



Date : 08/10/2020

TITLE CLEARANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT, I have perused papers of Non -Agricultural land bearing 1] Survey No.62, Hissa No.1, Area admeasuring **132-80-00 R. Sq. mtrs.**, Assessment **Rs.1328-00 Ps.**, Out of this 1/3rd Share i.e. 44-2667 Gunthas, 2] Survey No. 62, Hissa No.2, Area admeasuring **0-63-9 H.R.**, P.K. **0-01-3 H. R.**, Assessment **Rs.9.18 Ps.** Out of this area admeasuring 0-32-60 H.R., 3] Survey No.62, Hissa No.3, Area admeasuring **0-02-0 H.R.**, P.K. **0-01-5 H. R.**, Assessment **Rs.0.02 Ps.** belonging to **M/S. RASHMI AMEYA DEVELOPERS HOUSING AND ESTATE REALTORS PVT. LTD.** through its Director **MR. DEVENDRA RAJNIKANT LADHANI** and 4] Survey No.63, Hissa No.2/1, Area admeasuring **164-40-00 R. Sq. mtrs.**, Assessment **Rs.1644-00 Ps.** belonging to **MR. DEVENDRA RAJNIKANT LADHANI**, lying, being and situated at Village **GOKHIVARE**, Taluka - Vasai, District - Palghar, within the area of Sub-Registrar at Vasai.

For the Purposed of this Report on Title :

- A. I have perused the photocopies of 7/12 extract and mutation entries in respect of the said property.
- B. I have assumed that:
 - i. All documents submitted to me as photocopies of originals conform to the originals and all such originals are authenticated and complete.
 - ii. All signature and seals on any documents submitted to me are genuine;
 - iii. There have been no amendments or charges to the documents examined by me; and

G.P.Pai

ADVOCATE

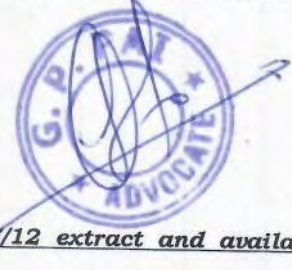


Reliable Prestige, 1st Floor,
Above IDBI Bank, Achole Road,
Nallasopara (East), Tal. Vasai,
Dist. Palghar, Pin - 401 209
gppaiassociates@gmail.com
Mo.No. 9823612613

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- iv. The legal capacity of all natural persons is as they purport it to be.

I HEREBY CERTIFY THAT, I have perused the said Document/
Mutation of the above said property, situated at Village : **GOKHIVARE**, Taluka
- Vasai, District - Palghar and Sub - Registrar at Vasai and in my opinion the
above said property is clear and marketable and free from all encumbrances
and doubts.



Note : This Title Report is subjected to mutilated records, 7/12 extract and available documents.



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SEARCH REPORT

THIS IS TO CERTIFY THAT, I have perused papers of Non -Agricultural land bearing 1] Survey No.62, Hissa No.1, Area admeasuring **132-80-00 R. Sq. mtrs.**, Assessment **Rs.1328-00 Ps.**, **Out of this 1/3rd Share i.e. 44-2667 Gunthas**, 2] Survey No. 62, Hissa No.2, Area admeasuring **0-63-9 H.R.**, P.K. **0-01-3 H. R.**, Assessment **Rs.9.18 Ps.** **Out of this area admeasuring 0-32-60 H.R.**, 3] Survey No.62, Hissa No.3, Area admeasuring **0-02-0 H.R.**, P.K. **0-01-5 H. R.**, Assessment **Rs.0.02 Ps.** belonging to **M/S. RASHMI AMEYA DEVELOPERS HOUSING AND ESTATE REALTORS PVT. LTD.** through its Director **MR. DEVENDRA RAJNIKANT LADHANI** and 4] Survey No.63, Hissa No.2/1, Area admeasuring **164-40-00 R. Sq. mtrs.**, Assessment **Rs.1644-00 Ps.** belonging to **MR. DEVENDRA RAJNIKANT LADHANI**, lying, being and situated at Village **GOKHIVARE**, Taluka - Vasai, District - Palghar, within the area of Sub-Registrar at Vasai.

I have taken Search from 1952 to 2020. The details of mutation entry year wise are given below.

1952 - Torn	1970 - Torn	1988 - Torn	2006 - Nil
1953 - Torn	1971 - Torn	1989 - Entry	2007 - Entry
1954 - Torn	1972 - Torn	1990 - Torn	2008 - Nil
1955 - Torn	1973 - Torn	1991 - Nil	2009 - Entry
1956 - Torn	1974 - Torn	1992 - Nil	2010 - Entry
1957 - Entry	1975 - Torn	1993 - Nil	2011 - Entry
1958 - Torn	1976 - Entry	1994 - Nil	2012 - Entry
1959 - Entry	1977 - Torn	1995 - Nil	2013 - Entry
1960 - Torn	1978 - Torn	1996 - Nil	2014 - Entry
1961 - Torn	1979 - Torn	1997 - Nil	2015 - Entry
1962 - Torn	1980 - Torn	1998 - Nil	2016 - Nil
1963 - Entry	1981 - Torn	1999 - Nil	2017 - Entry
1964 - Torn	1982 - Torn	2000 - Nil	2018 - Entry



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1965 - Torn	1983 - Torn	2001 - Nil	2019 - Entry
1966 - Torn	1984 - Torn	2002 - Nil	2020 - Entry
1967 - Entry	1985 - Torn	2003 - Entry	
1968 - Torn	1986 - Torn	2004 - Nil	
1969 - Torn	1987 - Entry	2005 - Nil	

- 1957 : As per Mutation Entry No.791, dated 01/03/1957, Ordinary Tenant : the aforesaid land was cultivated by Shri. Babu Hari Patil, therefore his name was inserted as ordinary tenant in the records of rights and also Shri. Manya Farsu Lop was not cultivated the said land, therefore his name was deleted as ordinary tenant from the records of rights. The entry is passed in respect of land bearing S.No.62/1.
- 1959 : As per Mutation Entry No.880, dated 24/12/1959, Pandurang Narayan Dhuri died intestate before 10/11 years leaving behind his legal heirs Rukminibai Pandurang Dhuri, her name was inserted in the records of rights. The said Mutation Entry has been passed in respect of Survey No.62/3.
- 1963 : As per Mutation Entry No.987, Dated 03/03/1963, as per the Taluka Order bearing no. 31, dated 15/01/1963, the order is passed to give the said land to Alex Sebestin Lopes owned by Narayan Dhuri & Others 7 and the consideration shall be given in 03 installments of Rs.1662/-. The said Mutation Entry has been passed in respect of Survey No.62/2 & 62/3.
- 1963 : As per Mutation Entry No.1029, dated 16/08/1963, Jambu Mingel Lop died intestate on 21/10/1955 leaving behind his legal heirs 1] Mingel Jyambu, 2] Dega Jyambu Lop, 3] Marselbai Girgol, 4] Fulubai Anton Lopes. Their names were inserted in the



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records of rights. The said Mutation Entry has been passed in respect of Survey No.62/2.

- 1967 : As per Mutation Entry No.1209, dated 24/05/1967, the aforesaid land was in the name of Mr. Anton Mingel Lop. As per his Statement the said land Transfer in the name of his Son Duming Anton Lop. His name is entered into 7/12 extract records and the changes are made accordingly. The entry is passed in respect of land bearing S.No.63/2/1.
- 1967 : As per Mutation Entry No.1227, dated 11/08/1967, as per the 32M Certificate no. 1512, dated 07/05/1966, the Tenant Shri. Babu Hari Patil had paid the full purchase charge amount of Rs.1444.88/- to the land owner Shri. Mukund Damodar Desai. Therefore the said charge amount has been deleted from the records of rights of the said land. The entry is passed in respect of land bearing S.No.62/1.
- 1987 : As per Mutation Entry No.1922, Dated 26/06/1987, Shri. Alex Sebestin Lopes died on 25/11/1983 before his death he had made a Will dated 03/10/1982. As per his Will he had given his share of the said property to 1] Mr. John Bosco Alex Lopes & 2] Mrs. Martha John Bosco Lopes. 1] Mr. John Bosco Alex Lopes & 2] Mrs. Martha John Bosco Lopes had made an application & Statement to entered their names on 7/12 extract as per Will dated 03/10/1982. The said Mutation Entry has been passed in respect of Survey No.62/2 & 62/3.
- 1989 : As per Mutation Entry No.2081, dated 25/04/1989, Dega Jambu Lop died intestate on 28/10/1987 leaving behind his legal heirs 1] Kitubai Digo Lopes, 2] Alan Digo Lopes, 3] Ansel Digo Lopes, 4] Antic Digo Lopes, 5] Ajay Digo Lopes and 6] Hejal Sebestin Pereira.



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Their names were inserted in the records of rights. The said Mutation Entry has been passed in respect of Survey No.62/2.

- 2003 : As per Mutation Entry No.2789, Dated 13/03/2003, Shri. Baburao Hari Patil died intestate on 01/03/2003 leaving behind his legal heirs 1] Kashinath Baburao Patil, 2] Ravindra Baburao Patil, 3] Laxmi Narayan Patil, 4] Manjula Nana Bhoir, 5] Chandravati Prabhakar Kini, 6] Jayabai Baburao Patil. Their names are recorded on the records of rights. The entry is passed in respect of land bearing S.No.62/1.
- 2003 : As per Mutation Entry No. 2808, Dated 02/08/2003, as per the Order issued by Civil Judge (J.D.) in R.C.S No. 171/95, at Exhibit No. 103, dated 14/09/2001, the name of MR. VAMAN HARI PATIL has been inserted for 1/3rd share of total land. The entry is passed in respect of land bearing S.No.62/1.
- 2007 : As per Mutation Entry No.3179, Dated 05/05/2007, as per the Order issued by The Civil Judge (J.D.) in R.C.S. No. 171/95, at Exhibit No. 103, dated 14/09/2001, the name of MR. DAMODAR HARI PATIL has been inserted for 1/3rd share of total land. The entry is passed in respect of land bearing S.No.62/1.
- 2007 : As per Mutation Entry No.3329, Dated 16/11/2007, Laxmi Narayan Patil died intestate on 03/07/1994 leaving behind her legal heirs 1] Ramakant Narayan Patil, 2] Vilas Narayan Patil, 3] Niran Narayan Patil, 4] Karuna Raju Khadtare, 5] Rajashree Narayan Patil. Their names are recorded on the records of rights. The entry is passed in respect of land bearing S.No.62/1.
- 2009 : As per Mutation Entry No.3580, Dated 13/05/2009, Entry of Lis Pendens : Shri. Ulhas Maryan Ghonsalves, R/o. Gokhivare has



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filed R.C.S. No. 403/2000 in the Court of Hon'ble Civil Judge Vasai. The proceeding of the said Suit yet pending, therefore Lis Pendens has been registered on 05/08/2008 in respect of the said land bearing Sr. No. 794. The entry is passed in respect of land bearing S.No.63/2/1.

2010 : As per Mutation Entry No.3678, Dated 06/02/2010, the name of Duming Anton Lop is recorded as occupant in the said Survey numbers has died on dated 11/05/2009 had during survival has by free will and consent has executed a Registered WILL on dated 22/08/2007. As per the said registered WILL has declared his legal heir as Sons - 1) Raymond Duming @ Dominic Lopes, 2) Nelson Duming @ Dominic Lopes, 3) Richard Duming @ Dominic Lopes, and daughter - 4) Aplonia Martin Lopes. As per the said registered Will Applicant Nelson Duming @ Dominic Lopes has applied to give effect of the said WILL and accordingly Mutation Entry no. 3585 was recorded. Therefore Notice to all legal heirs was issued and it came to the notice that the elder son of Duming Lop i.e. Walter @ Velin Dominic Lopes has expired on 14/01/2008 leaving behind following legal heirs are as follows: - 1) Shobhna Walter @ Velin Lopes - Daughter-in-law, 2) Roland Walter @ Velin Lopes - GrandSon, 3) Anna Duming Lopes - Wife are also the legal heirs of deceased but their name was not included in the WILL. That as Smt. Shobhna Walter @ Velin Lopes has within time limits has taken objection on the said Will therefore Takrar Register/Gokhivare-41/09 was enter in to and the case was referred to Tahsildar Vasai and after enquiring and hearing in its Mutation entry No. 3585 has ordered to record the name of the legal heirs of the deceased which are as follows: - 1) Raymond Duming @ Dominic Lopes - Son, 2) Nelson Duming @ Dominic Lopes Dominic Lopes - Son, 3) Richard Duming @ Dominic Lop



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Dominic Lopes is - Son, 4) Rajan Duming @ Dominic Lopes - Son, 5) Aplonia Martin Lopes, 6) Ana Duming Lopes, 7) Walter @ Valin Dominic Lopes - Son- died - through legal heirs Shobhana Walter @ Valin Lopes - Daughter-in-law, Roland Walter @ Valin Lopes-Grandson. The entry is made as per the Mutation Entry No. 3585 of village - Gokhivare of Takrar Registrar. The entry is passed in respect of land bearing S.No.63/2/1.

2010 : As per Mutation Entry No.3747, dated 24/06/2010, Shri. Damodar Hari Patil died intestate on 13/02/1997, leaving behind his legal heirs 1] Yashwant Damodar Patil (died) through legal heirs 1/1] Radhabai Yashwant Patil, 1/2] Sudhakar Yashwant Patil, 1/3] Kailas Yashwant Patil, 1/4] Kalpana Vinayak Malvi, 1/5] Ranjana Anil Mhatre, 2] Ramesh Damodar Patil, 3] Parvati Dattatreya Bhoir, 4] Sushila Kisan Patil, 5] Subhadra Chandrakant Patil. Their names are recorded on the records of rights. The entry is passed in respect of land bearing S.No.62/1.

2011 : As per Mutation Entry No.3901 dated 05/11/2011 recorded as the said land was subject to litigation pending before Civil Judge (J.D.) Vasai in R.C.S. No. 403/2000; as no further mutation should be recorded therefore Shri. Ulhas Maryan Ghonsalves has registered Lis Pendense before the Office of Registrar of Assurance Vasai - 2 bearing document no. 7942/07 and accordingly as per the said registered Lis Pendense Mutation Entry No. 3580 came to be recorded and in 7/12 Extract on the column of other rights the said entry of Lis Pendense was recorded. That Shri. Rymond Domnic Lopis and other 6 as per the provision of Maharashtra Land Revenue Code Section 247 has challenged the said Mutation entry and filed Revision Application before Sub-Divisional Office Bhiwandi and the said Applicatin was disposed by an Order dated 08/08/2011 which ordered that as per the Maharashtra Land



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Renevue Code 1966 section 149, 150 does not state about the entries of Lis Pendense in the other rights column of the 7/12 extract. Therefore if any dispute arises with respect to any rights then the person so affected shall obtain a suitable order of Status quo for Civil Court. Therefore Mutation Entry No. 3580 is hereby revoked. And thus as per the order, Mutation Entry 3580 was revoked and the entry in the other rights column of R.C.S. No. 403/2000 is deleted. Thus the same is recorded as per the Order of Sub-Divisional Officer Bhiwandi in RTS/Appeal No. 194/2011 dated 08/08/2011. The entry is passed in respect of land bearing S.No. 63/2/1.

2011 : As per Mutation Entry No.3913, dated 16/12/2011, the said land was registered in the name of former resident Baburao Hari Patil. Baburao Hari Patil died intestate on 01/03/2003, leaving behind his legal heirs 1] Kashinath Baburao Patil, 2] Ravindra Baburao Patil, 3] Laxmi Narayan Patil, 4] Manjula Nana Bhoir, 5] Chandravati Prabhakar Kini, 6] Jayabai Baburao Patil. Their names are recorded on the records of rights. However, the children of deceased Baburao Hari Patil, namely 1] Jagdish Baburao Patil, 2] Vandana Baburao Patil did not file their names in the records of rights, as the application was made for filing name on it. Since both the remaining heirs of Baburao Hari Patil had filed their names on the records of rights. The entry is made as per the Application and Statement, Panchanama, letter of The Hon'ble Tahsildar Vasai bearing No.मशा/हक्कनॉद/कावि 1457, दि. 04/11/2010. The entry is passed in respect of land bearing S.No.62/1.

2012 : By a registered Deed of Conveyance dated 29/02/2012, **MR. DEVENDRA RAJNIKANT LADHANI** has purchased the share of owners - 1] **RAYMOND DUMING @ DOMINIC LOPES**, 2] **NELSON DUMING @ DOMINIC LOPES**, 3] **RICHARD DUMING @**



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DOMINIC LOPES, 4] RAJAN DUMING @ DOMINIC LOPES] 5] APOLONIA MARTIN LOPES, 6] ANNA @ ANIBAI DUMING @ DOMINIC LOPES, out of the aforesaid lands, which is registered in the office of Sub-Registrar Vasai-III, bearing Sr.No.2506/2012, on 29/02/2012. The entry is passed in respect of land bearing S.No. 63/2/1.

2013 : As per Mutation Entry No.4070, dated 07/02/2013, as per order issued by The Hon'ble Competent Authority and Deputy Collector (Land Acquisition) Surya Project Dahanu's order No. Land Acquisition/BN/166, dated 03/05/2011 (भूसंपादन/वाणि/166, दि.03/05/2011), the entry of "for Western Dedicate Freight Corridor Acquired" has been made in the other rights column of the said land and other survey and hissa numbers mentioned in the said mutation entry. The entry is passed in respect of land bearing S.No.62/1, 62/2, 62/3 & 63/2/1.

2013 : As per Mutation Entry No. 4086, dated 23/05/2013, as per the land acquisition proposal no. 353/2008, Order dated 23/05/2013 the mentioned survey numbers plots of lands have been acquired for Western Dedicate Freight Corridor. Accordingly The Hon'ble Competent Authority and Deputy Collector (Land Acquisition) Surya Project Dahanu's order No. Land Acquisition/BN/166, dated 03/05/2011 (भूसंपादन/वाणि/166, दि.03/05/2011), the note has been taken in Mutation Entry No. 4070 and in the affected survey numbers 7/12 extract's other columns rights "for Western Dedicate Freight Corridor acquired" note has been made. The said affected plots of lands, in respect of Land Acquisition, the combined survey made and as per the proposal of Hon'ble Sub-Inspector Vasai, the survey numbers and hissa numbers lands mentioned in annexure-A as affected lands hence only in that plots of land's 7/12 extract's other rights column "for Western Dedicate Freight Corridor Acquired"



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note has been kept and from the other survey numbers and hissa numbers plots of lands other rights column's deletion of acquisition note, as per Order Letter dated 20/05/2013 of The Hon'ble Competent Authority and Deputy Collector (Land Acquisition) Surya Project Dahanu the below mentioned plots of lands other rights column's acquisition note has been kept. As per Hon'ble Sub-District Collector (Land Acquisition) Surya Project Dahanu's D.No./Land Acquisition/BN/502/12-13, dt.20/05/2013 the entry has been made. The entry is passed in respect of land bearing S.No.62/1, 62/2, 62/3 & 63/2/1.

- 2013 : As per Mutation Entry No.4122, dated 08/08/2013, Kitubai Digo Lopes died intestate on 02/06/1995 leaving behind her legal heirs 1) Antic Digo Lopes, 2) Ansel Digo Lopes, 3) Ajay Digo Lopes, 4) Hejal Sebestin Pereira, 5) Alan Digo Lopes – died through legal heirs 5/1) Malini Alan Lopes, 5/2) Denzil Alan Lopes, 5/3) Derik Alan Lopes. Their names were inserted in the records of rights. The said Mutation Entry has been passed in respect of Survey No.62/2.
- 2014 : By a registered Deed of Conveyance dated 23/12/2014, **MR. DEVENDRA RAJNIKANT LADHANI** has purchased the share of owners - 1) **SMT. SHOBHANA WALTER @ VALIN LOPES & 2) SHRI. ROLAND WALTER @ VALIN LOPES** out of the aforesaid lands, which is registered in the office of Sub-Registrar Vasai-IV, bearing Sr.No.6476/2014, on 23/12/2014. The entry is passed in respect of land bearing S.No.63/2/1.
- 2015 : As per Mutation Entry No.4306, dated 02/05/2015 the aforesaid land is subject to provision of section 43 of Bombay Tenancy Act. 10 yeas are passed for admitting right of tenant. The land owner Johnbosco Alex Lopes have paid 40 times nazarana amount of assessment i.e. Rs.368/- on 28/04/2015 to the Government. As



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per Circular of Maharashtra Government bearing No. दि.एन.सी./04/2013 प्र. क्र/196/ज-1, दि.11/02/14 and Taluka Order bearing No. क्र/कुळबहिवाट/विप/2014, दि. 06/11/2014 the entry of section 43 ("Restricted Tenure") of Bombay Tenancy Act has been deleted from the 7/12 extract of the said land. The said Mutation Entry has been passed in respect of Survey No.62/2.

- 2015 : As per Mutation Entry No.4339, dated 04/08/2015, as per the publication made by Indian Government in GR dt.26/05/2015 and Notification published by Railway Ministry bearing Notification no. क्र.आ.1399 (अ), दि.25/05/2015 the said land is acquired for Western Dedicate Freight Corridor. Accordingly as per the order issued by The Hon'ble Competent Authority and Deputy Collector (Land Acquisition) Surya Project Dahanu's bearing order no. मूसंपादन/वाणि/957, दि.26/06/2015, the entry of acquisition is made in the other rights column of the 7/12 extract to survey numbers which are mentioned in the said mutation entry. The said Mutation Entry is passed in respect of S. No.63/2/1.
- 2015 : As per Mutation Entry No.4371, dated 21/10/2015, as per the order issued by The Hon'ble Competent Authority and Sub-Divisional Officer bearing order no. क्र./खोडी/टे-मूस/डीएफसीसी/कावि-85, दि. 19/10/2015 also final order issued by Deputy Collector (Land Acquisition) Surya Project Dahanu dt.19/03/2013 bearing order No. मूसंपादन/वाणि/286/2013-14, the entry of Acquisition recoded in other right column is deleted and entry of "Bhartiya Railway" has been recorded as a possession holder for the area acquired for "Bhartiya Railway" on the 7/12 extract. The entry is passed in respect of land bearing S.No.63/2/1.
- 2015 : As per Mutation Entry No.4379, dated 22/12/2015, N. A. permission is granted for residential and commercial purpose in



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respect of the said land by the Collector Officer Thane vide their order No. Mahasul/K-1/T-9/NAP/Gokhivare-Vasai/SR-174 /2011, dt.04/04/2012 in respect of area and subject to terms and conditions No. 1 to 26 more particularly described in the said order. The entry is passed in respect of land bearing S.No.62/1 & 63/2/1 .

- 2017 : As per Mutation Entry No.4466, dated 22/07/2017, Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.21/07/2017 and by reference to order stated in the circular with Government क्र. रा.भू.अ/प्र.क्र.180/ल-1, दि.07/05/2016 correction in Computerized 7/12 extract are done & noted. The entry is passed in respect of land bearing S.No.62/1& 62/2.
- 2018 : As per Mutation Entry No.4462, dated 19/09/2018, Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.07/07/2017 and by reference to order stated in the circular with Government क्र. रा.भू.अ/प्र.क्र.180/ल-1, दि.07/05/2016 correction in Computerized 7/12 extract are done & noted. The said Mutation Entry has been passed in respect of Survey No.63/2/1.
- 2018 : As per Mutation Entry No.4545, dated 01/12/2018, Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.26/09/2018 and by reference to order stated in the circular with Government क्र.रा.भू.अ/प्र.क्र.180/ल-1, दि.07/05/2016 correction in Computerized 7/12 extract are done & noted. The entry is passed in respect of land bearing S.No.62/1, 62/2 & 62/3.
- 2019 : As per Mutation Entry No.4648, dated 13/03/2019, as per the order issued by The Hon'ble Competent Authority and Sub-Divisional Officer, Western Dedicate Freight Corridor in part 1 & 2 in the year 2012-2013 and proposal No.109/2015 in year 2015-2016 the land Acquired in hereby declared and according received



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letter क्र./खीडी/टे-2/डीएफसीसी/कावि-121, दि.15/03/2018 व क्र./खीडी/टे-2 /डीएफसीसी/कावि-345, दि.14/12/2018 व क्र./खीडी/टे-2/ डीएफसीसी/कावि-76, दि.1/03/2019 is issued by The Hon'ble Competent Authority and Sub-Divisional Officer, Western Dedicate Freight Corridor and accordingly the entry of Acquisition recorded in other right column is deleted and entry of "Bhartiya Railway" has been recorded as a possession holder for the area acquired for "Bhartiya Railway" on the 7/12 extract. The said Mutation Entry has been passed in respect of Survey No.63/2/1.

2019 : As per Mutation Entry No.4674, dated 27/05/2019, by a registered Deed of Conveyance dated 18/09/2012, **M/S. RASHMI AMEYA DEVELOPERS HOUSING AND ESTATE REALTORS PVT. LTD.** through its Director **MR. DEVENDRA RAJNIKANT LADHANI** has purchased undivided share out of admeasuring 44.26 Gunthas of land bearing S.No.62/1 total area admeasuring 1-32-8 H.R. from the land Owner - 1] Waman Hari Patil, 2] Kishor Waman Patil, 3] Pradeep Waman Patil, 4] Yashoda Eknath Patil, 5] Nalini Waman Patil, which is registered in the office of Sub-Registrar Vasai-II, bearing Sr.No.9173/2012, dt.18/09/2012. The entry is passed in respect of land bearing S.No.62/1.

2019 : As per Mutation Entry No.4715, dated 22/08/2019, by a registered Deed of Conveyance dated 27/06/2019, **National Highspeed Railway Corporation Ltd. through Deputy Chief Manager Authorized Representative Mr. Anup Shukla** has purchased area admeasuring 11.8000 R. Sq. Mtrs. out of owner share of land area admeasuring 44.26 Gunthas and the total area admeasuring 1-32-8 H.R. of land bearing S.No.62/1 from the land Owner - **M/S. RASHMI AMEYA DEVELOPERS HOUSING AND ESTATE REALTORS PVT. LTD.** through its Director **MR. DEVENDRA RAJNIKANT LADHANI**, which is registered in the office of Sub-



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Registrar Vasai-II, bearing Sr.No.9173/2012, dt.18/09/2012. The entry is passed in respect of land bearing S.No.62/1.

2020 : By a registered Development Agreement, dated 30/09/2020 entered into between 1] **MR. DEVENDRA RAJNIKANT LADHANI**, as the "THE PARTY OF THE ONE PART", 2] **MR. ANIL RAMCHANDRA GUPTA**, as the "THE PARTY OF THE SECOND PART", 3] **M/S. SAI RYDAM REALTORS PRIVATE LIMITED**, as the "THE PARTY OF THE THIRD PART", 4] **M/S. RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED**, as the "THE PARTY OF THE FOURTH PART" and **M/S. SHANTEE REALTY & LIFE SPACE** through its partners 1] **MR. RAAZ ABDUL SAMAD PATHAN**, & 2] **MR. AYAZ MOHAMMAD ABDUL SAMAD PATHAN** as the "THE PARTY OF THE FIFTH PART". The Party of the First Part, Second Part, Third Part & Fourth Part have transfer and assign their development rights in favour of the Party of the Fifth Part in respect of the said Residential with shophline **LWC Building No. 1, Wing "A", having Stilt + 9 upper Floors in Sector II (Other), area admeasuring 2072.82 sq. mtrs., Built - up area** (including balcony & staircase, sit-out, flower bed, cupboard, patio and other area) to be constructed on land bearing **Survey No.62, Hissa No. 2/Pt., 3, Survey No.63 Hissa No. 2/1, AND Residential with shophline LWC Building No. 1, Wing "B", having Stilt + 9 upper Floors in Sector II (Other), area admeasuring 1911.32 sq. mtrs., Built - up area** (including balcony & staircase, sit-out, flower bed, cupboard, patio and other area) to be constructed on land bearing **Survey No.62, Hissa No.1 & 2/Pt., collectively lying and situated at Village : Gokhiware, Taluka Vasai, District : Palghar and within the jurisdiction of Vasai Virar City Municipal Corporation, which is registered in the office of Sub-Registrar Vasai No.III bearing Serial No.9209/2020 dated 30/09/2020**



Date : 08/10/2020

2020 : By a registered Power of Attorney dated 30/09/2020 1] **MR. DEVENDRA RAJNIKANT LADHANI**, 2] **MR. ANIL RAMCHANDRA GUPTA**, 3] **M/S. SAI RYDAM REALTORS PRIVATE LIMITED**, 4] **M/S. RASHMI AMEYA DEVELOPERS HOUSING & ESTATE REALTORS PRIVATE LIMITED** have executed a Power of Attorney in accordance with the said Development Agreement dated 30/09/2020 in favour of **M/S. SHANTEE REALTY & LIFE SPACE** through its partners 1] **MR. RAAZ ABDUL SAMAD PATHAN**, & 2] **MR. AYAZ MOHAMMAD ABDUL SAMAD PATHAN**, which is registered in the Office of Sub -Registrar Vasai-III bearing **Serial No.9210/2020 dt.30/09/20**

I HEREBY CERTIFY THAT, I have perused the said Documents/Mutation of the above said property, situated at Village : **GOKHIVARE**, Taluka : Vasai, District : Palghar and Sub - Registrar at Vasai and in my opinion the above said property is marketable and free from all encumbrances and doubts.



Note : This Search Report is subjected to mutilated records, 7/12 extract and available documents.