



Patil & Patil Associates

Advocate High Court

Adv. Sachin Patil

B.A. LL.B

अड. सचिन पाटील

बी.ए.एलएल.बी.

Cell No. 9867284598

Adv. Manisha Patil

B.LS. LL.B

अड. मनिषा पाटील

बी.एल.एस.एलएल.बी.

Cell No. 9860416690

28th January 2013.

TITLE CLEARANCE REPORT

Sub.: THIS IS TO CERTIFY THAT I have investigated the title of N.A. land bearing: -1) Survey No. 45[150] Hissa No. 2 to 3, 2) Survey No. 46[491] Hissa No. 1, 3) Survey No. 47[151] Hissa No. 1 area of Building No.1 Wing 'C', 141037.24 sq. ft. i.e. 13102.68 sq. mtrs. thereabout built up area (including balcony, Staircase, lift area lobby and ota area) to be consumed on the SAID LANDS admeasuring 2221.00 sq. mtrs or thereabout forming part of Sector VII, situated at village Dongare, Taluka Vasai, District Thane within the limits of Vasai-Virar Shahar Mahanagar Palika. Under instructions from my client M/S.IMPERIUM BUILDCON LLP I have caused the searches taken in the office of Search within the Registration of Sub- Dist. of Vasai - I, II and III and Registration Dist. of Thane and on verification of 7/12 Extracts, Mutation Entries, 8 A Extracts, certified copies of which have been furnished to me. I observed as under:

(DEVELOP by M/S.IMPERIUM BUILDCON LLP).

(Herein after referred to as the "said Building No.1 Wing 'C' ")

1) Survey No. 45[150] Hissa No. 2 to 3,

Since prior to 1948 the said lands under reference was owned, possessed and in the records of rights were standing in the name of Shri. Pandurang Dadu Gawad, One Shri. Bistur Manglya Patil had purchased the said lands from Shri. Pandurang Dadu Gawad, for the consideration of Rs. 975/- on 31/05/1949, and as per the Taluka Order No. T.N.C/SR- 466 dated 05/01/1951, name of Shri. Bistur Manglya Patil has been reflected as the owner of the said lands, as observed from Mutation Entry No.1162 duly certified on 09/02/1948.

- 2) The said Shri. Bistur Manglya Patil expired in or about in the year 1969, leaving behind him his wife 1) Mankubai Bistur Patil and daughters 2) Umabai Vasudev Kudu and 3) Manjulabai Tukaram Mhatre as his legal heirs as observed from Mutation Entry No.5631 duly certified.
- 3) The said Smt. Mankubai Bistur Patil expired on 29/08/1987, leaving behind her daughters 1) Umabai Vasudev Kudu and 2) Manjulabai Tukaram Mhatre as her legal heirs as observed from Mutation Entry No. 7116 duly certified by Mandal Adhikari Virar on 14/06/1988.



Patil & Patil Associates

Advocate High Court

Adv. Sachin Patil

B.A. LL.B

अड. सचिन पाटील

बी.ए.एलएल.बी.

Cell No. 9867284598

Adv. Manisha Patil

B.LS. LL.B

अड. मनिषा पाटील

बी.एल.एस.एलएल.बी.

Cell No. 9860416690

- 4) The said Smt. Umabai Vasudev Kusu expired leaving behind her sons 1) Vasant Vasudev Kudu 2) Kisan Vasudev Kudu 3) Ganesh Vasudev Kudu and daughter 4) Jayshree Vasudev Kudu as her legal heirs hence in the records of rights of the said lands under reference their names have been reflected as the absolute owners, as observed from Mutation Entry No. 762 duly certified by Mandal Adhikari Virar on 10/10/2008.
- 5) The owners of the said land under reference Shri. Vasant Vasudev Kudu & Others, had executed Deed of Conveyance Registered with the Sub-Registered of Registration under Serial No. 11090/2008 dated 11th November 2008 with the office of Sub Registrar, Vasai II, in favour of M/S. HOUSING DEVELOPMENT & INFRASTRUCTURE INDIA LTD. The purchaser had purchased said property from the above mentioned land owners AND as per Mutation Entry No. 781 certified on 27/11/2008 M/S. HOUSING DEVELOPMENT & INFRASTRUCTURE INDIA LTD is the absolute owners of the said properties under reference.

2) Survey No. 46[491] Hissa No. 1,

Since prior to 1950, the said lands under reference was owned, possessed and in the records of rights were standing in the name of Shri. Govind Ramji Patil. The said Shri. Govind Ramji Patil expired on 26/06/1951, leaving behind him his son 1) Pandurang Govind Patil, nephew 2) Asha 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, as his legal heirs as stated in Taluka Order No. SR- 208 Dated 06/06/1952, as observed from Mutation Entry No. 1362 duly certified on 20/12/1952.

The said Shri. Pandurang Govind Patil expired on 22/02/1972, leaving behind him his sons 1) Laxman Pandurang Patil 2) Janardan Pandurang Patil 3) Parshuram Pandurang Patil, wife 4) Kalibai Pandurang Patil and daughters 5) Janibai Harishchandra Patil and 6) Parvati Pandurang Patil, as his legal heirs as observed from Mutation Entry No. 5637 duly certified on 05/12/1980.

The said Shri. Mangya Lakhma Patil expired in or about in the year 1970, leaving behind him his daughters 1) Manibai Raghunath Patil 2) Bistri Madhav Patil, daughter 3) Somaribai Vasudv Patil expired on 23/04/2008 her legal heirs 3/1) Ranjana Anant Patil 3/2) Bhanumati Manohar Gharat- expired her legal heirs 3/2/1) Aadesh Manohar Gharat 3/2/ 2) Rakesh Manohar Gharat 3/3/ 3) Pappi Manohar Gharat, as his legal heirs as observed from Mutation Entry No. 5825 duly certified on 13/10/1982, and Mutation Entry No. 800 and Mutation Entry No. 802 duly certified by Mandal Adhikari Virar on 04/02/2009.



Patil & Patil Associates

Advocate High Court

Adv. Sachin Patil

B.A. LL.B

अॅड. सचिन पाटील

बी.ए.एलएल.बी.

Cell No. 9867284598

Adv. Manisha Patil

B.L.S. LL.B

अॅड. मनिषा पाटील

बी.एल.एस.एलएल.बी.

Cell No. 9860416690

The said Shri. Krishna Lakhma Patil expired on 27/08/1984 leaving behind him his son 1) Dattatray Krishna Patil and wife 2) Devkubai Krishna Patil as his legal heirs as observed from Mutation Entry No. 5910 duly certified on 30/01/1985.

The said Shri. Hasha Goma Patil expired in or about in the year 1973, leaving behind him his wife Hirubai Hasha Patil daughter Smt. Laxmibai Damodar Patil, the said Laxmibai Damodar Patil expired in or about in the year 1980, the said Smt. Hirubai Hasha Patil expired on 02/08/1999 leaving behind them 1) Chandrakant Damodar Patil 2) Prabhakar Damodar Patil 3) Jaywant Damodar Patil 4) Prakash Damodar Patil and 5) Ramesh Damodar Patil, as their legal heirs as observed from Mutation Entry No. 6004 duly certified on 04/08/1986, Mutation Entry No. 58 duly certified on 14/06/2000 and Mutation Entry No. 789 duly certified on 05/01/2009.

The said Shri. Kashinath Goma Patil expired on 05/01/1976, leaving behind him his son 1) Narayan Kashinath Patil as his only legal heir as observed from Mutation Entry No. 6005 duly certified on 04/03/1986 and Mutation entry No. 793 duly certified on 05/01/2009.

The said Shri. Mukund Goma Patil expired on 30/11/1995, leaving behind him his son 1) Jivan Mukund Patil and Married daughter 2) Subhadra Jagannath Patil as his legal heirs as observed from Mutation Entry No. 7737 duly certified on 30/8/1996 and Mutation Entry No. 794 duly certified on 05/01/2009.

The said Smt. Devkubai Krishna Patil expired, leaving behind her son 1) Dattatray Krishna Patil as her only legal heir the said Shri. Dattatray Krishna Patil expired leaving behind 1) Harishchandra Dattatray Patil 2) Shyamrao Dattatray Patil 3) Ramakant Dttatray Patil 4) Mahendra Dattatray Patil and 5) Ujwala Janardan Bhoir, as her legal heirs, as observed from Mutation Entry No. 7491 duly certified on 07/03/1991 and Mutatin Entry No. 790 duly certified. On 05/01/2009.

The said Shri. Janardan Pandurang Patil expired on 06/06/1992, leaving behind him his wife 1) Vimalbai Janardan Patil, sons 2) Bhaskar Janardan Patil 3) Vikas Janardan Patil 4) Rakesh Janardan Patil and daughters 5) Chandrabhaga Bholanath Gawad and 6) Vanita Mahesh Patil as his legal heirs as observed from Mutation Entry No. 7590 duly certified by Mandal Adhikari, Virar on 02/09/1993.

The said Shri. Vishnu Lakhma Patil expired on 05/09/2003 leaving behind him his wife 1) Gajibai Vishnu



Patil & Patil Associates

Advocate High Court

Adv. Sachin Patil
B.A. LL.B
अड. सचिन पाटील
बी.ए.एलएल.बी.
Cell No. 9867284598

Adv. Manisha Patil
B.LS. LL.B
अड. मनिषा पाटील
बी.एल.एस.एलएल.बी.
Cell No. 9860416690

Patil and son 2) Raghunath Vishnu Patil as his legal heirs as observed from Mutation Entry No. 161 duly certified on 29/10/2003 and Mutation Entry No. 791 duly certified by Mandal Adhikari, Virar on 05/01/2009.

The said Shri. Dattatray Krishna Patil expired on 01/03/2005, leaving behind him his wife 1) Yamuna Dattatray Patil, sons 2) Harishchandra Dattatray Patil 3) Shyamrao Dattatray Patil, 4) Ramakant Dattatray Patil 5) Mahendra Dattatray Patil and daughter 6) Ujwala Janardan Bhoir, as his legal heirs as observed from Mutation Entry No. 271 duly certified by Mandal Adhikari, Virar on 16/04/2005.

The said Shri. Kalya Goma Patil expired on 22/03/1988, leaving behind him his wife 1) Smt. Chgunabai Kalya Patil son 2) Damodar Kalya Patil, daughter 3) Yamuna Dattatray Patil and 4) Chandrabhaga Narsingh Patil as his legal heirs as observed from Mutation Entry No. 7259 duly certified on 20/02/1989 and Mutation Entry No. 792 duly certified by Mandal Adhikari, Virar on 05/01/2009.

The said Smt. Yamunabai Dattatray Patil expired on 06/10/2007 leaving behind her son 1) Harishchandra Dattatray Patil 2) Shyamrao Dattatray Patil, 3) Ramakant. Dattatray Patil 4) Mahendra Dattatray Patil and daughter 5) Ujwala Janardan Bhoir, as her legal heirs as observed from Mutation Entry No; 801 duly certified by Mandal Adhikari, Virar on 04/02/2009.

The said Smt. Chagunabai Kalya Patil expired on 09/04/2008 leaving behind her son 1) Damodar Kalya Patil, daughters 2) Yamuna Dattatray Patil and 3) Chandrabhaga Narsingh Patil, as her legal heirs as observed from Mutation Entry No. 803 duly certified by Mandal Adhikari, Virar on 04/02/2009.

The said Smt. Bhaumati Manohar Gharat expired on 02/11/2008, leaving behind her sons 1) Aadesh Manohar Gharat 2) Rakesh Manohar Gharat and daughter 3) Pappi Manohar Gharat as her legal heirs as observed from Mutation Entry No. 804 duly certified by Mandal Adhikari, Virar on 04/02/2009.

The owners of the said land under reference Shri. Laxman Pandurang Patil & Others, had executed Deed of Conveyance Registered with the Sub-Registered of Registration under Serial No. 360/2010 dated 7th January 2010 with the office of Sub Registrar, Vasai II, in favour of M/S. HOUSING DEVELOPMENT & INFRASTRUCTURE INDIA LTD. The purchaser had purldased the said property from the above mentioned land owners AND as per Mutation Entry No. 865 certified on 17/3/2010 M/S. HOUSING DEVELOPMENT &



Patil & Patil Associates

Advocate High Court

Adv. Sachin Patil

B.A. LL.B

अड. सचिन पाटील

बी.ए.एलएल.बी.

Cell No. 9867284598

Adv. Manisha Patil

B.L.S. LL.B

अड. मनिषा पाटील

बी.एल.एस.एलएल.बी.

Cell No. 9860416690

INFRASTRUCTURE INDIA LTD is the absolute owners of the said properties under reference.

3) Survey No. 47[151] Hissa No. 1

since prior to 1957, as observed from Mutation Entry No. 1614 duly certified by Mandal Adhikari, Virar on 06/12/1957.

The said Shri. Nathu Sadu Patil expired in or about in the year 1979, leaving behind him his adopted son (adopted vide registered Adoption Deed dated 22nd June 1964 1) Shri. Ananta Nathu Patil, as his only legal heir. The said Shri. Ananta Nathu Patil, expired in or about in the year 1963, leaving behind him his wife 1) Yamunabai Ananta Patil and daughters 2) Nirmala Ananta Pail, 3) Pratibha Ananta Patil and 4) Sashikala Ananta Patil, hence in the records of rights of the said land their names have been reflected as the absolute owners, as observed from Mutation Entry No. 5726 duly certified by Mandal Adhikari, Virar on 22/01/1982.

As per the BTAL Act 1948, u/s 32 g, Order No. 567 dated 31/01/1984, the tenant of the said land Smt. Yamunabai Anant Patil, had purchased the said land under reference from the owner Shri. Hari Govind Vartak for the consideration of Rs. 840/-, purchase price of the said land has to be paid in installment up to 31/01/1985, and the name of the Tenant has been reflected in the owner section as the said land is in her actual possession and the encumbrances of the purchase price of the land of the owner has been reflected on the record of rights and as per the provisions of the BTAL Act 1948, U/S 43 restriction on transfer of land has been reflected on the record of rights as observed from Mutation Entry No. 5886 duly certified by Mandal Adhikari, Virar on 18/07/1984.

The said Smt. Shahikala Anant Patil expired on 13/10/1984, leaving behind her mother 1) Yamunabai Ananta Patil and sisters 2) Nirmala Ananta Pail, 3) Pratibha Ananta Patil, as her legal heirs, hence in the records of rights of the said land their names have been reflected as the absolute owners, as observed from Mutation Entry No. 526 duly certified by Mandal Adhikari, Virar on 15/06/2006.

The said land under reference Registered Deed of Conveyance dated 7th March 2007, Registered with the Sub- Registrar of Registration under serial No. 02794/2007, [1] Shri. Ajiv Yeshwant Patil [2] Shri. Kundan Jayantilal Bhatt [3] Shri. Sandeep Vishnu Sankhe [4] Shri. Bipin Navinchandra Khokhani, have purchased the said land from 1) Yamunabai Ananta Patil 2) Nirmala Ananta Pail, 3) Pratibha Ananta



Patil & Patil Associates

Advocate High Court

Adv. Sachin Patil

B.A. LL.B

अड. सचिन पाटील

बी.ए.एलएल.बी.

Cell No. 9867284598

Adv. Manisha Patil

B.LS. LL.B

अड. मनिषा पाटील

बी.एल.एस.एलएल.बी.

Cell No. 9860416690

Patil, for the consideration of Rs. 3,81,000/-, however As on the records of rights of the said lands under reference restrictions u/s. 43 of BTAL Act of 1948 is been reflected, application to the Honorable Sub-Divisional Officer Bhiwandi for the sale permission has been made, AND the SDO of Bhiwandi issued letter to pay the 40 Times Nazarana Fees and accordingly paid 40 Times Nazarana fees AND the said Honorable Sub-Divisional Officer Bhiwandi, had granted the Sale permission of the said land under reference, vide their order No. K.BD/KV/VP/VASAI/128/2006 dated 17th July 2006, hence from the records of rights restrictions of u/s 43 has been deleted, and vide the said registered Deed of Conveyance the names of [1] Shri. Ajiv Yeshwant Patil [2] Shri. Kundan Jayantilal Bhatt [3] Shri. Sandeep Vishnu Sankhe [4] Shri. Bipin Navinchandra Khokhani, have been reflected as the absolute owners, of the said land as observed from the Mutation Entry No.603 duly certified by Mandal Adhikari, Virar on 07/04/2007.

The said Shri. Ajiv Yeshwant Patil & Others, the absolute owners of the said land under reference vide Deed of Exchange Registered with the Sub-Registered of Registration under Serial No. 3056/2012 dated 26th March 2012 with the office of Sub Registrar, Vasai II, transfer their right, title and interest of the said land under reference in favour of M/S. HOUSING DEVELOPMENT & INFRASTRUCTURE INDIA LTD.

And I have perused the following documents under instruction from my client M/S.IMPERIUM BUILDCON LLP, which have been furnished to me. And available for my inspection in respect of the said Land, such as:-

1. 7/12 Extract, 8 'A' Extract & 6/12 Extract, all certified copy issued by the Village Dongre, Talathi Saja Narangi, Taluka Vasai, District Thane.
2. As per 7/12 Extract & 6/12 Extracts in respect of the above said property stands in the name of M/S. HOUSING DEVELOPMENT AND INFRASTRUCTURE LIMITED, at Village Dongre, Talathi Saja Narangi, Taluka Vasai, District Thane.
3. I have caused search to be taken in the office of the Sub-Registrar Vasai Nos. I II & III from the relevant records for investigation of the title in respect of the said land for the period of 30 years i.e. from 1983 to 2012, vide Application No. 154/2013, dated 17/01/2013.
4. By an Development Agreement dated 08th October 2012 and registered in the office of Sub-Registrar Vasai No. III Virar, under Serial No. 12926/2012, dated 08/10/2012, M/s. Housing Development And Infrastructure Limited (therein called "The Owners") of the First Part and M/s. Imperium Buildcon LLP is a limited



Patil & Patil Associates

Advocate High Court

Adv. Sachin Patil

B.A. LL.B

अड. सचिन पाटील

बी.ए.एल.एल.बी.

Cell No. 9867284598

Adv. Manisha Patil

B.L.S. LL.B

अड. मनिषा पाटील

बी.एल.एस.एल.एल.बी.

Cell No. 9860416690

partnership firm (therein called "The Developer") of the Second Part, the said M/s. Housing Development And Infrastructure Limited have agreed to grant the DEVELOPER, the Development Right to develop the the FSI of Building No.1, WING 'C' admeasuring 141037.24 i.e. 13102.68 sq.mtrs Square feet (Built up area) or thereabouts (including balcony, Staircase, Lift area, lobby & otla area) forming part of Sector VII, out of total FSI of the layout to be consumed on land admeasuring 13102.68 Square metres, situated at village Dongare, Taluka Vasai, District Thane within the limits of Vasai-Virar Shahar Mahanagar Palika and within the Registration of Sub- Dist. of Vasai - I, II and III and Registration Dist. of Thane to M/s. Imperium Buildcon LLP is limited liability a partnership (hereinafter called "The Developer"), on the terms and conditions mentioned in the Development Agreement.

5. M/s.Housing Development & Infrastructure India Limited, had executed Power of Attorney with the Sub-Registered of Registration under Serial No. 12927-2012 dated 08th October 2012 with the office of Sub Registrar, Vasai III, in favour of M/s. Imperium Buildcon LLP through its Partner Shri.Anup A. Mehta.
6. M/s. Housing Development And Infrastructure Limited have amalgamated the said land alongwith other land and converted into N.A. by the office of Collector of Thane vide its Order bearing No. i)REV/ DESK-1/ T-9/ NAP/ SR-54/ 2008 dated 22/04/2004, (S.No.45[150]H.No.2 & 3), ii) REV/DESK-1/T-9/NAP/SR-69/2011, (S.No.47[151]H.No.1)dated 16/08/2011, iii) REV/ DESK-1/T-9/NAP/SR-212/2010, dated 16/10/2010(S.No.46[491]H.No.1).
7. M/s. Housing Development and Infrastructure Limited have amalgamated the said land along with said land and The City & Industrial Development Corporation of Maharashtra Limited have sanctioned the Layout consisting of Sector Nos. I to X and have granted the development permission to construct the Residential/Residential and sholine Buildings in the said layout vide its letter bearing No. CIDCO/VVSR/NAP & CC/BP-4486/W/4002 dated 28/5/2009.
8. M/s. Housing Development And Infrastructure Limited have obtained Development Permissions for the construction Building in Sector No. VII from CIDCO vides their letter No. CIDCO/VVSR/NAP & CC/BP-4486/W/4002 dated 28/5/2009 & Revised Development Permission vide their Letter No. WCMC/TP/CC/VP-0880/2504/2011-12 dated 7th March 2012.
9. M/s. Housing Development and Infrastructure Limited have obtained an Environmental Clearance Certificate



Patil & Patil Associates

Advocate High Court

Adv. Sachin Patil

B.A. LL.B

अड. सचिन पाटील

बी.ए.एलएल.बी.

Cell No. 9867284598

Adv. Manisha Patil

B.L.S. LL.B

अड. मनिषा पाटील

बी.एल.एस.एलएल.बी.

Cell No. 9860416690

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.

CERTIFICATE OF TITLE

THIS IS TO CERTIFY THAT I have investigated the title of N.A. land bearing piece and parcel of 1) Survey No. 45[150] Hissa No. 2 to 3, 2) Survey No. 46[491] Hissa No. 1, 3) Survey No. 47[151] Hissa No. 1. It appears that on the mentioned in the Development Agreement said M/s. Housing Development And Infrastructure Limited (therein called "The Owners") of the First Part and M/s. Imperium Buildcon LLP is a limited partnership firm (therein called "The Developer"), the Development Right to develop the the FSI of Building No.1. WING 'C' admeasuring 141037.24 i.e. 13102.68 sq.mtrs Square feet (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 13102.68 Square metres, situated at village Dongare, Taluka Vasai, District Thane within the limits of Vasai-Virar Shahar Mahanagar Palika and within the Registration of Sub- Dist. of Vasai - I, II and III and Registration Dist. of Thane.

Thus I am of the opinion that papers submitted to me and after perusing the relative title Deeds produced before me, I certify that M/s. Imperium Buildcon LLP has a clear, marketable and free from encumbrances, reasonable doubts, and any defects whatsoever and I confirmed with the title clearance certificate issued by Adv. K. B. Kumare in respect of the part of the said property i.e. 1) Survey No. 45[150] Hissa No. 2 to 3, 2) Survey No. 46[491] Hissa No. 1, 3) Survey No. 47[151] Hissa No. 1 area of Building No.1 Wing 'C', 141037.24 sq. ft. i.e. 13102.68 sq. mtrs. thereabout built up area (including balcony, Staircase, lift area lobby and ota area) to be consumed on the SAID LANDS admeasuring 2221.00 sq. mtrs or thereabout forming part of Sector VII, situated at village Dongare, Taluka Vasai, District Thane within the limits of Vasai-Virar Shahar Mahanagar Palika.

Place: Virar.

Date: 28th January 2013.

MR. SACHIN M. PATIL B.A.LL.B.
Advocate High Court
A/3, Satyam Bldg; Near Vithal Mandir,
Virar (W); Tal: Vasai, Thane.
Mo.: 9867284598