



Pankaj R. Godambe.

B.A., LL.M.

ADVOCATE HIGH COURT

Residence : 102, 1st Floor, Namrata C.H.S. Ltd., Old Mumbai-Pune Road, Besides Alankar Tower, Opposite Dutta mandir, Duttawadi, Kalwa, Thane (west) - 400 005. Tel : (022) 2545 343.

TO WHOMSOEVER IT MAY CONCERN

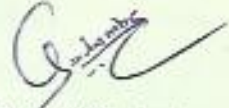
Ref:- All that piece and parcel of land bearing Survey No.110, Hissa No. 9 (P), admeasuring 350 sq. mtrs lying, being and situate at Village Temghar, Taluka- Bhivandi, District- Thane.

In the matter of above referred property on inspection of revenue record such as 7x12 extract and available mutation entries and various other documents provided to me by M/s Laabh Builders and Developers, I observe as follows-

- 1) At the relevant time one Shri Achyut Ramchandra Ghanvarkar was the owner of larger agricultural plot of land bearing Survey No. 110 Hissa No. 9 total admeasuring 1 acre 13 gunthas (herein after referred to as the Said Larger Property).
- 2) One Shri Shiva Govind Naik was kul/tenant in the said larger property. The said Shiva Govind Naik has initiated proceeding under section 32 G of the Bombay Tenancy & Agricultural Lands Act, 1948 (BT & AL Act) and thereby said kul/tenant was allowed and permitted to purchase the said larger property on payment of purchase price fixed by the concerned authority.
- 3) On payment of purchase price a Certificate of Purchase under section 32 M of BT & AL Act was issued in favour of said Shri Shiva Govind Naik. Mutation in respect of the same was recorded and accordingly the name of said Shiva Govind Naik was shown in the column of Holder in 7x12 extract. The original certificate is not available for inspection and hence in place of said certificate the developer has provided extract of record of said certificate issued by concerned authority.
- 4) The said Shiva Govind Naik was expired on 10/12/1993 leaving behind him five sons namely 1) Maruti, 2) Kundlik alias Pundalik 3) Laxman, 4) Bhau and 5) Pandurang and a married daughter Sakhubai Kashinath Mhatre as his legal heirs and successors and on his demise the name of afore said legal heirs recorded in the column of Holder in place of said late Shiva Govind Naik.

- 5) On the basis of oral partition of the said larger property in between the legal heirs of late Shiva Govind Naik, the said larger property was partitioned and divided in between five sons of late Shiva Govind Naik. (Mutation Entry No. 2356).
By virtue of partition the said larger property has been sub divided in five parts and thereby out of the said larger property a plot of land admeasuring 1150 sq. mtrs (H-0, R-11, P-5) came to the share Shri Pandurang Shiva Naik and accordingly 7x12 extract was issued in respect of said area adm. 1150 sq. mtrs. in the name of said Pandurang Shiva Naik.
- 6) By Sale Deed dated 07/07/2011 duly registered at the office of Sub Registrar of Assurances, Bhivandi-1 under document serial no. 5260/2011, out of the said plot of land adm 1150 sq. mtrs of his share the said Shri Pandurang Shiva Naik has sold and transferred land admeasuring 350 sq. mtrs (0-03-5) to one Shri Prabhudas Madan Naik and on the basis thereof the name of said purchaser Shri Prabhudas Madan Naik was mutated in the revenue record vide mutation entry no. 4176.
- 7) By further Sale Deed dated 29/10/2013 duly registered at the office of Sub Registrar of Assurances, Bhivandi under document serial no. 9457/2013 the said Shri Prabhudas Madan Naik has further sold and transferred his part of the said property i.e. plot of land admeasuring 350 sq. mtrs to M/S Laabh Builders and Developers, a partnership firm.
- 8) A public Notice has also been given in local news paper Thane Vaibhav dated 28/07/2013 inviting thereby objection if any of public at large for transfer of the said property to which no any objection has been received by me.
- 9) Therefore perusing the above referred documents it reveals that:
- The Shri. Prabhudas Madan Naik is owner of above referred property and his title appears to be clear and marketable.
 - By virtue of further Sale Deed dated 29/10/2013, subject to NA and other requisite permission under laws, the said M/s Laabh Builders and Developers is entitle to develop the above referred property.

Date: 05/04/2014


Pankaj Godambe

Advocate

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P. S. JAIN

M. S. JAIN

B.Com., LL.B.,
ADVOCATE

104, Adinath CHS Ltd. Kadwa Galli, off Netaji Subhash Road, Thane-1
Phone 25346452

TO WHOMSOEVER IT MAY CONCERN

Ref:- All that piece and parcel of land bearing Survey No.110, Hissa No. 9 (P), admeasuring 1150 sq. mtrs lying, being and situate at Village Temghar, Taluka- Bhivandi, District- Thane.

In the matter of above referred property on inspection of revenue record such as 7x12 extract and available mutation entries and various other documents provided to me by M/s Laabh Builders and Developers, I observe as follows-

- 1) At the relevant time one Shri Achyut Ramchandra Ghanvatkar was the owner of larger agricultural plot of land bearing Survey No. 110 Hissa No. 9 total admeasuring 1 acre 13 gunthas (herein after referred to as the Said Larger Property).
- 2) One Shri Shiva Govind Naik was kul/tenant in the said larger property. The said Shiva Govind Naik have initiated proceeding under section 32 G of the Bombay Tenancy & Agricultural Lands Act, 1948 (BT & AL Act) and thereby said kul/tenant was allowed and permitted to purchase the said larger property on payment of purchase price fixed by the concerned authority.
- 3) On payment of purchase price a Certificate of Purchase under section 32 M of BT & AL Act was issued in favour of said Shri Shiva Govind Naik. Mutation in respect of the same was recorded and accordingly the name of said Shiva Govind Naik was shown in the column of Holder in 7x12 extract. The original certificate is not available for inspection and hence in place of said certificate the developer has provided extract of record of said certificate issued by concerned authority.
- 4) The said Shiva Govind Naik was expired on 10/12/1993 leaving behind him five sons namely 1) Maruti, 2) Kundalik alias Pundlik 3) Laxman, 4) Bhau and 5) Pandurang and a married daughter Sakhubai Kashinath Mhatre as his legal heirs and successors and on his demise the name of afore said legal heirs recorded in the column of Holder in place of late Shiva Govind Naik.

- 5) On the basis of oral partition of the said larger property in between the legal heirs of late Shiva Govind Naik, the said larger property was partitioned and divided in between five sons of late Shiva Govind Naik. (Mutation Entry No. 2356).
- By virtue of said partition and the said larger property has been sub divided in five parts and thereby out of the said larger property a plot of land admeasuring 1150 sq. mtrs (H-0, R-11, P-5) came to the share Shri. Kundalik alias Pundlik Shiva Naik and accordingly separate 7x12 extract was issued in the name of said Kundalik Shiva Naik for above referred property.
- 6) By Development Agreement dated 28th October, 2013 duly registered at the office of Sub Registrar of Assurances, Bhivandi under document serial no. 5415/2013 the said Shri. Kundalik alias Pundlik Shiva Naik and his family has granted development rights of said property to M/s Laabh Builders and Developers, a Partnership Firm. The said development right is subject to permission under section 43 of BT & AL Act, 1949.
- 7) Vide order dated 23th January, 2014, SDO Bhivandi has issued permission under section 43 of the Bombay Tenancy & Agricultural Lands Act, 1949.
- 8) A public Notice has also been given in local news paper "Thane Vaibhav" dated 23/09/2013 inviting thereby objection if any of public at large regarding the title of the said Kundalik alias Pundalik Shiva Naik and grant of development rights of the said property, to which no any objection was received.
- 9) Therefore perusing the above referred documents it reveals that:
- i) Shri. Kundalik alias Pundlik Shiva Naik is the owner of above referred property and his title appears to be clear and marketable.
- ii) By virtue of registered Development Agreement dated 28/10/2013, subject to Non Agriculture use and other permission required under the law, the said M/s Laabh Builders and Developers is entitle to develop the said property.

Date: 05/04/2014

M. S. Jain



Advocate

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Laxman Naik.

M. S. JAIN

B.Sc., LL.B.,
ADVOCATE

104, Adinath CHS Ltd. Kadwa Galli, off Netaji Subhash Road, Thane-1
Phone 25346452

TO WHOMSOEVER IT MAY CONCERN

Ref:- All that piece and parcel of land bearing Survey No.110, Hissa No. 9 (P), admeasuring 1150 sq. mtrs lying, being and situate at Village Temghar, Taluka- Bhivandi, District- Thane.

In the matter of above referred property on inspection of revenue record such as 7x12 extract and available mutation entries and various other documents provided to me by M/s Laabh Builders and Developers, I observe as follows-

- 1) At the relevant time one Shri Achyut Ramchandra Ghanvatkar was the owner of larger agricultural plot of land bearing Survey No. 110 Hissa No. 9 total admeasuring 1 acre 13 gunthas (herein after referred to as the Said Larger Property).
- 2) One Shri Shiva Govind Naik was kul/tenant in the said larger property. The said Shiva Govind Naik have initiated proceeding under section 32 G of the Bombay Tenancy & Agricultural Lands Act, 1948 (BT & AL Act) and thereby said kul/tenant was allowed and permitted to purchase the said larger property on payment of purchase price fixed by the concerned authority.
- 3) On payment of purchase price a Certificate of Purchase under section 32 M of BT & AL Act was issued in favour of said Shri Shiva Govind Naik. Mutation in respect of the same was recorded and accordingly the name of said Shiva Govind Naik was shown in the column of Holder in 7x12 extract. The original certificate is not available for inspection and hence in place of said certificate the developer has provided extract of record of said certificate issued by concerned authority.
- 4) The said Shiva Govind Naik was expired on 10/12/1993 leaving behind him five sons namely 1) Maruti, 2) Kundlik, 3) Laxman, 4) Bhau and 5) Pandurang and a married daughter Sakhubai Kushinath Mhatre as his legal heirs and successors and on his demise the name of afore said legal heirs was recorded in the column of Holder in place of said late Shiva Govind Naik.

- 5) On the basis of oral partition of the said larger property in between the legal heirs of late Shiva Govind Naik, the said larger property was partitioned and divided in between five sons of late Shiva Govind Naik. (Mutation Entry No. 2356).

By virtue of said partition and the said larger property has been subdivided in five parts and thereby out of the said larger property a plot of land admeasuring 1150 sq. mtrs (H-0, R-11, P-5) came to the share Shri Laxman Shiva Naik and accordingly separate 7x12 extract was issued in the name of said Laxman Shiva Naik in respect of the above referred property.

- 6) By Development Agreement dated 28th October, 2013 duly registered at the office of Sub Registrar of Assurances, Bhivandi under document serial no. 5427/2013 the said Shri Laxman Shiva Naik and his family has granted the rights of development of the said property to M/s Laabh Builders and Developers, a Partnership Firm. The said development right is subject to permission under section 43 of BT & AL Act, 1949.

- 7) Vide order dated 23rd January, 2014, SDO Bhivandi has issued permission under section 43 of the Bombay Tenancy & Agricultural Lands Act, 1949.

- 8) A public Notice has also been given in local news paper Thane Vaibhav dated 23/09/2011 inviting thereby objection if any of public at large regarding the title of the said Laxman Shiva Naik and grant of development rights of the said property, to which no any objection has been received.

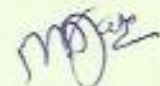
- 9) Therefore perusing the above referred documents it reveals that:

i) The Shri. Laxman Shiva Naik is owner of above referred property and his title appears to be clear and marketable.

ii) By virtue of registered Development Agreement dated 28/10/2013, subject to Non Agriculture use and other permission required under the law the said M/s Laabh Builders and Developers is entitle to develop the said property.

Date: 05/04/2014

M. S. Jain



Advocate