

N. B. DESHMUKH & CO.

LEGAL ADVISORS

ADVOCATES

MR. N. B. DESHMUKH

B.A. (Hons) LL.B.

MRS. SHAILAJA DESHMUKH

B.Com. LL.B.

MISS. NIKITA A. DESHMUKH

B.Com. LL.B.

Off : A/101, Aarti Apartment

Near Telephone Exchange,

Annasaheb Vartak Road,

Virar (West), Tal. Vasai,

Dist. Palghar, Pin - 401 303.

Off. Phone : 2502662

Email ID - desh mukhpb57@gmail.com

Date : 1st June 2016

TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT I have investigated the title of N.A. land bearing Survey No. 6 (old Survey No. 510/1 Part), Hissa No. 1B+2, admeasuring 3720 Square metres, lying being and situate at Village Chandrapada (old Village Juchandra), Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6 belonging to MR. PARSHURAM SHAMRAO PATIL.

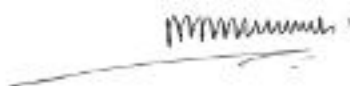
1) Sitaram Krishna Patil, 2) Mr. Shamrao Krishna Patil, 3) Janardan Krishna Patil, 4) Gajanan Krishna Patil, 5) Kashinath Krishna Patil were the owners of the said land.

The said land was standing in the names of 1) Mr. Sitaram Krishna Patil, 2) Mr. Shamrao Krishna Patil, 3) Mr. Janardan Krishna Patil, 4) Mr. Gajanan Krishna Patil, 5) Mrs. Kashinath Krishna Patil. However the said land was in possession of Mr. Shamrao Krishna Patil who had made an application to record the said land in his name. Mr. Sitaram Krishna Patil and others had given an statements and no objection to delete their names from the said land and accordingly Mutation Entry No. 2707, the said land was recorded in the name of Mr. Shamrao Krishna Patil.

Mr. Shamrao Krishna Patil died intestate on 31/01/1975 leaving behind him 1) Smt. Anandibai Shamrao Patil, 2) Mr. Parshuram Shamrao Patil, being the legal heirs.

Smt. Anandibai Shamrao Patil died intestate on 07/09/2006 leaving behind her Mr. Parshuram Shamrao Patil being the legal heir according to the Hindu Succession Act, by which she was governed at the time of her death.

By an Development Agreement dated 1st July 2014 and registered in the office of Sub-Registrar at Vasai No. 2 (Virar) under Serial No. Vasai2-4098-2014, dated 01/07/2014, Mr. Parshuram Shamrao Patil (therein called "The Owner") of the First Part and M/s. Shreenath Realtors through its partners 1) Mr. Devendra Khemraj Jain, 2) Mr. Hareesh Ambo Bhagat, 3) Mr.



Ramchandra Mahadev Mhatre, 4) Mr. Kranti Tukaram Gawad (therein called "The Developers") of the Second Part, the said Mr. Parshuram Shamrao Patil has granted the development right in respect of the said land to M/s. Shreenath Realtors through its partners 1) Mr. Devendra Khemraj Jain, 2) Mr. Haresh Ambo Bhagat, 3) Mr. Ramchandra Mahadev Mhatre, 4) Mr. Kranti Tukaram Gawad, on the terms and conditions mentioned in the said Development Agreement.

The said Mr. Parshuram Shamrao Patil has executed a Power of Attorney dated 1st July 2014 which was registered in the office of Sub-Registrar at Vasai No. 2 (Virar) under Serial No. 4099-2014, dated 01/07/2014 in favour of M/s. Shreenath Realtors through its partners 1) Mr. Devendra Khemraj Jain, 2) Mr. Haresh Ambo Bhagat, 3) Mr. Ramchandra Mahadev Mhatre, 4) Mr. Kranti Tukaram Gawad, with a right to develop the said land.

The said land has been converted into N.A. by the Office of Collector of Palghar vide its Order bearing No. REV/D-1/T-9/NAP/ CHANDRAPADA -VASAI/SR-259/2015, dated 06/01/2016.

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



ADVOCATE

N. B. DESHMUKH

B. A., (Hons.) LL. B.

ADVOCATE HIGH COURT (Sess)

Office : 14-1st Floor, 2nd A/C

Near Central Bank, Vartak Road,

Ward (W), Tal. Vasai, Dist. Thane

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Date : 1st June 2016

SEARCH REPORT

THIS IS TO CERTIFY THAT I have taken search in the office of Sub-Registrar at Vasai No. 1 to 6, District Palghar of N.A. land bearing Survey No. 6 (old Survey No. 510/1 Part), Hissa No. 1B+2, admeasuring 3720 Square metres, lying being and situate at Village Chandrapada (old Village Juchandra), Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6 belonging to MR. PARSHURAM SHAMRAO PATIL.

I have taken search from 1952 to 2016 upto date. The details year wise is given below :-

YEAR		YEAR		YEAR	
1952	NIL	1953	NIL	1954	NIL
1955	NIL	1956	NIL	1957	NIL
1958	NIL	1959	NIL	1960	NIL
1961	NIL	1962	NIL	1963	NIL
1964	NIL	1965	NIL	1966	NIL
1967	NIL	1968	NIL	1969	NIL
1970	NIL	1971	NIL	1972	NIL
1973	NIL	1974	NIL	1975	NIL
1976	NIL	1977	NIL	1978	NIL
1979	NIL	1980	NIL	1981	NIL
1982	NIL	1983	NIL	1984	NIL
1985	NIL	1986	NIL	1987	NIL

mmmmmm

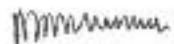
1988	NIL	1989	NIL	1990	NIL
1991	NIL	1992	NIL	1993	NIL
1994	NIL	1995	NIL	1996	NIL
1997	NIL	1998	NIL	1999	NIL
2000	NIL	2001	NIL	2002	NIL
2003	NIL	2004	NIL	2005	NIL
2006	NIL	2007	NIL	2008	NIL
2009	NIL	2010	NIL	2011	NIL
2012	NIL	2013	NIL		

2014 By an Development Agreement dated 1st July 2014 and registered in the office of Sub-Registrar at Vasai No. 2 (Virar) under Serial No. Vasai2-4098-2014, dated 01/07/2014, Mr. Parshuram Shamrao Patil (therein called "The Owner") of the First Part and M/s. Shreenath Realtors through its partners 1) Mr. Devendra Khemraj Jain, 2) Mr. Hareesh Ambo Bhagat, 3) Mr. Ramchandra Mahadev Mhatre, 4) Mr. Kranti Tukaram Gawad (therein called "The Developers") of the Second Part, the said Mr. Parshuram Shamrao Patil has granted the development right in respect of the said land to M/s. Shreenath Realtors through its partners 1) Mr. Devendra Khemraj Jain, 2) Mr. Hareesh Ambo Bhagat, 3) Mr. Ramchandra Mahadev Mhatre, 4) Mr. Kranti Tukaram Gawad, on the terms and conditions mentioned in the said Development Agreement.

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2015 NIL 2016 upto date

*NIL subject to mutilated record and toned pages.



ADVOCATE

N. B. DESHMUKH

(S. A. 11/10/2014) L.L. B.

(WORD/ENGLISH/SEARCH/CHANDRAPADA/6-1B+2-SEK) DATE HIGH COURT (8am)
Office: 10-1st Floor, 4th Bldg
Near Central Bank, Vardol Road,
VARDOL (W), Tal. Vasai, Dist. "Thane"