

KALPANA S. MHATRE

B.A. LL.B.

ADVOCATE HIGH COURT, MUMBAI

Off: 203, Ali Plaza, Annasaheb Vartak Road, Virar (West),
Tal. Vasai, Dist. Palghar, Pin - 401 303.
Mobile No. 9970699728

Date : 24/11/2016

TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT I have investigated the title of. land bearing Survey No.179 (Old Survey No.29), Hissa No. 2A, admeasuring 5870 Square metres, assessed at Rs.4517.92 Paise, lying being and situated at Village NARINGI, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No.II (Virar), belonging to 1) MR. KISAN HARI PATIL, 2) MR. WAMAN HARI PATIL, 3) MR. JAGANNATH HARI PATIL, 4) MRS. MANDA CHANDRAKANT MHATRE, 5) MRS. SANGITA RAJENDRA NAIK.

1) Mr. Salu Pavlu Lop 2) Mr. Patris alias Farshya Salu Lop were the owners of the land bearing Survey No.179 (Old Survey No.29), Hissa No. 2, admeasuring 2 Acres and 38 Gunthas.

By Conveyance Deed dated 29/06/1946 1) Mr. Salu Pavlu Lop 2) Mr. Patris alias Farshya Salu Lop sold and conveyed the said land admeasuring 1 Acres and 18 Gunthas, out of Survey No.179 (Old Survey No.29), Hissa No. 2, admeasuring 2 Acres and 38 Gunthas to Mr. Hari Govind Patil. The effect of the said Conveyance Deed was given in the 7/12 Extract and such other revenue records vide Mutation Entry No. 938.

Mr. Hari Govind Patil died intestate on 16/01/1987 leaving behind him 1) Smt. Shantabai alias Shantibai Hari Patil, 2) Mr. Kisan Hari Patil, 3) Mr. Waman Hari Patil, 4) Mr. Jagannath Hari Patil, 5) Mrs. Manda Chandrakant Mhatre, being the legal heirs according to the Hindu Succession Act by which he was governed at the time of his death. The names of the said legal heirs were recorded in 7/12 Extract vide Mutation Entry No. 7247.

By Conveyance Deed dated 02/12/2011 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 13664/2011, dated 02/12/2011, Mr. Jagannath Hari Patil sold and conveyed his undivided 1/5th share in the said land to Mrs. Sangita Rajendra Naik. The effect of the said Conveyance Deed was given in the 7/12 Extract and such other revenue records vide Mutation Entry No. 691. The said Mutation Entry was certified by Circle Officer, Virar.

Smt. Shantibai Hari Patil, died intestate on 20/08/2014 leaving behind her 1) Mr. Kisan Hari Patil, 2) Mr. Waman Hari Patil, 3) Mr. Jagannath Hari Patil, 4) Mrs. Manda Chandrakant Mhatre, being the legal heirs according the Hindu Succession Act by which she was governed at the time of her death. The names of the said legal heirs were recorded in 7/12 Extract vide Mutation Entry No. 924.

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By Development Agreement dated 07/11/2016 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 6995/2016, dated 09/11/2016, 1) Mr. Kisan Hari Patil, 2) Mr. Waman Hari Patil, 3) Mrs. Manda Chandrakant Mhatre, (therein called "The Vendor No.1") of the First Part and Mrs. Sangita Rajendra Naik (therein called "The Vendor No.2") of the Second Part and Mr. Jagannath Hari Patil (therein called "The Vendor No.3") of the Third Part and Mr. Jayendra Kamalakar Patil (therein called "The Confirming Party") of the Fourth Part, Vendors with the consent and confirmation of the Confirming Party granted the development right in respect of the said land to M/s. Rachna & Crystal Developers LLP (therein called "The Developers") of the Fifth Part, on the terms and conditions mentioned in the said Agreement.

I have investigated the title of land belonging to 1) Mr. Kisan Hari Patil, 2) Mr. Waman Hari Patil, 3) Mr. Jagannath Hari Patil, 4) Mrs. Manda Chandrakant Mhatre, 5) Mrs. Sangita Rajendra Naik and the same is found clear, marketable and without any encumbrance.

ADVOCATE

MRS. KALPANA S. MHATRE

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ADVOCATE HIGH COURT (Bom)

Office: 203, Ali Plaza,

Near Railway Phatak, Vartak Road,

VIRAR (W), Tal Vasai, Dist. Thane

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Date: 24/11/2016

SEARCH REPORT

THIS IS TO CERTIFY THAT I have taken search in the office of Sub-Registrar at Vasai, District Palghar, of land bearing Survey No.179 (Old Survey No.29), Hissa No. 2A, admeasuring 5870 Square metres, assessed at Rs.4517.92 Paise, lying being and situated at Village NARINGI, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No.II (Virar), belonging to 1) Mr. Kisan Hari Patil, 2) Mr. Waman Hari Patil, 3) Mr. Jagannath Hari Patil, 4) Mrs. Manda Chandrakant Mhatre, 5) Mrs. Sangita Rajendra Naik.

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
1988	NIL	1989	NIL	1990	NIL
1991	NIL	1992	NIL	1993	NIL
1994	NIL	1995	NIL	1996	NIL

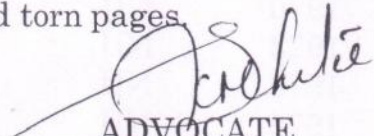
1997	NIL	1998	NIL	1999	NIL
2000	NIL	2001	NIL	2002	NIL
2003	NIL	2004	NIL	2005	NIL
2008	NIL	2009	NIL	2010	NIL

2011 By Conveyance Deed dated 02/12/2011 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 13664/2011, dated 02/12/2011, Mr. Jagannath Hari Patil sold and conveyed his undivided 1/5th share in the said land to Mrs. Sangita Rajendra Naik. The effect of the said Conveyance Deed was given in the 7/12 Extract and such other revenue records vide Mutation Entry No. 691. The said Mutation Entry was certified by Circle Officer, Virar.

2012	NIL	2013	NIL	2014	NIL
2015	NIL				

2016 By Development Agreement dated 07/11/2016 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 6995/2016, dated 09/11/2016, 1) Mr. Kisan Hari Patil, 2) Mr. Waman Hari Patil, 3) Mrs. Manda Chandrakant Mhatre, (therein called "The Vendor No.1") of the First Part and Mrs. Sangita Rajendra Naik (therein called "The Vendor No.2") of the Second Part and Mr. Jagannath Hari Patil (therein called "The Vendor No.3") of the Third Part and Mr. Jayendra Kamalakar Patil (therein called "The Confirming Party") of the Fourth Part, Vendors with the consent and confirmation of the Confirming Party granted the development right in respect of the said land to M/s. Rachna & Crystal Developers LLP (therein called "The Developers") of the Fifth Part, on the terms and conditions mentioned in the said Agreement.

*NIL subject to mutilated record and torn pages


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