaya Anant Bhoir 6) Mrs. Vasanti Parshuram Bhoir 7) Mr. Manohar Anant Bhoir 8) Mr. Eknath Anant Bhoir 9) Mrs. Devayani Anant Bhoir same was incorporated in the revenue records

g) As recorded in the Mutation Entry No -4819 &5601 Mr. Narayan Krushna Bhoir Died intestate on 05/01/1989 hence his interest in the aforesaid land transmitted to his legal heirs 1) Mr. Vijay Narayan Bhoir 2) Mr. Chhabil Narayan Bhoir same was incorporated in the revenue records

h) As recorded in the Mutation Entry No - 5600 Mrs. Godibai K Bhoir Died intestate hence her interest in the aforesaid Land has been transmitted to her Legal Heirs 1) Mr. Hemant Krushna Bhoir 2) Mr. Kamalakar Krushna Bhoir 3) Mrs Danubai Dattatray Patil 4) Mr Nayaran Krushna Bhoir 5) Mr Anant Krushna Bhoir same was incorporated in the revenue Records

i) As recorded in the Mutation Entry No - 6320 Mrs Danubai ( Damayanti ) Dattatray Patil died intestate on 08/09/2003 hence her interest in the aforesaid land transmitted to her legal heirs 1) Mr.Dwarkanath Dattatray Patil 2) Mrs. Shakuntala Harikishan Patil same was incorporated in the revenue records Mutation Entry No - 6860

j) By the Virtue of Conveyance Deed made on 24/11/2009 Reg. No- 10436/2009 dated 24/11/2009 Registered at Registration Office of Assurances Vasai - 1 Mr. Hemant Krushna Bhoir and 10 Others Sold the Aforesaid Land to Mr. Hitendra Premji Patel same was incorporated in the revenue records Mutation Entry No - 6860

k) By the Virtue of Conveyance Deed made on 04/08/2010 Reg. No- 8439/2010 dated 04/08/2010 Registered at Registration Office of Assurances Vasai - 1 Mr. Hitendra Premji Patel Sold the Aforesaid Land to Mr. 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Verlak (H.U.F.) 3) Mr. Chandmal Bhawarlal Jain (H.U.F.) same was incorporated in the revenue records Mutation Entry No - 6978

l) By the Virtue of Agreement to Sale made on 03/02/2011 Reg. No- 1442/2011 dated 03/02/2011 Registered at Registration Office of Assurances Vasai - 1 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Verlak (H.U.F.) 3) Mr. Chandmal Bhawarlal Jain (H.U.F.) Sold the Aforesaid Land to M/S Nevakar Estate and Homes pvt.ltd. Through 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Verlak 3) Mr. Chandmal Bhawarlal Jain same was incorporated in the revenue records

m) By the Virtue of Confirmation Deed made on 02/05/2011 Reg. No- 5482/2011 dated 02/05/2011 Registered at Registration Office of Assurances Vasai - 1 Mr. Mathuradas Narayandas Majithia Through his Attorney Holder Mr. Anthony Jhon Perreira AND Mr. Anthony Jhon Perreira (Confirming Party) Give Confirmation to 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Verlak 3) Mr. Chandmal Bhawarlal Jain

n) By the Virtue of Conveyance Deed made on 09/05/2013 Reg. No- 5730/2013 dated 09/05/2013 Registered at Registration Office of Assurances Vasai - 1 1) Mr. Laxman



Bhikaji Khedkar 2) Mr. Sachin Atmaram Vertak 3) Mr. Chandmal Bhawarla Jain ( H.U.F.) Sold the Aforesaid Land to M/S Navkar Estate And Homes Pvt. Ltd. Through its Directors 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vertak 3) Mr. Chandmal Bhawarla Jain ( H.U.F.)

3) Details of Land bearing Old Survey. No-300, Hissa No – 8 New Survey. No-332, Hissa No 8 Area admeasuring H.R. 0-18-2.+ P.K. 0-01-0 Total H.R. 0-19-2 Assessment Rs. -4/- Paise- 50/- lying, being and situate in Village – Juchandra ,Taluka - Vasai, District - Palghar.

- a) As recorded in the Mutation Entry No 642 on 07/04/1934 Mrs. Isparanbai Duming Ales D'Souza Purchased the aforesaid Land from Mr. Ian Valtin Pascal for Rs.1500/- same was incorporated in the revenue records
- b) As recorded in the Mutation Entry No – 1190 on Reg No-2900/1945 Dated 29/11/1945 1) Mrs. Isparanbai Duming Ales D'Souza 2) Mr. Ignatius Dominik D'Souza Sold the aforesaid Land to Mr. Gopal Dadu Kini same was incorporated in the revenue records
- c) As recorded in the Mutation Entry No – 5011 on 30/12/1986 By the Virtue of Conveyance Deed Mr. Harishchandra Kalya Patil Purchased the aforesaid Land from Mr. Balkrushna Gopal Kini for Rs. 1282/- Under Kul – Kayda Sec. 32G and Tenancy Act- Sec 43 as a Kul of the aforesaid Land same was incorporated in the revenue records
- d) By the Virtue of Confirmation Deed made on 25/01/2007 Reg. No- 1063/2007 dated 25/01/2007 Registered at Registration Office of Assurances ,Vasai -- 2 Mr. Meghanath Harishchandra Patil for Himself AND for 1) Mr Harishchandra K Patil 2) Mrs. Pramila M. Patil 3) Mrs. Anusaya K. Patil 4) Mrs. Kusum V. Patil Give Confirmation to 1) Mr. Bharat Sitaram Mhatre 2) Mr. Sunil Jagannath Mhatre in respect of the Aforesaid Land ( on this Deed Stamp Duty of Rs. 7140/- and Fine of Rs. 14280/- paid at Thane, class-1 having E.V.N. No – 344/2010 outward No -6373 dated -21/11/2006 )
- e) By the Virtue of Conveyance Deed made on 20/06/2008 Reg. No- 7155/2008 dated 20/06/2008 Registered at Registration Office of Assurances ,Vasai -- 2 Mr. Meghanath Harishchandra Patil for Himself AND for 1) Mr Harishchandra K Patil 2) Mrs. Pramila M. Patil 3) Mrs. Anusaya K. Patil 4) Mrs. Kusum V. Patil Sold the Aforesaid Land to 1) Mr. Bharat Sitaram Mhatre 2) Mr. Sunil Jagannath Mhatre same was incorporated in the revenue records Mutation Entry No - 6660
- f) By the Virtue of Confirmation Deed made on 14/07/2008 Reg. No- 7509/2008 dated 14/07/2008 Registered at Registration Office of Assurances ,Vasai -- 3 1) Mr. Harishchandra K Patil and others 2) Mr. Meghanath Harishchandra Patil through Their Attorney Holder Mr Suketu Mahurdas Majithia Give Confirmation the Aforesaid Land to Mr. Mathurdas N. Majithia ( on this Deed Stamp Duty of Rs. 9680/- paid at Thane, class-1 having E.V.N. No – 1031/2004 dated -27/05/2004 )
- g) By the Virtue of Conveyance Deed made on 18/12/2008 Reg. No- 12081/2008 dated 18/12/2008 Registered at Registration Office of Assurances ,Vasai – 1 1) Mr. Bharat Sitaram Mhatre 2) Mr. Sunil Jagannath Mhatre Sold the Aforesaid Land to M/S Nakoda

Housing Corporation through their Partner 1) Mr. Sunil Dhisulal Kothri ( H.U.F.) 2) Mr. Sachin Atmaram Vertak

b) By the Virtue of Agreement to Sale made on 12/01/2011 Reg. No- 493/2011 dated 12/01/2011 Registered at Registration Office of Assurances Vasai - 1 M/S Nakoda Housing Corporation through their Partner 1) Mr. Sunil Dhisulal Kothri ( H.U.F.) 2) Mr. Sachin Atmaram Vertak Sold the Aforesaid Land to M/S Navkar Estate and Homes pvt.ltd. Through 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vertak 3) Mr. Chandmal Bhawarla

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4) Details of Land bearing Old Survey No-301, Hissa No - 1 New Survey No-333, Hissa No - 1 Area admeasuring H.R. 0-37-1 .+ P.K. 0-03-3 Total H.R. 0-40-4 Assessment Rs.-2/- Paise-84/-, lying, being and situate in Village - Juchandra ,Taluka - Vasai, District - Palghar.

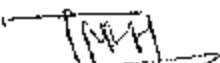
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- h) By the Virtue of Conveyance Deed made on 24/11/2009 Reg. No - 10436/2009 dated 24/11/2009 Registered at Registration Office of Assurances ,Vasai - 1 Mr. Hemant Krushna Bhoir and 10 Others Sold the Aforesaid Land to Mr. Hitendra Premji Patel same was incorporated in the revenue records Mutation Entry No - 6860
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- m) By the Virtue of Conveyance Deed made on 09/05/2013 Reg. No- 5730/2013 dated



09/05/2013 Registered at Registration Office of Assurances Vasai - 1 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vertak 3) Mr. Chandmal Bhawarlal Jain ( H.U.F.) Sold the Aforesaid Land to M/S Navkar Estate And Homes Pvt. Ltd. Through its Directors 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vertak 3) Mr. Chandmal Bhawarlal Jain ( H.U.F.)

**5) Details of Land bearing Old Survey. No-301, Hissa No – 2 New Survey. No- 333, Hissa No - 2 Area admeasuring H.R. 0-30-4 , P.K. 0-03-0 Total H.R 0-33-4 Assessment Rs.-2/-,Paise- 31/- lying, being and situate in Village - Juchandra ,Taluka - Vasai, District - Palghar.**

- a) As recorded in the Mutation Entry No – 685 As per Order given by Thane - Court in Suit No-196/1928 and District Order by the Letter No- 9 dated 31/01/1935 Agreed the Partition According to Which Mr.Jagannath Raguhnath Hare gets the aforesaid Land same was incorporated in the revenue records
- b) As recorded in the Mutation Entry No – 1348 The aforesaid Land Which belongs to Mr.Jagannath Raguhnath Hare but as per Order given by Thane first Class Court in suit No-314/1917 Dated 23/04/1934 Mr. Gopilal Ghashiram gets 3/4 Share and Mr. Chandulal Motiram and Mr. Ganguaram Motiram Agrswal gets 1/4 Share in the aforesaid Land but Mr. Gopilal Ghashiram died on 03/11/1937 therefore Court Appoint Mr. Vyankatilal Gopilal Agrawal as Probationer Officer for his Share in the aforesaid Land same was incorporated in the revenue records
- c) As recorded in the Mutation Entry No - 4425 By the Tenancy Certificate Mr. Ganpati Atmaram Mhatre ( Kuit of the Land ) Purchased the aforesaid Land from the Owner Mr. Vyankat Motilal and Mr. Chandulal Motilal By Tenancy See 32G for Rs. 1697.49/- and by the Certificate given by Upper Tahsildar Vasai Under Sec.32G Bearing No-167/Juchandra 10/1968 the Owner Mr. Vyankat Motilal and Mr. Chandulal Motilal Names Cancelled from the Other right Column of 7/12 Extract of the aforesaid Land same was incorporated in the revenue records
- d) By the Virtue of Tenancy Certificate on 30/12/1968 Reg. No- Chha-1161/41/166/1968 dated 30/12/1968 Registered at Registration Office of Assurances Vasai - 1 made between Agri.Land Dept and Tahsildar. Vasai AND Mr. Gaupat Atmaram Mhatre
- e) By the Virtue of Release Deed made on 16/04/2007 Reg. No- 4916/2007 dated 16/04/2007 Registered at Registration Office of Assurances Vasai - 2 Mr. Pandharinath Ganpat Mhatre and 6 Others Through Their Attorney Holder Mr. Janardhan Pandharinath Mhatre Release Their right in the Aforesaid Land for Mr. Mr. Janardhan Pandharinath Mhatre
- f) By the Virtue of Conveyance Deed made on 25/03/2010 Reg. No- 4475/2010 dated 25/03/2010 Registered at Registration Office of Assurances Vasai - 3 Mr. Janardhan Pandharinath Mhatre Sold the Aforesaid Land to 1) Mr. Chandmal Bhawarlal Jain 2) Mr.

Sachin Atmaram Vertak

g) By the Virtue of Agreement to Sale made on 03/02/2011 Reg. No- 1443/2011 dated 03/02/2011 ( Registered at Registration Office of Assurances ,Vasai - 1 ) 1) Mr. Chandmal Bhawarjal Jain 2) Mr. Sachin Atmaram Vertak Sold the Aforesaid Land to M/S Navkar Estate and Homes pvt.ltd. Through 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vertak (H.U.F.) 3) Mr. Chandmal Bhawarjal Jain (H.U.F.)

h) By the Virtue of Conveyance Deed made on 09/05/2013 Reg. No- 5731/2013 dated 09/05/2013 Registered at Registration Office of Assurances ,Vasai - 1 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vertak 3) Mr. Chandmal Bhawarjal Jain ( H.U.F.) Sold the Aforesaid Land to M/S Navkar Estate And Homes Pvt. Ltd. Through its Directors 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vertak 3) Mr. Chandmal Bhawarjal Jain ( H.U.F.)

6) Details of Land bearing Old Survey. No-300, Hissa No - 4pt New Survey. No-332, Hissa No - 4 Area admeasuring H.R. 0-37-4+ P.K. 0-04-3 Total H.R 0-41-7  
Assessment Rs.-3/- Paise- 31/- lying, being and situate in Village - Juchandra Taluka - Vasai, District - Palghar.

a) As recorded in the Mutation Entry No - 1435 on 07/06/1951 Mr. Anant Toku Bhoir Purchased the aforesaid Land from Mr. Bhau Sukur Dalmed for Rs.100/- same was incorporated in the revenue records

b) As recorded in the Mutation Entry No - 5997 Mr. Anant Toku Bhoir Died intestate on 13/05/1998 hence his interest in the aforesaid Land has been transmitted to his Legal Heirs 1) Mrs. Krushnibai Anant Bhoir 2) Mr. Gajanan Anant Bhoir 3) Mr. Vishnu Anant Bhoir 4) Mr. Prabhakar Anant Bhoir 5) Mrs. Lilabai Ramchandra Patil same was incorporated in the revenue records

c) By the Virtue of Development Agreement made on 09/04/2007 Reg. No- 4622/2007 dated 09/04/2007 Registered at Registration Office of Assurances ,Vasai - 1) Mrs. Krushnibai Anant Bhoir 2) Mr. Gajanan Anant Bhoir 3) Mr. Vishnu Anant Bhoir 4) Mr. Prabhakar Anant Bhoir 5) Mrs. Lilabai Ramchandra Patil Give Development Right to 1) Mr. Sunil Jagannath Chorghe 2) Mr. Niket Padmakar Patil in respect of the Aforesaid Land Mutation Entry No - 6186

d) By the Virtue of Power of Attorney made on 09/04/2007 Reg. No- 4623/2007 dated 09/04/2007 Registered at Registration Office of Assurances ,Vasai - 1) Mrs. Krushnibai Anant Bhoir 2) Mr. Gajanan Anant Bhoir 3) Mr. Vishnu Anant Bhoir 4) Mr. Prabhakar Anant Bhoir 5) Mrs. Lilabai Ramchandra Patil Give Power of Attorney to 1) Mr. Sunil Jagannath Chorghe 2) Mr. Niket Padmakar Patil in respect of the Aforesaid Land

e) By the Virtue of Conveyance Deed made on 16/04/2008 Reg. No- 3985/2008 dated 16/04/2008 Registered at Registration Office of Assurances ,Vasai - 1) Mrs. Krushnibai Anant Bhoir 2) Mr. Gajanan Anant Bhoir 3) Mr. Vishnu Anant Bhoir 4) Mr. Prabhakar Anant Bhoir 5) Mrs. Lilabai Ramchandra Patil All through their Attorney Holders 1) Mr. Sunil Jagannath Chorghe 2) Mr. Niket Padmakar Patil Sold the Aforesaid Land to M/S Shree Nakoda Housing Corporation through its Partners 1) Mr.

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Sunil Ghisulal Kothari, HUF 2) Mr. Sachin Atmaram Vartak same was incorporated in the revenue records Mutation Entry No - 6579

f) As recorded in the Mutation Entry No - 7059 The Collector Thane granted N.A. (Non Agriculture) Permission vide order No- REV/DESK-I/T-9/NAP/SR/14/2010 Dated - 15/11/2010 in reception of Aforesaid Land on Certain Terms and Conditions same was incorporated in the revenue records

g) By the Virtue of Conveyance Deed made on 12/01/2011 Reg. No- 492/2011 dated 18/12/2008 Registered at Registration Office of Assurances Vasai - 1) Mr. Sunil Ghisulal Kothari, HUF 2) Mr. Sachin Atmaram Vartak Sold the Aforesaid Land to M/S Navkar Estate and Homes Pvt. Ltd. through their Directors 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vartak 3) Mr. Chandmal Bhawarlal Jain

h) By the Virtue of Confirmation Deed made on 02/05/2011 Reg. No- 5483/2011 dated 18/12/2008 Registered at Registration Office of Assurances Vasai - 1) Mr. Anthony John Pereira 2) Mr. Shakunda Anthony Pereira gave confirmation in of the Aforesaid Land to M/S Navkar Estate and Homes Pvt. Ltd. through their Directors 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vartak 3) Mr. Chandmal Bhawarlal Jain

i) As recorded in the Mutation Entry No-7367 Rs-11,16,000/- is Payable to the Government in respect of Gaun Khanij Hence the Amount is Also written in the other Right Column of the 7/12 Extract same was incorporated in the revenue records

j) As recorded in the Mutation Entry No - 7409 Mr. Chandmal Bhawarlal Jain Mortgage the aforesaid Land with The Vasai Janta Sahakari Bank Ltd. For Rs- 4,23,75,000/- Hence Banks name written in the other Right Column of the 7/12 Extract same was incorporated in the revenue records

7) Details of Land bearing Old Survey. No-300, Hissa No - 1 New Survey. No-332, Hissa No -1 Area admeasuring H.R. 0-17-5.+ P.K. 0-01-0 Total H.R 0-18-5 Assessment Rs.-1/- Paise- 44/- lying, being and situate in Village - Juchandra Taluka - Vasai, District - Palghar.

a) As recorded in the Mutation Entry No - 642 on 07/04/1934 Mrs. Isparanbai Duming Ales D'Souza Purchased the aforesaid Land from Mr. Ian Valtiu Pascal for Rs.1500/- same was incorporated in the revenue records

b) As recorded in the Mutation Entry No - 1190 on Reg No-2900/1945 Dated 29/11/1945 1) Mrs. Isparanbai Duming Ales D'Souza 2) Mr. Ignatius Dominik D'Souza Sold the aforesaid Land to Mr. Gopal Dade Kini same was incorporated in the revenue records

c) As recorded in the Mutation Entry No - 2014 Mr. Kalya Bango Died intestate on 15/08/1962 hence his interest in the aforesaid Land has been transmitted to his Legal Heirs 1) Mr. Harishchandra Kalya Patil same was incorporated in the revenue records

d) As recorded in the Mutation Entry No - 2049 Mr. Harishchandra Kalya Patil Mortgage the aforesaid Land with The Juchandra Seva Sahkari Society hence The Juchandra Seva Sahkari Societies name written in the other right Column of the 7/12 Extract of the aforesaid Land same was incorporated in the revenue records

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e) As recorded in the Mutation Entry No - 5011 on 30/12/1986 By the Virtue of Conveyance Deed Mr. Harishchandra Kalya Patil Purchased the aforesaid Land form Mr. Balkrushna Gopal Kini for Rs. 1282/- Under Kul -Kayda Sec. 32G and Tenancy Act- Sec 43 as a Kul of the aforesaid Land same was incorporated in the revenue records

f) As recorded in the Mutation Entry No - 5059 Mr. Harishchandra Kalya Patil paid the amount of Rs.1382 The Purchase Price of the aforesaid Land to Mr. Balkrushna Gopal Kini by the Virtue of Tenancy Certificate No- 1187 U/S 32G of The Bombay Tenancy and Agricultural Lands Act hence Mr. Balkrushna Gopal Kini Name Cancelled other right Column of the 7/12 Extract of the aforesaid Land same was incorporated in the revenue records

g) As recorded in the Mutation Entry No - 5067 The Juchandra Seva Sahkari Society issued Certificate that Mr. Harishchandra Kalya Patil fully repaid the lone therefore The Juchandra Seva Sahkari Societies name Cancelled from the other right Column of the 7/12 Extract of the aforesaid Land

h) By the Virtue of Confirmation Deed made on 25/01/2007 Reg. No- 1063/2007 dated 25/01/2007 Registered at Registration Office of Assurances Vasai - 2 Mr. Meghanath Harishchandra Patil for Himself AND for 1) Mr Harishchandra K Patil 2) Mrs. Pramila M. Patil 3) Mrs. Anusaya K. Patil 4) Mrs. Kusum V. Patil Give Confirmation to 1) Mr. Bharat Sitaram Mhatre 2) Mr. Sunil Jagannath Chorghe in respect of the Aforesaid Land ( on this Deed Stamp Duty of Rs. 7140/- and Fine of Rs. 14280/- paid at Thane, class-1 having E.V.N. No - 344/2010 outward No -6373 dated -21/11/2006 ) Mutation Entry No - 6526

i) By the Virtue of Power of Attorney made on 25/01/2007 Reg. No- 1062/2007 dated 25/01/2007 Registered at Registration Office of Assurances Vasai - 2 1) Mr. Harishchandra Kalya Patil Give Power to 1) Mr. Bharat Sitaram Mhatre 2) Mr. Sunil Jagannath Chorghe in respect of the Aforesaid Land

j) By the Virtue of Confirmation Deed made on 14/07/2008 Reg. No- 7509/2008 dated 14/07/2008 Registered at Registration Office of Assurances Vasai - 3 1) Mr. Harishchandra K. Patil and others 2) Mr. Meghanath Harishchandra Patil Both Through Their Attorney Holder Mr. Suketu Mathurdas Majithia Give Confirmation the Aforesaid Land to Mr. Mathurdas N. Majithia ( on this Deed Stamp Duty of Rs. 9680/- paid at Thane, class-1 having E.V.N.No - 1031/2004 dated -27/05/2004 ) Mutation Entry No - 6608

k) By the Virtue of Conveyance Deed made on 20/06/2008 Reg. No- 7155/2008 dated 20/06/2008 Registered at Registration Office of Assurances Vasai - 2 1) Mr. Harishchandra K Patil and 2) Mrs. Pramila Manohar Patil 3) Mrs. Anusaya Kamalaker Patil 4) Mrs. Kusum Vinayak Patil All through Their Attorney Holder Mr. Meghanath Harishchandra Patil Sold the Aforesaid Land to Mr. Bharat Sitaram Mhatre 2) Mr. Sunil Jagannath Chorghe 6660

l) By the Virtue of Conveyance Deed made on 18/12/2008 Reg. No- 12081/2008 dated 18/12/2008 Registered at Registration Office of Assurances Vasai - Mr. Bharat Sitaram Mhatre - Seller , And Mr. Sunil Jagannath Mhatre - Confirming Party Sold the Aforesaid Land to T/M/S Shree Nakoda Housing Corporation through their M/S Nakoda

Housing Corporation through its Partners 1) Mr. Sunil Ghisulal Kothari, HUF 2) Mr. Sachin Atmaram Vartak same was incorporated in the revenue records Mutation Entry No - 6697

m) By the Virtue of Power of Attorney made on 18/12/2008 Reg. No- 12082/2008 dated 18/12/2008 Registered at Registration Office of Assurances .Vasai - Mr. Bharat Sitaram Mhatre - Seller , And Mr. Sunil Jagannath Mhatre -- Confirming Party Give Power to M/S Shree Nakoda Housing Corporation through their 1) Mr. Sunil Ghisulal Kethari, HUF 2) Mr. Sachin Atmaram Vartak the Aforesaid Land same was incorporated in the revenue records

n) As recorded in the Mutation Entry No - 7059 The Collector .Thane granted N.A.( Non Agriculture ) Permission vide order No- REV/DESK-1/T-9/NAP/SR/14/2010 Dated - 15/11/2010 in reception of Aforesaid Land on Certain Terms and Conditions same was incorporated in the revenue records

o) By the Virtue of Conveyance Deed made on 12/01/2011 Reg. No- 492/2011 dated 18/12/2008 Registered at Registration Office of Assurances .Vasai -- 1M/S Shree Nakoda Housing Corporation through their 1) Mr. Sunil Ghisulal Kothari, HUF 2) Mr. Sachin Atmaram Vartak Sold the Aforesaid Land to M/S Navkar Estate and Homes Pvt. Ltd. through their Directors 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vartak 3) Mr. Chandmal Bhawarlal

p) By the Virtue of Confirmation Deed made on 02/05/2011 Reg. No-5482/2011 dated 02/05/2011 Registered at Registration Office of Assurances .Vasai - 1 Mr. Mathurdas Narayandas Majithia through his Attorney Holder Mr. Anthony John Periera - Vendor And Mr.Anthony John Periera - Confirming Party Gives Confirmation in respect of the the Aforesaid Land to M/S Navkar Estate and Homes Pvt. Ltd. through their Directors 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vartak 3) Mr. Chandmal Bhawarlal Jain { H.U.F. }

q) As recorded in the Mutation Entry No - 1406 Mr. Chandmal Bhawarlal Jain Mortgage the aforesaid Land with The Vasai Janta Sahakari Bank Ltd. For Rs- 4,23,75,000/- Hence Banks name written in the other Right Column of the 7/12 Extract same was incorporated in the revenue records

r) As recorded in the Mutation Entry No-2014 Rs-11,16,000/- is Payable to the Government in respect of Gaun Khanij Hence the Amount is Also written in the other Right Column of the 7/12 Extract same was incorporated in the revenue records

**8) Details of Land bearing Survey No - 336 , Hissa No - 3F, area Admeasuring H. R. 00-36-10 + P.K. 0-02-50 , lying, being and situate in Village - Juchandra ,Taluka - Vasai, District- Palghar.**

From the Search and Document Submitted to me it is found That:-



a) As recorded in the Mutation Entry no - 331 on Dated - 15/05/1925 Mr. Mangya Barik Patil And Others Sold the aforesaid land To Mr Sovar Minvaer Koli same was incorporated in the revenue record

b) As recorded in the Mutation Entry no - 574 on Dated - 15/02/1932 Mr Sovar Minvaer Koli Sold the aforesaid land To Mr. Govuind Mangya Patil same was incorporated in the revenue record

c) As recorded in the Mutation Entry no - 2560 on Dated - 10/01/1966 Mr. Govuind Mangya Patil Sold the aforesaid land To Mr. Pendurang Narayan Mhatre same was incorporated in the revenue record

d) As recorded in the Mutation Entry no - 2603 on Dated - 10/01/1966 Mr. Govuind Mangya Patil Sold the aforesaid land To Mr. Pandurang Narayan Mhatre same was incorporated in the revenue record

e) As recorded in the Mutation Entry no - 4372 on Dated - 03/07/1978 Mr. Pandurang Narayan Mhatre Sold the aforesaid land To Mr. Yashwant Rama Mhatre same was incorporated in the revenue record

f) As recorded in the Mutation Entry no - 4373 on Dated - 07/12/1982 by the Release Deed Mr. Yashwant Rama Mhatre Released his right in the aforesaid Land To Mr. Laxman Rama Mhatre same was incorporated in the revenue record ( Land bearing Old Survey No 336/3pt )

g) As recorded in the Mutation Entry no - 5802 Mr. Pandurang Narayan Mhatre died intestate Dated - 25/02/1995 hence his interest in the aforesaid land has been transmitted to his legal heirs Mrs Bhimabai Bhaskar Mhatre And Others same was incorporated in the revenue record

h) As recorded in the Mutation Entry no - 6229 for maintaining proper computer record of lands , various lands has been divide and given new hissa numbers as mentioned therein ,



Thus the land Survey No - 336/3pt was divided into new S.No as - 336/3D 336/3P same was incorporated in the revenue record

- i) As recorded in the Mutation Entry no - 6246 Mr Nandkumar Pandurang Mhatre died intestate Dated - 11/03/2004 hence his interest in the aforesaid land has been transmitted to his legal heirs Mrs Nirmala Ashok Rasut And Others same was incorporated in the revenue record
- j) By the Virtue of Registered Release Deed Dated - 17/02/2006 Having Reg No - 1166/2006 Registered at Sub- Registrar office of Assurances Vasai - 1 Mrs Ramabai Pandurang Mhatre and Others Released their right/share in the aforesaid Land To Mr Sudhir Nandkumar Mhatre same was incorporated in the revenue record mutation entry no - 63/2 ( Land bearing Old Survey No - 336/3pt )
- k) By the Virtue of Registered Notice of Lis Pendancy Dated - 15/05/2012 Having Reg No - 6181/2011 Registered at Sub- Registrar office of Assurances Vasai - 3 Mr Anil Bhaskar Mhatre registered a lis pendancy in respect of suit pending in the civil court no - 603/2012 in respect of the aforesaid Land ( Land bearing Old Survey No - 336/3pt )
- l) By the Virtue of Registered Conveyance Deed Dated - 20/06/2012 Having Reg No - 6711/2012 Registered at Sub- Registrar office of Assurances Vasai 1 Sudhir Nandkumar Mhatre Sold the aforesaid Land To 1) Mr Sachin Aumaram Vartak 2) Chanmal Bhawearlal Jain 3) Mr Laxman Bhikaji Khedkar same was incorporated in the revenue record mutation entry no -7621
- m) By the Virtue of Registered Agreement For Sale ( Sathe Khat ) Dated - 28/12/2012 Having Reg No - 13987/2012 Registered at Sub- Registrar office of Assurances Vasai 1 1) Mr Sachin Aumaram Vartak 2) Mr Chanmal Bhawearlal Jain 3) Mr Laxman Bhikaji Kheekar Made Agreement For Sale ( Sathe Khat ) with M/S Navkar Township Pvt. Co. Ltd.
- n) As recorded in the Mutation Entry No - 8048 By the use of E - ferfar Modular hissn form no - 12 And By the order of the Tahasilcar And Government Circular No - R.B.A./ P.K. 180/L-1 Dated - 07/05/2016 Correction is made in computerized 7/12 extract of the various Land same was incorporated in the revenue records



o) As recorded in the Mutation Entry No - 8559 By the use of E - ferfer Modular hiss form no - 12 And By the order of the Tahasildar And Government Circular No - R.B.A./ P.K. 180/L-1 Dated - 07/05/2016 Correction is made in computerized 7/12 extract of the various Land same was incorporated in the revenue records

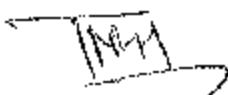
p) By the Virtue of Registered Conveyance Deed Dated - 08/05/2018 Having Reg No - 3301/2018 Registered at Sub- Registrar office of Assurances Vasai - 1) Mr. Sachin Atmaram Vartak 2) Mr Chandmal Bhawarlal Jain 3) Mr Laxman Bhikaji Khedkar Sold the aforesaid Land To M/S Navkar Township Pvt. Ltd. Through 1) Mr. Sachin Atmaram Vartak 2) Mr Chandmal Bhawarlal Jain 3) Mr Laxman Bhikaji Khedkar same was incorporated in the revenue record mutation entry no - 8116

q) As recorded in the Mutation Entry No -8503 one of the Director Of M/S Navkar Township Pvt. Ltd. Mr Chandmal Bhawarlal Jain Died on Dated 21/08/2020 hence under Companies Act Form no - DIR -12 ( Pursuant to sec. 79 1) ( c ) , 168, 170 9 2) of Companies Act 2013 And rule 17 of Companies ( incorporation ) Rules 2014 And 8 , 15 And 18 of companies ( Appointment and qualification of Directors ) Rules 2014 and by the Resolution by the Directors of the said Company Mr. Chandmal Bhawarlal Jain name was cancelled and Mr. Naresh Chandmal Jain name was written as the new Director in his place same was incorporated in the revenue records

r) As recorded in the Mutation Entry No - 8605 M/S Navkar Township Pvt. Ltd. Through Mr. Naresh Jain And Mr Laxman B. Khedkar made application to the Tahasildar , vasai on Dated - 08/11/2021 for the N. A. use of the aforesaid Land , and Letter From the Collector , Palghar No - Mahasul/K-1/T-1/NAP/KV-435/2017 And Mahasul /K-1/T-1/42-B/KV-1370/2018 Dated - 14/12/2018 to The Tahasildar , vasai , the N.A. Tax And Converted Tax of the aforesaid Land is Fixed same was incorporated in the revenue records

9) Details of Land bearing Old Survey No - 300. Hissa No -2 Survey No - 332. Hissa No -2 Area admeasuring H.R. 0 -22- 8 - P.K.0-01-00, Assessment Rs- 01/- ,Paise - 19/- lying, being and situate in Village - Jinchandra ,Taluka - Vasai, District- Palghar.

1. From the Search and Document Submitted to me it is found That:-



a) As recorded in the Mutation Entry No - 458 On Dated - 06/04/1929 Mr Mansukhram Shukla Purchased the aforesaid Land From Mr Nanas Mhatre And Others same was incorporated in the revenue records

b) As recorded in the Mutation Entry No - 863 On Dated - 29/07/1940 Mr Ganpatram Mehan Lal Purchased the aforesaid Land From Mrs Parvatibai Mansukhram Shukla same was incorporated in the revenue records

c) As recorded in the Mutation Entry No - 1418 On Dated - 09/09/1950 Mr Rama Govind Mhatre Purchased the aforesaid Land From Mr Ganpatram Mehan Lal same was incorporated in the revenue records

d) As recorded in the Mutation Entry No - 2768 Maharashtra Enforcement act and Indian Coin act applicable to the aforesaid Land To Mr Pandurang Narayan Mhatre same was incorporated in the revenue records

e) As recorded in the Mutation Entry No - 1910 Mr Rama Govind Mhatre Died intestate hence his interest in the aforesaid Land has been transmitted to his Legal Heirs Mr Vishnu Narayan Mhatre same was incorporated in the revenue records

f) As recorded in the Mutation Entry No - 5792 Mr Vishnu Narayan Mhatre Died intestate hence his interest in the aforesaid Land has been transmitted to his Legal Heirs Mrs Parvati Narayan Mhatre And Others same was incorporated in the revenue records

g) As recorded in the Mutation Entry No - 6292 Mrs. Anubai Narayan Mhatre Died intestate on Dated - 22/04/2005 hence her interest in the aforesaid Land has been transmitted to her Legal Heirs Mrs Parvati Vishnu Mhatre And Others same was incorporated in the revenue records

h) As recorded in the Mutation Entry No - 1406 Tukada Kayda Applicable to the aforesaid Land same was incorporated in the revenue Records

i) As recorded in the Mutation Entry No - 7853 Mr. Mr Hemprekash Vishnu Mhatre and others made application to the Collector ,Thane for the N.A. use of the aforesaid Land on which the Collector ,Thane by his order no - Mahastu/K-1/T-1/NAP/Juchandra - Vasai/SR-62/2014 Dated - 29/05/2015 gave N.A. permission for the residential and commercial use of the aforesaid land on the terms and conditions and for the area mentioned therein same was incorporated in the revenue Records

j) That M/S Navkar Estate and homes Pvt. Ltd. also obtained revised development permission from vasai virar Municipal Corporation no - VVCMC/TP/RDP/VP-0093/13/2020-21 on Dated - 17/09/2020 on the terms and conditions mentioned therein

k) That M/S Navkar Estate and homes Pvt. Ltd. also obtained revised development permission from vasai virar Municipal Corporation no - VVCMC/TP/RDP/VP-0093/13/2020-21 on Dated - 31/05/2021 for Residential And Shop line Building by Utilization of the said permission on the terms and conditions mentioned therein.



l) By the virtue of Registered Development Agreement Dated - 17/02/2021 Reg. No - 2275/2021 Reg. at Vasai - 5 Mr. Pramod Vishnu Mhatre And Others gave the aforesaid Land For Development Purpose To M/S Navkar Homes Township L.L.P.

m) That M/S Navkar Estate and homes Pvt. Ltd. also obtained Part Occupation Certificate from vasai virar Municipal Corporation no - VVCMC/TP/POC/VP-0093/41/2020-21 on Dated - 15/06/2021 for the Buildings mentioned in the said Certificate on the terms and conditions mentioned therein .

**10) Details of Land bearing Old Survey No - 300. Hissa No -6pt Survey No - 332. Hissa No -6A Area admeasuring H.R. 0 -05- 90 + P.K.0-05-10, Assessment Rs- 00/-,Paise - 45/- lying, being and situate in Village - Juchandra ,Taluka - Vasai, District- Palghar.**

1. From the Search and Document Submitted to me it is found That:-

- a) Mr. Laxman Malji Bhoir and others were the Owners of n the aforesaid Land
- b) As recorded in the Mutation Entry No - 1550 On the kabuli jaab of Mr Laxman Malji Bhoir the aforesaid Land was given to Mr Gangadhar Malji Bhoir same was incorporated in the revenue records
- c) As recorded in the Mutation Entry No - 2768 Indian Coin act and Maharashtra Enforcement act applicable to the aforesaid land same was incorporated in the revenue records
- d) As recorded in the Mutation Entry No - 6229 for the proper records of hissa no. of various land in the computer the lands gets new hissa no .by which the aforesaid Land gets the by said hissa no. same was incorporated in the revenue records
- e) As recorded in the Mutation Entry No - 1984 by the Tahika Order Mrs. Bhagirathibai Malji Bhoir name was written as the Owner of the aforesaid Land same was incorporated in the revenue records
- f) As recorded in the Mutation Entry No - 5173 by conveyance Deed on Dated - 07/12/1988 Mr. Narayandas Majithisa Purchased the old Land From Mrs. Bhagirathibai Malji Bhoir and Others same was incorporated in the revenue records
- g) As recorded in the Mutation Entry No - 7294 Mrs. Bhagirathibai Malji Bhoir Died intestate on Dated - 27/07/1990 hence her interest in the aforesaid Land has been transmitted to her Legal Heirs Mr Laxman Malji Bhoir And Others same was incorporated in the revenue records
- h) As recorded in the Mutation Entry No - 7697 Mrs. Laxmibai Laxman Bhoir Died intestate on Dated - 13/09/1996 hence her interest in the aforesaid Land has been transmitted to her Legal Heirs Mr Ravindra Laxman Bhoir And 1 Other same was incorporated in the revenue Records
- i) As recorded in the Mutation Entry No - 7698 Mrs. Gangubai Govind Bhoir Died intestate on Dated - 13/03/1995 hence her interest in the aforesaid Land has been



transmitted to her Legal Heirs Mr Vijay Govind Bhoir same was incorporated in the revenue Records

j) As recorded in the Mutation Entry No - 7699 Mrs. Gangadhar Malji Bhoir Died intestate on Dated - 04/01/2011 hence his interest in the aforesaid Land has been transmitted to his Legal Heirs Mrs Sushila Gangadhar Bhoir And Others same was incorporated in the revenue Records

k) As recorded in the Mutation Entry No -1774 Mr. Ganapat Atmaram Mahtre name was written as the kulf of the aforesaid Land has same was incorporated in the revenue Records

l) As recorded in the Mutation Entry No - 4288 Mr. Ganapat Atmaram Mhate Died intestate on Dated - 07/01/1983 hence his interest in the aforesaid Land has been transmitted to his Legal Heirs Mr Pandharinat Ganapat Mhate And Others same was incorporated in the revenue Records

m) By The Virtue of Conveyance Deed Dated - 06/08/2012 Reg. No; 8572/2012 at Sub- Registrar office of Assurances Vasai -- 1 Mr Sachin Atmaram Vartak Purchased the Aforesaid Land From Mr Ravindra Laxman Bhoir and others same was incorporated in the revenue records Mutation Entry No - 7852

n) By The Virtue of Sathe Khat Dated - 28/12/2012 Reg. No; 13990/2012 at Sub - Registrar office of Assurances Vasai -- 1 Mr Sachin Atmaram Vartak made Sathe Khat of the Aforesaid Land with M/S Navkar Estate and Homes Pvt, Ltd,

o) By The Virtue of Conveyance Deed Dated - 08/05/2018 Reg. No; 3302/2018 at Sub Registrar office of Assurances Vasai -- 6 Mr Sachin Atmaram Vartak Sold the Aforesaid Land To M/S Navkar Estate and Homes Pvt. Ltd. same was incorporated in the revenue records Mutation Entry No - 8117

k) That M/S Navkar Estate and homes Pvt. Ltd. also obtained revised development permission from vasai virar Municipal Corporation no - VVCMC/TP/RDP/VP-0093/13/2020-21 on Dated - 31/05/2021 for Residential And Shop line Building by Utilization of the said permission on the terms and conditions mentioned therein .

m) That M/S Navkar Estate and homes Pvt. Ltd. also obtained Part Occupation Certificate from vasai virar Municipal Corporation no - VVCMC/TP/POC/VP-0093/41/2020-21 on Dated - 15/06/2021 for the Buildings mentioned in the said Certificate on the terms and conditions mentioned therein .

1.0 Details of Land bearing Old Survey No - 564. Hissa No -pt Survey No - 335. Hissa No -2 Area admeasuring H.R. 0 -45- 5 + P.K.0-00-00, Assessment Rs- 03/-,Paise - 80/-lying, being and situate in Village Juchandra ,Taluka - Vasai, District- Palghar.

1. From the Search and Document Submitted to me it is found That:-

a) As recorded in the Mutation Entry No - 725 On the kabuli jabab of Mrs Kashibai



Hargovinddas Seth to the local authority Mr Krushna Bajur name written as the co-owner of the aforesaid Land same was incorporated in the revenue records

b) As recorded in the Mutation Entry No – 863 In 1940 Mr Ganpat Ram Mohanlal Purchased the aforesaid Land From Mrs Parvatibai Mansukharam same was incorporated in the revenue records

c) As recorded in the Mutation Entry No – 1161 On 14/04/1945 Mr Waman Ratan Mhatre Purchased the aforesaid Land From Mr Ganpat Ram Mohanlal same was incorporated in the revenue records

d) As recorded in the Mutation Entry No – 6229 For the Proper input of Hissa No.of various lands in the computer lands gets new hissa no.thus the aforesaid land got the said hissa no. same was incorporated in the revenue records

e) As recorded in the Mutation Entry No – 7228 Mr Gajanan Nareyan Patil Died intestate hence his interest in the aforesaid Land has been transmitted to his Legal Heirs Mrs Pramabai Gajanan Patil And Others same was incorporated in the revenue records

f) By The Virtue of Power of Attorney Dated - 31/10/2013 Reg. No; 12167/2013 at Sub- Registrar office of Assurances Vasai - 1 Mrs Pramabai Gajanan Patil and others gave P.O.A. respect of the Aforesaid Land To 1) Mr Sachin Atmaram Vartak 2) Mr Chandmal Bhawarlat Jain 3) Mr Laxman Bhikaji Khedkar

g) By The Virtue of Conveyance Deed Dated - 07/11/2013 Reg. No; 12238/2013 at Sub- Registrar office of Assurances Vasai - 1 1) Mr Sachin Atmaram Vartak 2) Mr Chandmal Bhawarlat Jain 3) Mr Laxman Bhikaji Khedkar Purchased the Aforesaid Land From Mrs Pramabai Gajanan Patil and others same was incorporated in the revenue records Mutation Entry No – 7780

h) By The Virtue of Power of Attorney Dated - 07/11/2013 Reg. No; 12239/2013 at Sub- Registrar office of Assurances Vasai – 1 Mrs Pramabai Gajanan Patil and others gave P.O.A. respect of the Aforesaid Land To 1) Mr Sachin Atmaram Vartak 2) Mr Chandmal Bhawarlat Jain 3) Mr Laxman Bhikaji Khedkar

i) The Virtue of Lis Pendancy Dated - 10/09/2013 Reg. No; 3852/2013 at Sub- Registrar office of Assurances Vasai – 4 Mr Anthony John Pereira and 1 other Reg.a lis pendancy in respect of suit no 301/2013 relating to the Aforesaid Land From same was incorporated in the revenue records Mutation Entry No – 7773

j) By th Settlement Between the Parties relating to the Aforesaid the suit No - 301/2013 was dismissed

k) That M/S Navkar Estate and homes Pvt. Ltd. also obtained revised development permission no - VVCMC/JP/RDP/VP- 0093/13/2020-21 on Dated - 17/09/2020 on the terms and conditions mentioned therein.



I) By The Virtue of Conveyance Deed made on 28/04/2011 Reg. No- 5464/2011 dated 18/2/2008 Registered at Registration Office of Assurances Vasai -- 5 Mr. Sachin Atmaram Vartak And Others Sold the said Land To M/S Navkar Homes Topnship L.L.P. ( in respect of Land bearing Survey No-335, Hissa No – 2 Village – Juchandra ,Taluka - Vasai, District - Palghar.)

**(2) Details of Land bearing Old Survey No – 303, Hissa No -2 pt Survey No – 336. Hissa No -2 Area admeasuring H.R. 0 -83- 90 + P.K.0-03-90, Assessment Rs- 07/-,Paise - 47/- lying, being and situate in Village – Juchandra ,Taluka - Vasai, District- Palghar.**

1. From the Search and Document Submitted to me it is found That:-

- a) As recorded in the Mutation Entry No – 551 On Dated – 07/05/1931 Mr Dinanath Moreshwar Sold the aforesaid Land To Mr Keshav Laxarun Koli same was incorporated in the revenue records
- b) As recorded in the Mutation Entry No – 1201 On Dated – 28/02/1946 Mr Keshav Laxman Koli Sold the aforesaid Land To Mr Ramchandra Kashinath Shimpi same was incorporated in the revenue records
- c) As recorded in the Mutation Entry No – 1986 Under kul layda the kul Mr Pandurang Narayan Mhatre Purchased the aforesaid Land From Mr Mahadev Ramchandra Shimpi same was incorporated in the revenue records
- d) As recorded in the Mutation Entry No – 5802 Mr Pandurang Narayan Mhatre Died intestate hence his interest in the aforesaid Land has been transmitted to his Legal Heirs Mrs Ramabai Pandurang Mhatre And Others same was incorporated in the revenue records
- e) As recorded in the Mutation Entry No – 6246 Mr. Nandkumar Pandurang Mhatre Died intestate on Dated – 11/03/2004 hence his interest in the aforesaid Land has been transmitted to his Legal Heirs Mr Hinabai Nandkumar Mhatre And Others same was incorporated in the revenue records
- f) As recorded in the Mutation Entry No 6229 For the Proper input of Hissa No.of various lands in the computer lands gets new hissa no. thus the aforesaid land get the said hissa no. same was incorporated in the revenue records
- g) By The Virtue of Lis Pendency Dated - 15/05/2012 Reg. No; 6181/2012 at Sub-Registrar office of Assurances Vasai – 3 Mr Anil Bhaskar Mhatre Registered a lis pendency in respect of suit no – 602/2012 in Civil Court Vasai same was incorporated in the revenue records Mutation Entry No – 7415
- h) By The Virtue of Lis Pendency Dated - 15/05/2012 Reg. No; 6181/2012 at Sub-Registrar office of Assurances Vasai – 3 Mr Anil Bhaskar Mhatre Registered a lis pendency in respect of suit no – 602/2012 in Civil Court Vasai same was incorporated in the revenue records Mutation Entry No – 7597
- i) By The Virtue of Conveyance Deed Dated - 26/04/2013 Reg. No; 5133/2013 at Sub-Registrar office of Assurances Vasai – 1) Mr Sachin Atmaram Vartak 2) Mr Chandanl



Bhawarlal Jain ( H.U.F. ) 3) Mr Laxman Bhikaji Khedkar Purchased the Aforesaid Land from Mr Sudhir Nandkumar Mhatre same was incorporated in the revenue records Mutation Entry No - 7649

j) As recorded in the Mutation Entry No - 8188 There is a suit in respect of the aforesaid Land between Mr Anthony John Pereira and 1 other and Mr Sudhir Nandkumar Mhatre and 11 others but there is settlement made between them hence remark of Lis Pendency was cancelled same was incorporated in the revenue records

k) As recorded in the Mutation Entry No - 8240 M/S Navkar Township Pvt.Ltd. Through Mr Chandmal Bhawarlal Jain filed appeal in the court of sub - Divisional Officer Vasai on which Order was passed No - VD/RTS/Appeal No - 33/2018 Dated - 22/08/2018 by which the remark of Lis Pendency which was written in the others right column of the 7/12 Extract of the aforesaid land was cancelled same was incorporated in the revenue records

l) By The Virtue of Agreement to sale ( Sathe karar ) Dated - 20/06/2012 Reg. No; 6712/2012 at Sub- Registrar office of Assurances Vasai - 1) Mr Sudhir Nandkumar Mhatre and 1) Mr Sachin Atmaram Vartak 2) Mr Chandmal Bhawarlal Jain 3) Mr Laxman Bhikaji Khedkar made agreement to sale ( Sathe karar ) in respect of the Aforesaid Land same was incorporated in the revenue records Mutation Entry No - 7622

m) By The Virtue of Agreement to sale ( Sathe karar ) Dated - 28/12/2012 Reg. No; 13987/2012 at Sub- Registrar office of Assurances Vasai - 1) Mr Sachin Atmaram Vartak 2) Mr Chandmal Bhawarlal Jain 3) Mr Laxman Bhikaji Khedkar and M/S Navkar Township Pvt. Ltd. Company made agreement to sale ( Sathe karar ) in respect of the Aforesaid Land

n) By The Virtue of Conveyance Deed Dated - 08/05/2018 Reg. No; 3303/2018 at Sub- Registrar office of Assurances Vasai - 6 1) Mr Sachin Atmaram Vartak 2) Mr Chandmal Bhawarlal Jain ( H.U.F. ) 3) Mr Laxman Bhikaji Khedkar Sold the Aforesaid Land To M/S Navkar Township Pvt. Ltd. same was incorporated in the revenue records Mutation Entry No - 8115

o) By the Settlement between the Parties And order of the court relating to the aforesaid Land the Suit No - 84/2011 was Dismissed.

p)That M/S Navkar Estate and homes Pvt. Ltd. also obtained revised development permission no - VVCMC/TP/RDP/VP- 0093/13/2020-21 on Dated - 17/09/2020 on the terms and conditions mentioned therein.

#### In respect of all the Aforesaid Land

a) By the Virtue of Mortgage Deed made on 27/06/2014 Reg. No- 2403/2014 dated 27/06/2014 Registered at Registration Office of Assurances Vasai - 6 M/S Navkar Estate And Homes Pvt. Ltd. And Others Mortgage Aforesaid Land And some Flats of the



Buildings on this Aforesaid Land and several properties With Vessai Jasnta Sahakari Bank Ltd. Bheindar Branch ( 1) जुना स.नं.300, नविन स.नं.332 हि.नं. क्षेत्र 1850 चौ.गी.जुना स.नं.300, नविन स.नं.332 हि.नं.3 क्षेत्र 1770 चौ.मी., जुना स.नं.300, नविन स.नं.332 हि.नं.4 क्षेत्र 4170 चौ.मी., जुना स.नं.300, नविन स.नं.332 हि.नं.7 क्षेत्र 2150 चौ.मी., जुना रा.नं.300, नविन स.नं.332 हि.नं.8 क्षेत्र 1920 चौ.मी., जुना स.नं.301, नविन स.नं.333 हि.नं.1 क्षेत्र 4040 चौ.गी.व जुना स.नं.301, नविन स.नं.333 हि.नं.2 क्षेत्र 3340 चौ.मी. ही बिनशेत जमीन मिलकत व त्यावरील नवकार सिटी फेज दू हथाइमारतीमधील बिस्डींग टाईप ए मधील दुकान क्र.1 आ ते 5 एकुण क्षेत्र 5286 चौ.फुट पहिल्या मजल्यावरील मल्टीपर्पज रुम नं.1 ते 5 एकुण क्षेत्र 1905 चौ.फुट, पहिल्या मजल्यावरील ऑफीस नं.1 ते 10 एकुण क्षेत्र 4809 चौ.फुट, पहिल्या मजल्यावरील सदनिका क्र.101, 102 दुस-या मजल्यावरील 201, 202, 203 चौंद्या मजल्यावरील 401, 402 पाचव्या मजल्यावरील 502 च्याचे एकुण क्षेत्र 9790 चौ.फुट व बिल्डींग टाईप ए-2 मधील पहिल्या मजल्यावरील सदनिका क्र.101, 102 दुस-या मजल्यावरील सदनिका क्र.204 तिस-या मजल्यावरील सदनिका क्र.301, 302 ज्याचे एकुण क्षेत्र 3615 चौ.फुट, बिल्डींग टाईप ए-3 मधील पहिल्या मजल्यावरील सदनिका क्र.102 क्षेत्र 475 चौ.फुट, बिल्डींग टाईप बी-1 मधील दुस-या गजल्यावरील सदनिका क्र.201 क्षेत्र 915 चौ.फुट, बिल्डींग टाईप बी-2 मधील पहिल्या मजल्यावरील सदनिका क्र.101, 103 व 104 दुस-या मजल्यावरील 203 व 204 तिस-या मजल्यावरील 303 व 304, चौंद्या गजल्यावरील 403 व 404 एकुण क्षेत्र 8235 चौ.फुट, बिल्डींग टाईप सी-1 मधील पहिल्या मजल्यावरील सदनिका क्र.101 व 103 प्रत्येकी क्षेत्र 615 चौ.फुट, बिल्डींग टाईप सी-2 मधील पहिल्या नजल्यावरील सदनिका क्र.101, 103 व 105 एकुण क्षेत्र 1720 चौ.फुट, बिल्डींग टाईप सी-3 मधील पहिल्या मजल्यावरील रादनिका क्र.101, 104, 105 व 106 व दुस-या मजल्यावरील सदनिका क्र.204 एकुण क्षेत्र 3000 चौ.फुट, व बिल्डींग टाईप भी मधील पहिल्या मजल्यावरील सदनिका क्र.102 दुस-या मजल्यावरील 203 तिस-या मजल्यावरील 303, चौंद्या मजल्यावरील 403 एकुण क्षेत्र 2460 चौ.फुट( ( Survey Number : 299/351 ; HISSA NUMBER : 3 : ))

- 2) पातिकेचे नाव: ठाणे इतर वर्णन ;, इतर माहिती: गावमौजे माणीकपुर येथील स.नं.124, हि.नं.बी हया जमीन मिळकतीवरील अणणा भारीया हया इमारतीमधील तळ मजल्यावरील दुकान क्र.01 क्षेत्र 530 चौ.फुट व दुकान क्र.08 क्षेत्र 350 चौ.फुट( ( Survey Number : 124 ; HISSA NUMBER : बी ;
- 3) गालिकेचे नाव: ठाणे इतर वर्णन ;, इतर माहिती: गावमौजे जुचुद येथील स.नं.332, हि.नं.1 व 4 हया जमीन मिळकतीवरील नवकार सिटी फेज-1 नधील बिल्डींग टाईप - बी मधील तळ मजल्यावरील दुकान क्र.01 व 12, पहिल्या मजल्यावरील दुकान क्र.103/बी, व 101 ते 110 अशी एकुण तेरा दुकाने ज्याचे एकुण क्षेत्र 1931.74 चौ.फुट तसेच गावमौजे ठाकुली, डोंबीवली ता.कल्याण, जि.ठाणे येथील स.नं.328 हि.नं.37 पै. सि.स.नं.6251 ते 6253 हया जमीन गिळकतीवरील श्री चिदगन को.अॉप.हॉ.सोसा मधील तळ मजल्यावरील दुकान क्र.04 क्षेत्र 249 चौ.फुट तसेच गावमौजे खारी भाईदर पुर्व ता.जि.ठाणे येथील शीतल को.अॉप.हॉ.सोसा मधील तळ मजल्यावरील दुकान क्र.18 क्षेत्र 325 चौ.फुट ही मिळकत तसेच गावमौजे खारी भाईदर पुर्व ता.जि.ठाणे येथील पंचभगिनी को.अॉप.हॉ.सोसा मधील तळ मजल्यावरील दुकान क्र.11 क्षेत्र 315 चौ.फुट ही मिळकत( ( Survey

Number : 332 ; HISSA NUMBER : 1 व 4 ; ))

4) पालिकेचे नाव: ठाणे इतर वर्णन: , इतर माहिती: गावमौजे आचोळे येथीत जुना स.नं.22, नविन स.नं.119 हिनं. 11, 12 व 13 ह्या जमीन मिळकलीवरील साईंश्वर दर्शन को. ॲप.हौ.सोसा.नि. मधील तळ मजल्यावरील दुकान क्र.06 क्षेत्र 47 चौ.मी. ( Survey Number : 22/119 ; HISSA NUMBER : 11, 12 व 13 ; ))

b) By the Virtue of Mortgage Deed Deed made on 22/03/2012 Reg. No- 3211/2012 Registered at Registration Office of Assurances Vasai – 1 M/S Navkar Estate And Homes Pvt. Ltd. Through Mr. Chandmal Bhawarilal Jain And Others Mortgage Lands S. No – 3322 /11 , 4 and Flats and Shops on the Buildings on the Aforesaid Lands with Vssai Janta Sahakari Bank Ltd. , Bhaindar Branch .

c) By the Virtue of Re – Cponveyance Deed made on 24/01/2020 Reg. No- 1132/2020 Registered at Registration Office of Assurances Vasai – 1 M/S Navkar Estate And Homes Pvt. Ltd. Through Mr. Chandmal Bhawarilal Jain And Others Made Re – Conveyance of Lands S. No – 3322 /1 , 4 and Flats and Shops on the Buildings on the Aforesaid Lands with Vssai Janta Sahakari Bank

d) By the Virtue of Re – Cponveyance Deed made on 24/01/2020 Reg. No- 1133/2020 Registered at Registration Office of Assurances Vasai – 1 M/S Navkar Estate And Homes Pvt. Ltd. Through Mr. Chandmal Bhawarilal Jain And Others Made Re – Conveyance of made in respect of Reg. Doc. No – 3211/2012 at Vasai – 1 with Vssai Janta Sahakari Bank

d) By the Virtue of Re – Cponveyance Deed made on 24/01/2020 Reg. No- 1135/2020 Registered at Registration Office of Assurances Vasai – 1 M/S Navkar Estate And Homes Pvt. Ltd. Through Mr. Chandmal Bhawarilal Jain And Others Made Re – Conveyance made in respect of in respect of Reg. Doc. No – 2403/2014 at Vasai – 6with Vssai Janta Sahakari Bank

e) By the letter form the Vasai Janata Sahakari Bank Ltd. hRef No BIIY/28 Dated – 07/08/2019 States That M/S Navkar Estate And Homes Pvt. Ltd. Through Mr. Chandmal Bhawarilal Jain had Paid the Loan OF Rs – 4 00,00,000/- To them

f) By the order of the Tahsildar the Enquiry of the said Land And the remark of pending Gauh Khanij penalty which was written in the other right column of the 7/12 extract of the said Land is Cancelle.

g) That M/S Navkar Estate and homes Pvt.Ltd.also obtained revised development permission no VVCMC/TP/RDP/VP- 0093/13/2020-21 on Dated - 17/09/2020 on the terms and conditions mentioned therein.



5) As recorded in the Mutation Entry No – 8269 on Dated 25/02/1938 the Aforesaid Land is standing in the name of M/S Navkar Estate And Homes Pvt. Ltd. Through its Partners 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atamram Vartak 3) Mr. Chandmal Bhawarlal Jain from Mr. Ramchandra Sakharam Bhoir but one Director Mr Sachin Atamram Vartak resigned from the Company on dated – 31/03/2016 and in the Directors meeting of the said company the said Resignation is accepted and as per form no – DIR – 12 Mr Sachin Atamram Vartak name was cancelled from the 7/12 Extract from the aforesaid land. same was incorporated in the revenue records

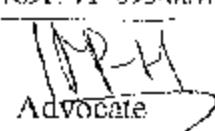
i) As recorded in the Mutation Entry No – 3388 The aforesaid Land Standing in the name of 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Chandmal Bhawarlal Jain But Mr. Chandmal Bhawarlal Jain died intestate on Dated - 21/08/2020 hence by the companies Act Form no DIR – 12 And by the resolution passed in the Directors meeting on Dated – 12/09/2020 Mr. Chandmal Bhawarlal Jain name was Cancelled And Mr. Naresh Chandmal Jain name was written as the Director of the company same was incorporated in the revenue records. j) That M/S Navkar Estate and homes Pvt. Ltd. also obtained revised development permission from vasai virar Municipal Corporation no – VVCMC/TP/RDP/VP- 0093/131/2020-21 on Dated - 31/05/2021 for Residential And Shop line Building by Utilization of the said permission on the terms and conditions mentioned therein .

k) That M/S Navkar Estate and homes Pvt. Ltd. also obtained Part Occupation Certificate from vasai virar Municipal Corporation no – VVCMC/TP/POC/VP- 0093/41/2020-21 on Dated - 15/06/2021 for the Buildings mentioned in the said Certificate on the terms and conditions mentioned thereia .

l) Vasai virar citymunicipal Corporation also issued commencement certificate for proposed residential and shopline buildings No – VVCMC/TP/CC/VP-0093/530/2021-22 Dated – 05/01/2022 in respect of the aforesaid Lands

m) Vasai virar citymunicipal Corporation also issued Revised Development permission for layout of proposed residential and shopline buildings No – VVCMC/TP/RDP/VP-093/807/2021-22 Dated – 05/01/2022 in respect of the aforesaid Lands

Date- 20/01/2022

  
Advocate

**TUSHAR R. PATHAK**  
**ADVOCATE HIGH COURT**  
**VASAI (W) - 401 201**