

PRATIK K. SHAH

Advocate High Court

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ANNEXURE

FLOW OF THE TITLE OF THE SAID PROPERTY

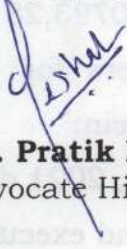
1. By and under various Deed of Conveyance made and executed between the erstwhile owners on the one part and M/s. Shree Khidkaleshwar Property Developers Pvt. Ltd. (formerly known as Shree Khidkaleshwar Land Developers) on the other part, the Owners have purchased and acquired all that piece and parcel of the Property bearing Survey No. 26 Hissa No. 1 (part), Survey No. 26 Hissa No. 4 (Part), Survey No. 26 Hissa No. 5 (Part), Survey No. 26 Hissa No. 6 (Part) and Survey No. 53 Hissa No. 1 (Part) in total admeasuring 3891.27 sq. mtrs or thereabouts being lying and situate at Village Sagarli, Taluka Thane, Dist. Thane for the consideration and on the terms and conditions set out therein.
2. By and under Agreement dated 12th June, 2014 registered at the office of Sub-Registrar of Assurances at Thane No. 9 under Serial No. TNN-9/3903/2014, executed between M/s. Shree Khidkaleshwar Property Developers Pvt. Ltd. on the Part and M/s. Vardhaman Property Developers on the other Part, the Owners therein granted development rights in respect of 2 buildings viz. building No. 6 & 7 on the portion of the property bearing Survey No. 26 Hissa No. 1 (part), Survey No. 26 Hissa No. 4 (Part), Survey No. 26 Hissa No. 5 (Part), Survey No. 26 Hissa No. 6 (Part) and Survey No. 53 Hissa No. 1 (Part) in total admeasuring 3891.27 sq. mtrs or thereabouts being lying and situate at Village Sagarli, Taluka Thane, Dist. Thane thereby allowing to consume FSI approximately to the extent of 116179 sq. ft. equivalent to 10793.28 sq. mtrs. in favour of M/s. Vardhaman Property Developers for the consideration and on the terms and conditions set out therein;
3. By and under Supplemental Agreement dated 29th October, 2021 duly registered under Serial No. TNN/9/15669 of 2021 made and executed between M/s. Shree Khidkaleshwar Property Developers Pvt. Ltd. on



the Part and M/s. Vardhaman Property Developers on the other Part, the Owners further granted the further sanctioned FSI potential to the extent of 64227.44 sq. ft. equivalent to 5971.52 sq. mtrs thereby granting and allowing the Developer to construct additional 10 floors over and above the present sanctioned 14 floors with regard to each of the building Nos. 6 & 7 being under construction on the said Property for the consideration and on the terms and conditions set out therein.

4. By and under Deed of Rectification dated 1st February, 2022 duly registered under Serial No. TNN/12/1255/2022 made and executed between M/s. Shree Khidkaleshwar Property Developers Pvt. Ltd. on the Part and M/s. Vardhaman Property Developers on the other Part, the Parties thereto have rectified the mistake about the survey Nos. recorded in the Index-II of the Agreement dated 12th June, 2014 registered at the office of Sub-Registrar of Assurances at Thane No. 9 under Serial No. TNN-9/3903/2014.
5. As per the 7/12 extracts the name of the Owners i.e. M/s. Shree Khidkaleshwar Property Developers Pvt. Ltd. has been mutated as owners.
6. I had caused a search to be carried out through Search Clerk Jitendra Chavan, in the office of Sub Registrar of Assurances. On perusal of the search report, it appears that M/s. Vardhaman Property Developers are entitled to develop the said Property in terms of the development permissions as have been granted from time to time by the Planning Authority and the same is clear and marketable and there are no mortgages, encumbrances, claims, charges or liens on the said Property.

Dated this 23rd day of March, 2022.


Mr. Pratik K Shah
Advocate High Court

