

KALPANA A. DESHMUKH

B.A. LL.B.

ADVOCATE HIGH COURT, MUMBAI
Email ID : advkalpana05@gmail.com

Off : Janardan Villa, Deshmukh Aali, Dongarpada, Virar (West), Tal. Vasai, Dist. Palghar, Pin - 401 303.

DATE : 29th July 2022

Format - A
(Circular No. 28/2021)

To,
Maharashtra Real Estate Regulatory Authority,
Mumbai

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to N.A. land bearing :-

Survey No. 142, Hissa No. 17, admeasuring 39.30.00 R. Square metres, assessed at Rs.393.00 Paise, lying, being and situate at Village BOLINJ, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6, belonging to 1) SMT. JAYABAI VITTHAL MHATRE, 2) SMT. MANJULA VITTHAL GHARAT, 3) SMT. SUMAN MANOHAR GHARAT, 4) SMT. GULAB BHALCHANDRA MHATRE, 5) MR. VISHAL BHALCHANDRA MHATRE, 6) MRS. PRAMILA BHALCHANDRA MHATRE, 7) SMT. NIRMALA DHARMESH MHATRE, 8) KUM. POONAM DHARMESH MHATRE, 9) KUM. SACHIN DHARMESH MHATRE, 10) SMT. LAXMI SITARAM MHATRE, 11) MR. BHARAT SITARAM MHATRE, 12) SMT. HEMLATA MEGHNATH PATIL, 13) MRS. REKHA VISHNU BHOIR, 14) MRS. ARUNA SURESH BHAGAT, 15) SMT. MANISHA PRAKASH PATIL, 16) SMT. SUNITA SITARAM MHATRE, 17) MR. CHANDRAKANT VITTHAL MHATRE, are appearing as the Occupant (Bhogavatdar) in the 7/12 Extract dated 17.5.2022. As per the 7/12 Extract, the said Land is Class-1 (Bhogavatdar Varg-1).

I have investigated the title of the said land on the request of M/s. Sushila Builders and Developers, a partnership firm, through partner Mr. Sunil Jagannath Chorghe and following documents i.e.

1) Description of the property :-

N.A. land bearing Survey No. 142, Hissa No. 17, admeasuring 39.30.00 R. Square metres, assessed at Rs.393.00 Paise, lying, being and situate at Village BOLINJ, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6, of revenue Village Bolinj, Tal. Vasai, Dist. Palghar.

The said land is bounded as under :-

- On or towards the East :- Survey No. 142, Hissa No. 2
On or towards the West :- Survey No. 142, Hissa No. 16
On or towards the South :- Survey No. 142, Hissa No. 8
On or towards the North :- Survey No. 142, Hissa No. 1

2) The documents of allotment of land :-

- a) Power of Attorney dated 3rd May 2005 and registered in the Office of Sub-Registrar at Vasai No. 2 (Virar) under Serial bearing Document No. Vasai2-02735-2005, dated 03/05/2005, in respect of land bearing Survey No. 142, Hissa No. 17, Executants : 1) Mr. Chandrakant Vitthal Mhatre, 2) Mrs. Vimal Chandrakant Mhatre, 3) Mr. Jayesh Chandrakant Mhatre, 4) Ms. Jagruti Chandrakant Mhatre,

Donish

5) Smt. Manjula Vitthal Gharat, 6) Smt. Jayabai Vitthal Mhatre, 7) Smt. Suman Manohar Gharat, 8) Smt. Gulab Bhalchandra Mhatre, 9) Smt. Laxmi Sitaram Mhatre, 10) Mr. Bharat Sitaram Mhatre, 11) Smt. Hemlata Meghnath Patil, 12) Mrs. Rekha Vishnu Bhoir, 13) Mrs. Aruna Suresh Bhagat, 14) Smt. Manisha Prakash Patil, 15) Smt. Sunita Sitaram Mhatre, 16) Smt. Nirmala Dharmesh Mhatre, 17) Kum. Poonam Dharmesh Mhatre, 18) Kum. Sachin Dharmesh Mhatre, 19) Mr. Vishal Bhalchandra Mhatre, 20) Ms. Pramila Bhalchandra Mhatre and Attorney Holders: 1) Mr. Sunil Jagannath Chorghe, 2) Mr. Manoj Jagannath Kore.

b) By a Development Agreement dated 15th March 2005, in respect of land bearing Survey No. 142, Hissa No. 17, executed between Owners 1) Mr. Chandrakant Vitthal Mhatre, 2) Mrs. Vimal Chandrakant Mhatre, 3) Mr. Jayesh Chandrakant Mhatre, 4) Ms. Jagruti Chandrakant Mhatre, 5) Smt. Manjula Vitthal Gharat, 6) Smt. Jayabai Vitthal Mhatre, 7) Smt. Suman Manohar Gharat, 8) Smt. Gulab Bhalchandra Mhatre, 9) Smt. Laxmi Sitaram Mhatre, 10) Mr. Bharat Sitaram Mhatre, 11) Smt. Hemlata Meghnath Patil, 12) Mrs. Rekha Vishnu Bhoir, 13) Mrs. Aruna Suresh Bhagat, 14) Smt. Manisha Prakash Patil, 15) Smt. Sunita Sitaram Mhatre, 16) Smt. Nirmala Dharmesh Mhatre, 17) Kum. Poonam Dharmesh Mhatre, 18) Kum. Sachin Dharmesh Mhatre, 19) Mr. Vishal Bhalchandra Mhatre, 20) Ms. Pramila Bhalchandra Mhatre and Developers M/s. SUSHILA BUILDERS AND DEVELOPERS through 1) Mr. Sunil Jagannath Chorghe, 2) Mr. Manoj Jagannath Kore.

c) N.A. Order bearing No. REV/D-1/T-9/NAP/SR-43/2006, dated 25/08/2006 issued by Office of Collector, Thane.

d) Commencement Certificate for the proposed Residential Building, Type-A bearing No. CIDCOVVSRR/CC/BP-4001/W/452, dated 07/02/2008, issued by the City and Industrial Development Corporation of Maharashtra Ltd.,

e) Commencement Certificate for the proposed Residential with Shopline Building, Type-B bearing No. CIDCOVVSRR/CC/BP-4001/W/454, dated 07/02/2008, issued by the City and Industrial Development Corporation of Maharashtra Ltd.,

f) Commencement Certificate for the proposed Residential Bungalow, Type-C bearing No. CIDCOVVSRR/CC/BP-4001/W/456, dated 07/02/2008, issued by the City and Industrial Development Corporation of Maharashtra Ltd.,

g) By an Gift Deed dated 13/05/2008 and registered in the Office of Sub-Registrar at Vasai No. 2 (Virar) under Serial bearing Document No. Vasai-2-5811-2008, dated 13/05/2008, in respect of land under D.P. Road admeasuring 642.66 Square metres, out of Survey No. 142, Hissa No. 17 executed between the Donors 1) Smt. Jayabai Vitthal Mhatre, 2) Smt. Manjula Vitthal Gharat, 3) Smt. Suman Manohar Gharat, 4) Smt. Gulab Bhalchandra Mhatre, 5) Mr. Vishal Bhalchandra Mhatre, 6) Mrs. Pramila Bhalchandra Mhatre, 7) Smt. Nirmala Dharmesh Mhatre, 8) Kum. Poonam Dharmesh Mhatre, 9) Kum. Sachin Dharmesh Mhatre, 10) Smt. Laxmi Sitaram Mhatre, 11) Mr. Bharat Sitaram Mhatre, 12) Smt. Hemlata Meghnath Patil, 13) Mrs. Rekha Vishnu Bhoir, 14) Mrs. Aruna Suresh Bhagat, 15) Smt. Manisha Prakash Patil, 16) Smt. Sunita Sitaram Mhatre, 17) Mr. Chandrakant Vitthal Mhatre and the Donee Grampanchayat Bolinj now known as Vasai Virar City Municipal Corporation.

KALPANA A. DESHMUKH

B.A. LL.B.

ADVOCATE HIGH COURT, MUMBAI
Email ID : advkalpana05@gmail.com

Off : Janardan Villa, Deshmukh Aali, Dongarpada, Virar (West), Tal. Vasai, Dist. Palghar, Pin - 401 303.

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- h) Grant of Occupancy Certificate for Residential Building Type-A bearing No. VVCMC/TP/OC/VP-0887/522/2012-13, dated 04/03/2013 issued by the Vasai Virar City Municipal Corporation.
- i) Revised Development Permission for proposed Residential with Shopline Building (Type-B) bearing No. VVCMC/TP/RDP/VP-0887/0236/2013-14, dated 26/08/2013 issued by the Vasai Virar City Municipal Corporation.
- j) Regularization with Revised Development Permission for proposed Residential with Commercial Bldg. Type-B & Row House Type C bearing No. VVCMC/TP/RDP/VP-0887/53/2022-23, dated 15/06/2022 issued by the Vasai Virar City Municipal Corporation.
- k) 7/12 Extract issued by Talathi Saja Bolinj Mutation Entry No. 7756 in respect of Survey No. 142, Hissa No. 17.
- l) Search Report For 30 Years From 1990 till Year 2022 annexed hereto.

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of land owners 1) SMT. JAYABAI VITTHAL MHATRE, 2) SMT. MANJULA VITTHAL GHARAT, 3) SMT. SUMAN MANOHAR GHARAT, 4) SMT. GULAB BHALCHANDRA MHATRE, 5) MR. VISHAL BHALCHANDRA MHATRE, 6) MRS. PRAMILA BHALCHANDRA MHATRE, 7) SMT. NIRMALA DHARMESH MHATRE, 8) KUM. POONAM DHARMESH MHATRE, 9) KUM. SACHIN DHARMESH MHATRE, 10) SMT. LAXMI SITARAM MHATRE, 11) MR. BHARAT SITARAM MHATRE, 12) SMT. HEMIATA MEGHNATH PATIL, 13) MRS. REKHA VISHNU BHOIR, 14) MRS. ARUNA SURESH BHAGAT, 15) SMT. MANISHA PRAKASH PATIL, 16) SMT. SUNITA SITARAM MHATRE, 17) MR. CHANDRAKANT VITTHAL MHATRE, in respect of Survey No. 142, Hissa No. 17 and Developers M/s. SUSHILA BUILDERS AND DEVELOPERS is clear, marketable and without any encumbrance.

Owners of the N.A. land :-

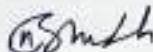
Survey No. 142, Hissa No. 17, admeasuring 39.30.00 R. Square metres, assessed at Rs.393.00 Paise, lying, being and situate at Village BOLINJ, Taluka Vasai, District Palghar, belonging to 1) Smt. Jayabai Vitthal Mhatre, 2) Smt. Manjula Vitthal Gharat, 3) Smt. Suman Manohar Gharat, 4) Smt. Gulab Bhalchandra Mhatre, 5) Mr. Vishal Bhalchandra Mhatre, 6) Mrs. Pramila Bhalchandra Mhatre, 7) Smt. Nirmala Dharmesh Mhatre, 8) Kum. Poonam Dharmesh Mhatre, 9) Kum. Sachin Dharmesh Mhatre, 10) Smt. Laxmi Sitaram Mhatre, 11) Mr. Bharat Sitaram Mhatre, 12) Smt. Hemlata Meghnath Patil, 13) Mrs. Rekha Vishnu Bhoir, 14) Mrs. Aruna Suresh Bhagat, 15) Smt. Manisha Prakash Patil, 16) Smt. Sunita Sitaram Mhatre, 17) Mr. Chandrakant Vitthal Mhatre are appearing as the Occupant (Bhogavatdar) in the 7/12 Extract dated 17.5.2022. As per the 7/12 Extract, the said Land is Class-1 (Bhogavatdar Varg-1).

The report reflecting the flow of the title of the Owners : 1) Smt. Jayabai Vitthal Mhatre, 2) Smt. Manjula Vitthal Gharat, 3) Smt. Suman Manohar Gharat, 4) Smt. Gulab Bhalchandra Mhatre, 5) Mr. Vishal Bhalchandra Mhatre, 6) Mrs. Pramila Bhalchandra Mhatre, 7) Smt. Nirmala Dharmesh Mhatre, 8) Kum. Poonam Dharmesh Mhatre, 9) Kum. Sachin Dharmesh Mhatre, 10) Smt. Laxmi Sitaram Mhatre, 11) Mr. Bharat Sitaram Mhatre, 12) Smt. Hemlata Meghnath Patil,

13) Mrs. Rekha Vishnu Bhoir, 14) Mrs. Aruna Suresh Bhagat, 15) Smt. Manisha Prakash Patil, 16) Smt. Sunita Sitaram Mhatre, 17) Mr. Chandrakant Vitthal Mhatre and Developers M/s. SUSHILA BUILDERS AND DEVELOPERS on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 29/07/2022



Advocate

MRS. KALPANA A. DESHMUKH
B.A., LL.B.
Add.: Deshmukh Aali, Dongarpada,
Virar (West), Tal.: Vasai,
Dist.: Palghar, PIN - 401 303
(R. No. MAH/796/2010)

KALPANA A. DESHMUKH

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FLOW OF THE TITLE OF THE SAID LAND

N.A. land bearing Survey No. 142, Hissa No. 17, admeasuring 39.30.00 R. Square metres, assessed at Rs.393.00 Paise, lying, being and situate at Village BOLINI, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6, belonging to 1) Smt. Jayabai Vitthal Mhatre, 2) Smt. Manjula Vitthal Gharat, 3) Smt. Suman Manohar Gharat, 4) Smt. Gulab Bhalchandra Mhatre, 5) Mr. Vishal Bhalchandra Mhatre, 6) Mrs. Pramila Bhalchandra Mhatre, 7) Smt. Nirmala Dharmesh Mhatre, 8) Kum. Poonam Dharmesh Mhatre, 9) Kum. Sachin Dharmesh Mhatre, 10) Smt. Laxmi Sitaram Mhatre, 11) Mr. Bharat Sitaram Mhatre, 12) Smt. Hemlata Meghnath Patil, 13) Mrs. Rekha Vishnu Bhoir, 14) Mrs. Aruna Suresh Bhagat, 15) Smt. Manisha Prakash Patil, 16) Smt. Sunita Sitaram Mhatre, 17) Mr. Chandrakant Vitthal Mhatre are appearing as the Occupant (Bhogavatdar) in the 7/12 Extract dated 17.05.2022. As per the 7/12 Extract, the said Land is Class-1 (Bhogavatdar Varg-1).

Mr. Dattatray Purushottam Galvankar was the owner of the said land.

T. C. No. 85/1955/56 and by an Taluka Order No. TNC/85, dated 02/01/1957, Mr. Mahadev Laxman Mhatre was the tenant in respect of the said land. Accordingly, an entry to that effect is recorded on 7/12 extract of the land vide Mutation Entry No. 1764, dated 19/01/1957.

Mr. Mahadev Laxman Mhatre died intestate on 13/01/1959, leaving behind him 1) Mr. Vitthal Mahadev Mhatre (son), 2) Smt. Manaki Mahadev Mhatre (wife), 3) Alubai Mahadev Mhatre (daughter), being the legal heirs. Accordingly, an entry to that effect is recorded on 7/12 extract of the land vide Mutation Entry No. 2054, dated 12/08/1960.

Mr. Vitthal Mahadev Mhatre died intestate on 01/07/1964, leaving behind him 1) Mr. Sitaram Vitthal Mhatre (son), 2) Mr. Bhalchandra Vitthal Mhatre (son), 3) Mr. Chandrakant Vitthal Mhatre (son), 4) Mr. Dharmesh Vitthal Mhatre (son), 5) Mrs. Manjula Vitthal Gharat (daughter), 6) Jayabai Vitthal Mhatre (daughter), 7) Suman Vitthal Mhatre (daughter) being the legal heirs. Accordingly, an entry to that effect is recorded on 7/12 extract of the land vide Mutation Entry No. 2988, dated 31/03/1981.

Mr. Bhalchandra Vitthal Mhatre died intestate on 20/01/1987, leaving behind him 1) Mr. Vishal Bhalchandra Mhatre (son), 2) Pramila Bhalchandra Mhatre (daughter), 3) Smt. Gulab Bhalchandra Mhatre (wife) being the legal heirs. Accordingly, an entry to that effect is recorded on 7/12 extract of the land vide Mutation Entry No. 3424, dated 01/09/1987.

Smt. Manaki Mahadev Mhatre died intestate leaving behind her son Mr. Vitthal Mahadev predeceased died his heirs 1) Mr. Sitaram Vitthal Mhatre (son), 2) Mr. Chandrakant Vitthal Mhatre (son), 3) Mr. Dharmesh Vitthal Mhatre (son), 4) Manjula Vitthal Gharat (daughter), 5) Jayabai Vitthal Mhatre (daughter), 6) Suman Vitthal Mhatre (daughter), 7) Smt. Gulab Bhalchandra Mhatre (son's wife), being the legal. Accordingly, an entry to that effect is recorded on 7/12 extract of the land vide Mutation Entry No. 3512, dated 10/03/1988.

Alubai Mahadev Mhatre died intestate leaving behind her brother Mr. Vitthal Mahadev predeceased died his heirs 1) Mr. Sitaram Vitthal Mhatre, 2) Mr. Chandrakant Vitthal Mhatre, 3) Dharmesh Vitthal Mhatre, 4) Manjula Vitthal Gharat, 5) Jayabai Vitthal Mhatre, 6) Suman Vitthal Mhatre Alias Suman Manohar Gharat, 7) Smt. Gulab Bhalchandra Mhatre, being the legal heirs. Accordingly, an entry to that effect is recorded on 7/12 extract of the land vide Mutation Entry No. 3513, dated 10/03/1988.

Mr. Sitaram Vitthal Mhatre and others purchased the said land under the Provisions of Bombay Tenancy and Agricultural Lands Act through the Additional Tahasildar Vasai under Tenancy Certificate bearing No.937, dated 11/04/1988. Accordingly, an entry to that effect is recorded on 7/12 extract of the land vide Mutation Entry No. 3533, dated 02/05/1988.

As per Mutation Entry No. 2988, dated 31/03/1981, the name of Suman Vitthal Mhatre was recorded as the legal heir, however she got married on 18/02/1982 and her married name is Mrs. Suman Manohar Gharat, therefore the name of Suman Vitthal Mhatre change as Mrs. Suman Manohar Gharat. Accordingly, an entry to that effect is recorded on 7/12 extract of the land vide Mutation Entry No. 3875, dated 31/03/1993.

Mr. Sitaram Vitthal Mhatre died intestate on 10/11/1993, leaving behind him 1) Smt. Laxmi Sitaram Mhatre (wife), 2) Mr. Bharat Sitaram Mhatre (son), 3) Mrs. Hemlata Meghnath Patil (daughter), 4) Mrs. Rekha Vishnu Bhoir (daughter), 5) Mrs. Aruna Suresh Bhagat (daughter), 6) Mrs. Manisha Prakash Patil (daughter), 7) Sunita Sitaram Mhatre (daughter) being the legal heirs. Accordingly, an entry to that effect is recorded on 7/12 extract of the land vide Mutation Entry No. 3965, dated 13/06/1995.

Mr. Dharmesh Vitthal Mhatre died intestate on 29/02/2000, leaving behind him 1) Smt. Nirmala Dharmesh Mhatre (wife), 2) Poonam Dharmesh Mhatre (daughter), 3) Mr. Sachin Dharmesh Mhatre (son) being the legal heirs. Accordingly, an entry to that effect is recorded on 7/12 extract of the land vide Mutation Entry No. 4431, dated 19/06/2002.

1) Mr. Chandrakant Vitthal Mhatre, 2) Mrs. Vimal Chandrakant Mhatre, 3) Mr. Jayesh Chandrakant Mhatre, 4) Ms. Jagruti Chandrakant Mhatre, 5) Smt. Manjula Vitthal Gharat, 6) Smt. Jayabai Vitthal Mhatre, 7) Smt. Suman Manohar Gharat, 8) Smt. Gulab Bhalchandra Mhatre, 9) Smt. Laxmi Sitaram Mhatre, 10) Mr. Bharat Sitaram Mhatre, 11) Smt. Hemlata Meghnath Patil, 12) Mrs. Rekha Vishnu Bhoir, 13) Mrs. Aruna Suresh Bhagat, 14) Smt. Manisha Prakash Patil, 15) Smt. Sunita Sitaram Mhatre, 16) Smt. Nirmala Dharmesh Mhatre, 17) Kum. Poonam Dharmesh Mhatre, 18) Kum. Sachin Dharmesh Mhatre, 19) Mr. Vishal Bhalchandra Mhatre, 20) Ms. Pramila Bhalchandra Mhatre had granted the Power of Attorney dated 03/05/2005 which was registered in the Office of Sub-Registrar at Vasai No. 2 (Virar) under Serial bearing Document No. Vasai2-02735-2005, dated 03/05/2005 to 1) Mr. Sunil Jagannath Chorghe, 2) Mr. Manoj Jagannath Kore.

By a Development Agreement dated 15th March 2005, 1) Mr. Chandrakant Vitthal Mhatre, 2) Mrs. Vimal Chandrakant Mhatre, 3) Mr. Jayesh Chandrakant Mhatre, 4) Ms. Jagruti Chandrakant Mhatre, 5) Smt. Manjula Vitthal Gharat, 6) Smt. Jayabai Vitthal Mhatre, 7) Smt. Suman Manohar Gharat, 8) Smt. Gulab Bhalchandra Mhatre, 9) Smt. Laxmi Sitaram Mhatre, 10) Mr. Bharat Sitaram Mhatre, 11) Smt. Hemlata Meghnath Patil, 12) Mrs. Rekha Vishnu Bhoir, 13) Mrs.

Off : Janardan Villa, Deshmukh Aali, Dongarpada, Virar (West), Tal. Vasai, Dist. Palghar, Pin - 401 303.

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Aruna Suresh Bhagat, 14) Smt. Manisha Prakash Patil, 15) Smt. Sunita Sitaram Mhatre, 16) Smt. Nirmala Dharmesh Mhatre, 17) Kum. Poonam Dharmesh Mhatre, 18) Kum. Sachin Dharmesh Mhatre, 19) Mr. Vishal Bhalchandra Mhatre, 20) Ms. Pramila Bhalchandra Mhatre (therein called "The Owners") of the First Part and M/s. SUSHILA BUILDERS AND DEVELOPERS through 1) Mr. Sunil Jagannath Chorghe, 2) Mr. Manoj Jagannath Kore (therein called "The Developers") of the Second Part, the said owners have granted the development right in respect of the said land to M/s. SUSHILA BUILDERS AND DEVELOPERS through 1) Mr. Sunil Jagannath Chorghe, 2) Mr. Manoj Jagannath Kore, on the terms and conditions mentioned in the said Agreement. At the time of execution of the said Development Agreement, the said M/s. Sushila Builders And Developers have not paid the proper stamp duty in the said Development Agreement and thereafter the said M/s. Sushila Builders And Developers have paid the Stamp duty amounting Rs.54,300/- (Rupees Fifty Four Thousand Three Hundred only) and Penalty Rs.2,17,200/- (Rupees Two Lakhs Seventeen Thousand Two Hundred only), dated 02/05/2022, in the Office of the Collector of Stamps, Palghar vide EVN Case No. 175/22, dated 11/04/2022 for the said Development Agreement.

The said land was applicable under Section 43 of the Bombay Tenancy and Agricultural Lands Act and Mr. Chandrakant Vitthal Mhatre and others obtained the Permission from Sub-Divisional Officer Bhiwandi, Bhiwandi Division, Thane vide its Order bearing No.BD/KV/VP/VASAI/SR-168/2006, dated 29/04/2006. Accordingly, an entry to that effect is recorded on 7/12 extract of the land vide Mutation Entry No. 5371, dated 02/05/2006.

The said land has been converted into N.A. by the Office of Collector, Thane vide its Order bearing No. REV/D-1/T-9/NAP/SR-43/2006, dated 25/08/2006. Accordingly, an entry to that effect is recorded on 7/12 extract of the land vide Mutation Entry No. 5433, dated 23/10/2006.

The City and Industrial Development Corporation of Maharashtra Ltd., have granted the Commencement Certificate for the proposed Residential Building, Type-A on the said land vide its Order bearing No. CIDCOVVS/CC/BP-4001/W/452, dated 07/02/2008.

The City and Industrial Development Corporation of Maharashtra Ltd., have granted the Commencement Certificate for the proposed Residential with Shopline Building, Type-B on the said land vide its Order bearing No. CIDCOVVS/CC/BP-4001/W/454, dated 07/02/2008.

The City and Industrial Development Corporation of Maharashtra Ltd., have granted the Commencement Certificate for the proposed Residential Bungalow, Type-C on the said land vide its Order bearing No. CIDCOVVS/CC/BP-4001/W/456, dated 07/02/2008.

The said M/s. Sushila Builders and Developers have constructed a Residential Building Type-A known as "SUSHILA HEIGHT", on the part of the said land and M/s. Sushila Builders and Developers have sold and/or allotted the Flats in the said building on ownership basis to the various purchasers and/or land owners.



By an Gift Deed dated 13/05/2008 and registered in the Office of Sub-Registrar at Vasai No. 2 (Virar) under Serial bearing Document No. Vasai2-5811-2008, dated 13/05/2008, 1) Smt. Jayabai Vitthal Mhatre, 2) Smt. Manjula Vitthal Gharat, 3) Smt. Suman Manohar Gharat, 4) Smt. Gulab Bhalchandra Mhatre, 5) Mr. Vishal Bhalchandra Mhatre, 6) Mrs. Pramila Bhalchandra Mhatre, 7) Smt. Nirmala Dharmesh Mhatre, 8) Kum. Poonam Dharmesh Mhatre, 9) Kum. Sachin Dharmesh Mhatre, 10) Smt. Laxmi Sitaram Mhatre, 11) Mr. Bharat Sitaram Mhatre, 12) Smt. Hemlata Meghnath Patil, 13) Mrs. Rekha Vishnu Bhoir, 14) Mrs. Aruna Suresh Bhagat, 15) Smt. Manisha Prakash Patil, 16) Smt. Sunita Sitaram Mhatre, 17) Mr. Chandrakant Vitthal Mhatre have gifted and transferred the land under D.P. Road admeasuring 642.66 Square metres, out of Survey No. 142, Hissa No. 17 to Grampanchayat Bolinj now known as Vasai Virar City Municipal Corporation. Accordingly, an entry to that effect is recorded on other rights of 7/12 extract of the land vide Mutation Entry No. 5668, dated 14/05/2008.

The Vasai Virar City Municipal Corporation has granted the Occupancy Certificate for Residential Building Type-A on the said land vide its Order bearing No. VVCMC/TP/OC/VP-0887/522/2012-13, dated 04/03/2013.

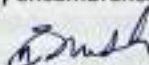
The Vasai Virar City Municipal Corporation has granted the Revised Development Permission for proposed Residential with Shopline Building (Type-B) on the said land vide its Order bearing No. VVCMC/TP/RDP/VP-0887/0236/2013-14, dated 26/08/2013.

The Vasai Virar City Municipal Corporation has granted the Regularization with Revised Development Permission for proposed Residential with Commercial Bldg. Type-B & Row House Type C on the said land vide its Order bearing No. VVCMC/TP/RDP/VP-0887/53/2022-23, dated 15/06/2022.

I have investigated the title of the land owned by 1) Smt. Jayabai Vitthal Mhatre, 2) Smt. Manjula Vitthal Gharat, 3) Smt. Suman Manohar Gharat, 4) Smt. Gulab Bhalchandra Mhatre, 5) Mr. Vishal Bhalchandra Mhatre, 6) Mrs. Pramila Bhalchandra Mhatre, 7) Smt. Nirmala Dharmesh Mhatre, 8) Kum. Poonam Dharmesh Mhatre, 9) Kum. Sachin Dharmesh Mhatre, 10) Smt. Laxmi Sitaram Mhatre, 11) Mr. Bharat Sitaram Mhatre, 12) Smt. Hemlata Meghnath Patil, 13) Mrs. Rekha Vishnu Bhoir, 14) Mrs. Aruna Suresh Bhagat, 15) Smt. Manisha Prakash Patil, 16) Smt. Sunita Sitaram Mhatre, 17) Mr. Chandrakant Vitthal Mhatre and the same is found clear, marketable and without any encumbrance.

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of land owners by 1) Smt. Jayabai Vitthal Mhatre, 2) Smt. Manjula Vitthal Gharat, 3) Smt. Suman Manohar Gharat, 4) Smt. Gulab Bhalchandra Mhatre, 5) Mr. Vishal Bhalchandra Mhatre, 6) Mrs. Pramila Bhalchandra Mhatre, 7) Smt. Nirmala Dharmesh Mhatre, 8) Kum. Poonam Dharmesh Mhatre, 9) Kum. Sachin Dharmesh Mhatre, 10) Smt. Laxmi Sitaram Mhatre, 11) Mr. Bharat Sitaram Mhatre, 12) Smt. Hemlata Meghnath Patil, 13) Mrs. Rekha Vishnu Bhoir, 14) Mrs. Aruna Suresh Bhagat, 15) Smt. Manisha Prakash Patil, 16) Smt. Sunita Sitaram Mhatre, 17) Mr. Chandrakant Vitthal Mhatre and Developers M/s. Sushila Builders and Developers is clear, marketable and without any encumbrance.

Dated : 29/07/2022


ADVOCATE

MRS. KALPANA A. DESHMUKH
B.A., LL.B.

Add.: Deshmukh Aali, Dongarpada,
Virar (West), Tal.: Vasai,
Dist.: Palghar, PIN - 401 303
(R. No. MAH/796/2010)