

Legend

KALPANA S. MHATRE

B.A. LL.B.

ADVOCATE HIGH COURT, MUMBAI

Off: 203, Ali Plaza, Annasaheb Vartak Road, Virar (West),
Tal. Vasai, Dist. Thane, Pin - 400 303.
Off. Phone No. : (0250) 6554892, Mobile No.: 9970699728

DATE : 09/01/2013

TITLE CLEARANCE REPORT

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

a) Survey No. 45 (old Survey No. 150), Hissa No. 2, admeasuring 4990 Square metres, assessed at Rs.4.38 Paise, lying being and situate at Village DONGARE (old Village Naringi), Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No. II Virar.

Mr. Pandurang Dadu Gawad was the owner of the said land.

By an Conveyance deed dated 31/05/1949, the said Mr. Pandurang Dadu Gawad sold and conveyed the said land to Bistur Manglya Patil.

Bistur Mangalya Patil died intestate leaving behind him 1) Smt. Mankubai Bistur Patil 2) Smt. Umabai Vasudev Kudu 3) Smt. Manjulabai Tukaram Mhatre, being the legal heirs according to Hindu Succession Act by which he was governed at the time of his death.

Mankubai Bistur Patil died intestate on 29/08/1987, leaving behind her 1) Smt. Umabai Vasudeo Kudu 2) Smt. Manjulabai Tukaram Mhatre, being the legal heirs according to Hindu Succession Act by which she was governed at the time of her death.

Umabai Vasudeo Kudu died intestate on 10/06/2007, leaving behind her 1) Mr. Vasant Vasudeo Kudu 2) Mr. Kisan Vasudeo Kudu 3) Mr. Ganesh Vasudeo Kudu 4) Jayshri Vasudeo Kudu being the legal heirs according to Hindu Succession Act by which she was governed at the time of her death.

By an Conveyance deed dated 11/11/2008 and registered in the office of Sub-Registrar Vasai No.II Virar, at Serial No. 11090/2008, dated 11/11/2009, 1) Smt. Manjulabai Tukaram Mhatre 2) Mr. Vasant Vasudeo Kudu 3) Mr. Ganesh Vasudeo Kudu 4) Jayshri Vasudeo Kudu 5) Mr. Kisan Vasudeo Kudu sold and conveyed the said land to M/s. Housing Development and Infrastructure Limited.

b) Survey No. 46 (old Survey No. 491), Hissa No. 1, admeasuring 17730 Square metres, assessed at Rs.9.94 Paise, lying being and situate at Village DONGARE (old Village Naringi), Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No. II Virar.

Mr. Govind Ramji Patil was the owner of the said land.

Mr. Govind Ramji Patil died intestate on 26/06/1951, leaving behind him 1) Pandurang Govind Patil 2) Hasha Goma Patil 3) Kalya Goma Patil 4) Mukund Goma Patil 5) Kashinath Goma Patil 6) Mangya Lakhma Patil 7) Krishna Lakhma Patil 8) Vishnu Lakhma Patil being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death.

Mr. Pandurang Govind Patil died intestate on 22/02/1972, leaving behind him 1) Laxman Pandurang Patil 2) Janardan Pandurang Patil 3) Parshuram Pandurang Patil 4) Kalibai Pandurang Patil 5) Janibai Harishchandra Patil 6) Parvati Pandurang Patil being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death.

Mr. Mangya Lakhma Patil died intestate leaving behind him 1) Manibai Raghunath Patil 2) Bistri Madhav Patil 3) Somaribai Vasudev Patil being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death.

Mr. Krishna Lakhma Patil died intestate on 27/08/1984 leaving behind him 1) Dattatray Krishna Patil 2) Devkibai Krishna Patil being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death.

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Mr. Hasha Goma Patil died intestate leaving behind him 1) Hirubai Hasha Patil 2) Laxmibai Damodar Patil being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death.

Laxmibai Damodar Patil and Hirubai Hasha Patil died intestate leaving behind them 1) Chandrakant Damodar Patil 2) Prabhakar Damodar Patil 3) Jaywant Damodar Patil 4) Prakash Damodar Patil 5) Ramesh Damodar Patil being the legal heirs according to the Hindu Succession Act, by which they were governed at the time of their death.

Mr. Kashinath Goma Patil died intestate on 05/01/1976 leaving behind him Narayan Kashinath Patil being the legal heir according to the Hindu Succession Act, by which he was governed at the time of his death.

Smt. Devkibai Krishna Patil died intestate leaving behind her Dattatray Krishna Patil being the legal heir according to the Hindu Succession Act, by which she was governed at the time of her death.

Mr. Janardan Pandurang Patil died on 06/06/1992 leaving behind him 1) Vimalbai Janardan Patil 2) Bhaskar Janardan Patil 3) Vilas Janardan Patil 4) Rakesh Janardan Patil 5) Chandrabhaga alias Chandrakala Bholanath Gawad 6) Vanita Mahesh Patil being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death.

Mr. Kalya Goma Patil died intestate on 22/03/1988 leaving behind him 1) Changuanabai Kalya Patil 2) Damodar Kalya Patil 3) Yamuna Dattatray Patil 4) Chandrabhaga alias Chandrakala Narsinh Patil being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death.

Mukund Goma Patil died intestate on 30/11/1995, leaving behind him 1) Jivan Mukund Patil 2) Subhadrabai Jagannath Patil being the legal heirs according to Hindu Succession Act by which he was governed at the time of his death.

Smt. Walibai Alias Kalibai Pandurang Patil died intestate on 20/05/1999 leaving behind her 1) Laxman Pandurang Patil 2) Bhaskar Janardan Patil 3) Vilas Janardan Patil 4) Rakesh Janardan Patil 5) Chandrabhaga Bholanath Gawad 6) Vanita Mahesh Patil 7) Vimal Janardan Patil 8) Parshuram Pandurang Patil 9) Janibai Harishchandra Patil 10) Parvati Pandurang Patil being the legal heirs according to the Hindu Succession Act, by which she was governed at the time of her death.

Mr. Vishnu Lakhma Patil died intestate on 05/09/2003 leaving behind him 1) Gajibai Vishnu Patil 2) Raghunath Vishnu Patil being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death.

Mr. Dattatray Krishna Patil died intestate on 01/03/2005 leaving behind him 1) Yamuna Dattatray Patil 2) Harishchandra Dattatray Patil 3) Shyamrao Dattatray Patil 4) Ramakant Dattatray Patil 5) Mahendra Dattatray Patil 6) Ujwala Janardan Bhoir being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death.

Smt. Somaribai Vasudev Patil died intestate on 23/04/2008, leaving behind her 1) Bhanumati Manohar Gharat 2) Ranjana Anant Patil being the legal heirs according to the Hindu Succession Act, by which she was governed at the time of her death.

Smt. Yamunabai Dattatray Patil died intestate on 06/10/2007 leaving behind her 1) Harishchandra Dattatray Patil 2) Shyamrao Dattatray Patil 3) Ramakant Dattatray Patil 4) Mahendra Dattatray Patil 5) Ujwala Janardan Bhoir being the legal heirs according to the Hindu Succession Act, by which she was governed at the time of her death.

Smt. Changuabai Kalya Patil died intestate on 09/04/2008 leaving behind her 1) Damodar Kalya Patil 2) Yamuna Dattatraya Patil 3) Chandrabhaga Narsinh Patil being the legal heirs according to the Hindu Succession Act, by which she was governed at the time of her death.

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Smt. Bhanumati Manohar Gharat died intestate on 02/11/2008 leaving behind her 1) Mr. Adesh Manohar Gharat 2) Mr. Rakesh Manohar Gharat 3) Papi Manohar Gharat being the legal heirs according to the Hindu Succession Act, by which she was governed at the time of her death.

By an Conveyance deed dated 24/12/2009 and registered in the office of Sub-Registrar Vasai No.II Virar, at Serial No. 00360/2010, dated 07/01/2010, 1) Laxman Pandurang Patil 2) Smt. Anandi Laxman Patil 3) Mr. Kiran Laxman Patil 4) Pramila Kiran Patil 5) Ramesh Laxman Patil 6) Shakuntala Ramesh Patil 7) Ujwala Prakash Bhoir 8) Lata Ramchandra Patil 9) Mina Chandrakant Madhavi 10) Vimal Janardan Patil 11) Bhaskar Janardan Patil 12) Harehala Bhaskar Patil 13) Vilas Janardan Patil 14) Rakesh Janardan Patil 15) Chandrabhaga Bholanath Gawad 16) Vanita Mahesh Patil 17) Parshuram Pandurang Patil 18) Aruna Parshuram Patil 19) Anjali Parshuram Patil 20) Parvati Mukund Patil Alias Parvati Pandurang Patil 21) Vinod Madhukar Patil 22) Vandana Madhukar Patil 23) Anil Madhukar Patil 24) Parvati Damodar Patil 25) Chandrakant Damodar Patil 26) Ranjana Chandrakant Patil 27) Darshana Chandrakant Patil 28) Rajshree Chandrakant Patil 29) Bhushan Chandrakant Patil 30) Prabhakar Damodar Patil 31) Jaywant Damodar Patil 32) Bharati Jaywant Patil 33) Prakash Damodar Patil 34) Manisha Prakash Patil 35) Ramesh Damodar Patil 36) Damodar Kalya Patil 37) Manibai Damodar Patil 38) Chandrabhaga Alias Sakhubai Narsingh Patil 39) Ghanshyam Narsingh Patil 40) Danyanti Narsingh Patil 41) Bharat Narsingh Patil 42) Yamuna Dattatray Patil 43) Pramila Dattatray Patil 44) Pushpa Dattatray Patil 45) Geeta Dattatray Patil 46) Vinayak Dattatray Patil 47) Jivan Mukund Patil 48) Manjula Jivan Patil 49) Ganesh Jivan Patil 50) Bharati Sunil Patil 51) Jyotsna Jivan Patil 52) Nilam Jivan Patil 52) Nilam Jivan Patil 53) Subhadrabai Jogannath Patil 54) Narayan Kashinath Patil 55) Jamibai Narayan Patil 56) Savita Narayan Patil 57) Hemant Narayan Patil 58) Bistribai Mahadev Patil 59) Hitesh Mahadev Patil 60) Shubhangi

Ashok Bhoir 61) Aarti Mahadev Patil 62) Papi Manohar Charat 63) Adesh Manohar Patil 64) Manohar Manohar Patil 65) Smt. Ranjana Anant Patil 66) Manibai Raghunath Patil 67) Anjani Naresh Patil 68) Sangeeta Prakash Patil 69) Kiran Raghunath Patil 70) Harishchandra Dattatray Patil 71) Vandana Harishchandra Patil 72) Shyamrao Dattatray Patil 73) Shaila Shyamrao Patil 74) Ramakant Dattatray Patil 75) Priti Ramakant Patil 76) Mahendra Dattatray Patil 77) Ujwala Janardan Bhoir 78) Janibai Harishchandra Patil 79) Surekha Harishchandra Patil 80) Chaya Harishchandra Patil 81) Vidya Harishchandra Patil 82) Pratibha Harishchandra Patil 83) Smita Harishchandra Patil 84) Raghunath Vishnu Patil 85) Gajibai Vishnu Patil 86) Bharati Raghunath Patil 87) Pravin Raghunath Patil 88) Kalpana Raghunath Patil 89) Nikita Raghunath Patil (therein called "The Vendors") of the First Part and M/s. Viva Holdings (therein called "The Confirming Party") of the Second Part sold and conveyed the said land alongwith other land to M/s. Housing Development and Infrastructure Ltd., through its Director Mr. Rakeshmukar K. Wadhawan (therein called "the Purchasers") of the Third Part.

c) Survey No. 47 (old Survey No. 151), Hissa No. 1, admeasuring 4290 Square metres, assessed at Rs.2.55 Paise, lying being and situate at Village DONGARE (old Village Naringi), Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No. II Virar.

Mr. Nathu Sadu Patil was the tenant in respect of the said land.

Nathu Sadu Patil died intestate leaving behind him Mr. Ananta Nathu Patil being the legal heir according to Hindu Succession Act by which he was governed at the time of his death.

Mr. Ananta Nathu Patil died intestate leaving behind him 1) Yamunabai Ananta Patil 2) Nirmala Ananta Patil Alias Nirmala Raju Patil 3) Pratibha Ananta Patil Alias Pratibha Chandrakant Patil 4) Shashikala Ananta Patil being the legal heir according to Hindu Succession Act by which he was governed at the time of his death.

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Yamunabai Ananta Patil purchased the said land under the Provisions of Bombay Tenancy and Agricultural Lands Act through the Additional Tahasildar Vasai under Tenancy Certificate bearing No. 597, dated 31/01/1984.

Shashikala Ananta Patil died intestate on 13/10/1984, leaving behind her 1) Yamunabai Ananta Patil 2) Nirmala Ananta Patil Alias Nirmala Raju Patil 3) Pratibha Ananta Patil Alias Pratibha Chandrakant Patil, being the legal heir according to Hindu Succession Act by which she was governed at the time of her death.

The said land was applicable under Section 43 of the Bombay Tenancy and Agricultural Lands Act and Yamunabai Ananta Patil and others obtained the permission from Sub-Divisional Officer Bhiwandi, Bhiwandi Division, Thane vide its Order bearing No. BD/KV/VP/VASAI/SR-128/2006, dated 08/12/2006.

By an Conveyance Deed dated 07/03/2007 and registered in the office of Sub-Registrar Vasai No. II Virar, under Serial No. 02794/2007, dated 07/03/2007, 1) Yamunabai Ananta Patil 2) Nirmala Ananta Patil Alias Nirmala Raju Patil 3) Pratibha Ananta Patil Alias Pratibha Chandrakant Patil sold and conveyed the said land to 1) Mr. Ajiv Yashwant Patil 2) Mr. Kundan Jayantilal Bhat 3) Mr. Sandeep Vishnu Sankhe 4) Mr. Bipin Navinchandra Khokhani.

By an Deed of Exchange dated 26th March 2012 and registered in the office of Sub-Registrar Vasai, at Serial No. 03056/2012, entered into by and between 1) Mr. Ajiv Yashwant Patil 2) Mr. Kundan Jayantilal Bhat 3) Mr. Sandeep Vishnu Sankhe 4) Mr. Bipin Navinchandra Khokani and M/s. Housing Development and Infrastructure Limited, the land bearing Survey No. 47 (old Survey No. 151), Hissa No. 1, 2, 4, Survey No. 146 (old Survey No. 148), Hissa No. 6, 8, was taken by M/s. Housing Development and Infrastructure Limited, in exchange of their land bearing Survey No. 3 (old Survey No. 120), Hissa No. 1, 3, 4, 5, Survey No. 5 (old Survey No. 12(117), Hissa No.

3/1, 3/2, 3/3, and 1) Mr. Ajiv Yashwant Patil 2) Mr. Kundan Jayantilal Bhat 3) Mr. Sandeep Vishnu Sankhe 4) Mr. Bipin Navinchandra Khokani were taken land bearing Survey No. 3 (old Survey No. 120), Hissa No. 1,3,4,5, Survey No. 5 (old Survey No. 12(117), Hissa No. 3/1, 3/2, 3/3, in exchange of their land bearing Survey No. 47 (old Survey No. 151), Hissa No. 1,2, 4, Survey No. 146 (old Survey No. 148), Hissa No. 6, 8.

d) Survey No. 48 (old Survey No. 152), Hissa No. 2/3, admeasuring 2910 Square metres, assessed at Rs.2.81 Paise, Survey No. 48 (old Survey No. 152), Hissa No. 7, admeasuring 710 Square metres, assessed at Rs.0.72 Paise, Survey No. 48 (old Survey No. 152), Hissa No. 9, admeasuring 2930 Square metres, assessed at Rs.2.81 Paise, lying being and situate at Village DONGARE (old Village Naringi), Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No. II Virar.

1) Jaitya Kalu Gawad 2) Mankibai Budhya Gawad were the owners of the said land.

By an Conveyance deed dated 13/03/1934, 1) Jaitya Kalu Gawad 2) Mankibai Budhya Gawad sold and conveyed the said land to Mr. Bhaskar Ramji Mestry.

By an Conveyance deed dated 18/01/1939, Mr. Bhaskar Ramji Mestry sold and conveyed the said land to Mr. Nana Sardya Patil.

Nana Sardya Patil died intestate, leaving behind him Hashibai Soma Patil being the legal heir according to Hindu Succession Act by which he was governed at the time of his death.

Hashibai Soma Patil died intestate, leaving behind her 1) Gangabai Gana Patil 2) Waman Gana Patil 3) Vithabai Janardan Patil 4) Jagannath Gana Patil 5) Shankar Gana Patil 6) Subhadra Rambhau Patil 7) Kisan Gana Patil 8) Meena Dattu Alias Dattatray Kadam 9) Jaywanti Alias Jayanti Waman Mhatre being the legal heirs according to Hindu Succession Act by which she was governed at the time of her death.

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By an Conveyance Deed dated 08/08/2005 and registered in the office of Sub-Registrar Vasai No. II Virar, under Serial No. 04586/2005, dated 08/08/2005, 1) Gangabai Gana Patil 2) Waman Gana Patil 3) Jagannath Gana Patil 4) Shankar Gana Patil 5) Kisan Gana Patil 6) Vithabai Janardan Patil 7) Subhadra Rambhau Patil 8) Meena Dattu Alias Dattatray Kadam 9) Jaywanti Alias Jayanti Waman Mhatre (therein called "The Vendor") of the First Part and M/s. Naringi Land Development Corporation (therein called "The Confirming Party") of the Second Part sold and conveyed the said land alongwith other land to M/s. Palgahar Land Development Corporation through its partner Mr. Rakeshmukar K. Wadhawan (therein called "the Purchasers") of the Third Part.

e) Survey No. 48 (old Survey No. 152), Hissa No. 8, admeasuring 1770 Square metres, assessed at Rs.1.62 Paise, lying being and situate at Village DONGARE (old Village Naringi), Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No. II Virar.

Mr. Govind Dharmaji Vartak was the owner of the said land and Mr. Rama Walya Patil was the tenant in respect of the said land.

Rama Walya Patil died intestate leaving behind him 1) Mr. Jagu Rama Patil 2) Mr. Narayan Rama Patil being the legal heirs according to Hindu Succession Act by which he was governed at the time of his death.

Mr. Narsinh Govindrao Vartak died intestate on 27/01/1978 leaving behind him 1) Tarabai Narsinh Vartak 2) Vikas Narsinh Vartak 3) Kalpakata Pramod Churi 4) Neelima Vijay Gharat being the only legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

Hari Govind Vartak died intestate on 07/10/1998, leaving behind him 1) Mr. Mahadeo Govind Vartak 2) Mr. Parshuram Govind Vartak 3) Mr. Raghunandan Govind Vartak 4) Mr. Harihar Govind Vartak 5) Tarabai Narsinh Vartak 6) Vikas Narsinh Vartak being the legal heirs according to Hindu Succession Act by which he was governed at the time of his death.

1) Kalpalata Pramod Churi 2) Neelima Vijay Gharat have released their share in the ancestral land and accordingly they have submitted an Vardi application to delete their names from the ancestral land and as per Mutation Entry No. 308, their names have been deleted from the 7/12 extract and such other revenue records. The said Mutation Entry was certified by Circle Officer Virar.

The said land was standing in the name of 1) Tarabai Narsinh Vartak and others and the names of 1) Mr. Jagu Rama Patil 2) Mr. Narayan Rama Patil were wrongly entered as a tenants in the records of other rights of 7/12 extract. 1) Tarabai Narsinh Vartak and others had filed the application to delete the names of 1) Mr. Jagu Rama Patil 2) Mr. Narayan Rama Patil under Section 70 B of the Bombay Tenancy And Agricultural Lands Act and as per the order of Tahasildar Vasai and Mutation Entry No. 5068 the names of 1) Mr. Jagu Rama Patil 2) Mr. Narayan Rama Patil were deleted from 7/12 extract and such other revenue records. The said Mutation Entry was certified by Circle Inspector, Virar.

By an Conveyance deed dated 02/03/2006 and registered in the office of Sub-Registrar Vasai No. II Virar, under Serial No. 01721/2006, 1) Mr. Mahadeo Govind Vartak 2) Mr. Parshuram Govind Vartak 3) Mr. Raghunandan Govind Vartak 4) Mr. Harihar Govind Vartak 5) Tarabai Narsinh Vartak 6) Vikas Narsinh Vartak sold and conveyed the said land to M/s. Palghar Land Development Corporation.

KALPANA S. MHATRE

B.A. LL.B.

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The City & Industrial Development Corporation of Maharashtra Limited have sanctioned the Layout permission and have granted the NOC to construct the Residential/Residential and shopline buildings in the said layout vide its letter bearing No. CIDCO/VVSR/NAP & CC/BP-4486/W/4002 dated 28/5/2009.

M/s. Housing Development and Infrastructure Limited have obtain an Environmental Clearance Certificate No. EC/HDIL-2009/92/CR.128/ TC.1, dated 17th July 2010 from the Environment Department, Government of Maharashtra, Mumbai for development of the lay-out land in accordance with the applicable notifications.

The Vasai Virar City Municipal Corporation has granted the the Commencement certificate for the proposed layout for the construction of Residential/ Residential with shopline Buildings on said land vide its order bearing No. VVCMC/TP/CC/VP-0880 /2504/2011-12, dated 07/03/2012.

The Vasai Virar City Municipal Corporation has granted the the Commencement certificate for the construction of proposed Residential with shopline Building No. 2, in Sector-VII, vide its order bearing No. VVCMC/TP/CC/VP-0880/2506/2011-12, dated 07/03/2012.

By an Development Agreement dated 08/10/2012 and registered in the office of Sub-Registrar Vasai No. II Virar, under Serial No. 12924/2012, dated 08/10/2012, M/s. Housing Development And Infrastructure Limited (therein called "The Owners") of the First Part and M/s. Cosmos Associates (therein called "The Developers") of the Second Part, the said M/s. Housing Development And Infrastructure Limited have agreed to sell the FSI of Building No. 1 Wing 'A' and 'B', admeasuring 197894.14

Square feet i.e. 18384.81 Square metres (Built up area) or thereabouts (including balcony, Staircase, Lift area, lobby & ota area) forming part of Sector VII, out of total FSI of the layout to be consumed on land admeasuring 3606.37 Square metres or thereabout, out of Survey No. 45 (old Survey No. 150), Hissa No. 2, Survey No. 46 (old Survey No. 491), Hissa No. 1, Survey No. 47 (old Survey No. 151), Hissa No. 1, Survey No. 48 (old Survey No. 152), Hissa No. 2/3, 7, 8, 9 to M/s. Cosmos Associates 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., LL.B.

ADVOCATE HIGH COURT (BOMBAY)

Office: 203, All Plaza,

Near Railway Station, Varsak Road,

VIRAR (W), Tal. Varsak, Dist. Thane.