

(O) 2804 5171.

R. J. MISHRA

M.A, L.L.B

ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA

OFFICE : 108, Bhaidaya Nagar, B – Bldg., Near Gopi Mahal Hotel, Navghar
Rd, Bhayandar (E), Dist. – Thane - 401105.

Date: 11/01/2022.

To

MahaRERA

TITLE INVESTIGATION REPORT

Sub: All that piece and parcel of Non-Agricultural Land bearing Survey No. 4/2/4/4/4/5/4/6 (Old Survey No. 4/Paiki, 4/Paiki, 4/Paiki, 4/Paiki); area admeasuring about 3820.00 Sq. Mtrs., equivalent to 00-38-20 (H-R-P), Assessment Rs. 8.24/-; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane (hereinafter referred as "the said land").

A) I have investigated the title of the said land on the request of M/S. V. P. M. JAIRAJ DEVELOPERS through its Partners 1) SHRI ASHIT RAJNIKANT SHAH, 2) SHRI KAUSHIK KIRITKUMAR SHAH and following documents i.e.:-

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1) Description of the Property:-

All that Piece and Parcel of Non-Agricultural Land bearing Survey No. 4/2/4/4/4/5/4/6 (Old Survey No. 4/Paiki, 4/Paiki, 4/Paiki, 4/Paiki); area admeasuring about 3820.00 Sq. Mtrs., equivalent to 00-38-20 (H-R-P), Assessment Rs. 8.24/-; situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane.

2) The documents of allotment of land:

- i) Copy of Development Agreement Serial No. 4459/2014
- ii) Copy of Power of Attorney Serial No. 4460/2014
- iii) Copy of Development Agreement Serial No. 3912/2015
- iv) Copy of Power of Attorney Serial No. 3913/2015

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3) Digital 7/12 extract issued by Talathi Temghar dated 05/08/2021 and Mutation Entry Nos. 661, 662, 849, 879, 907, 1506, 1765, 1766, 1907, 2717, 2974, 3000, 4089, 4504, 4936, 5367, 5896 and 5918.

4) Search Report dated 13/02/2020 for 30 years from 1990 till 2020 of Advocate and Search Report dated 05/08/2021 for 3 years from 2019 till 05/08/2021 vide Receipt No. 9174 of Advocate SMT. ARCHANA KHANDU THAKARE.

B) On Perusal of the above mentioned documents and all other relevant documents relating to title of the all that Piece and Parcel of Non-Agricultural Land bearing Survey No. 4/2/4/4/4/5/4/6 (Old Survey No. 4/Paiki, 4/Paiki, 4/Paiki, 4/Paiki); area admeasuring about 3820.00 Sq. Mtrs., equivalent to 00-38-20 (H-R-P), Assessment Rs.8.24/-; situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; out of the above said land area admeasuring about 500.00 Sq. Mtrs., equivalent to

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0-05-00 (H-R-P) belonging to SHRI VITHU GAJANAN CHOUDHARI and area admeasuring about 530.00 Sq. Mtrs., equivalent to 0-05-30 (H-R-P) belonging to 1) SMT. MANJULABAI VALKU CHOUDHARI, 2) SHRI BHARAT VALKU CHOUDHARI, 3) SMT. RATNA SUDAM CHOUDHARI, 4) SHRI SHATRUGHAN VALKU CHOUDHARI, 5) SHRI PRALHAD VALKU CHOUDHARI and 6) SHRI PANDHARINATH VALKU CHOUDHARI and area admeasuring about 820.00 Sq. Mtrs., equivalent to 0-08-20 (H-R-P) belonging to SMT. VANITA PRALHAD JADHAV and area admeasuring about 1970.00 Sq. Mtrs., equivalent to 00-19-70 (H-R-P) belonging to 1) SMT. JANABAI TRIMBAK MHATRE, 2) SMT. MANGLABAI SHIVNATH CHAUDHARI, 3) SHRI KISHOR SHIVNATH CHAUDHARI, 4) SMT. SADHANA JAGANNATH CHAUDHARI, 5) SMT. KAVITA SHRAVAN MHATRE, 6) SMT. SARAS DEEPAK PATIL, 7) SMT. KAMAL PRAKASH MALI, 8) SMT. HAUSA SHIVNATH CHAUDHARI, 9) SMT. NANDA MANIK PATIL, 10) SHRI PRADEEP SHIVNATH CHAUDHARI, 11) SMT. SAVITRIBAI DAYARAM CHAUDHARI, 12) SMT. KANTABAI KESHAV BHOIR.

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By virtue of Registered Development Agreement bearing Registration Serial No. 4459/2014, duly executed and registered on dated 29/05/2014; duly registered with Sub-Registrar of Assurances, Bhiwandi-1; The Land Owners 1) SHRI APPA BUDHYA CHOUDHARI, 2) SHRI VITHU alias VITTHAL GAJANAN CHOUDHARI, 3) SMT. MANJULABAI VALKU CHOUDHARI, 4) SHRI BHARAT VALKU CHOUDHARI, 5) SMT. RAINA SUDAM CHOUDHARI, 6) SHRI SHATRUGHAN VALKU CHOUDHARI, 7) SHRI PRALHAD VALKU CHOUDHARI and 8) SHRI PANDHARINATH VALKU CHOUDHARI herein had transfer their development rights in respect the said land bearing Survey No. 4, Hissa No. Paiki, Survey No. 4, Hissa No. Paiki, Survey No. 4, Hissa No. Paiki, Survey No. 4, Hissa No. Paiki; area admeasuring about 1850.00 Sq. Mtrs.; situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District & Taluka Bhiwandi, and Registration District & District Thane; in favour of M/S. V. P. M. JAIRAJ DEVELOPERS Through Its Partners 1) SHRI VIJAY MOHANLAL SHAH, 2) SHRI ASHIT RAJNIKANT SHAH.

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In pursuant to the above said Development Agreement the Land Owners 1) SHRI APPA BUDHYA CHOUDHARI, 2) SHRI VITHU alias VIITHAL GAJANAN CHOUDHARI, 3) SMT. MANJULABAI VALKU CHOUDHARI, 4) SHRI BHARAT VALKU CHOUDHARI, 5) SMT. RATNA SUDAM CHOUDHARI, 6) SHRI SHATRUGHAN VALKU CHOUDHARI, 7) SHRI PRALHAD VALKU CHOUDHARI and 8) SHRI PANDHARINATH VALKU CHOUDHARI have granted registered Power of Attorney, bearing Registration Serial No. 4460/2014, duly executed and registered on 29/05/2014, in favour of the Developer M/S. V. P. M. JAIRAJ DEVELOPERS, through its Partners 1) SHRI VIJAY MOHANLAL SHAH, 2) SHRI ASHIT RAJNIKANT SHAH thereby allowing and permitting them to develop the said land.

By virtue of Mutation Entry No. 5896, dated 06/11/2020 and by Virtue of Registered Development Agreement bearing Registration Serial No. 3912/2015, duly executed and registered on dated 24/06/2015; duly registered with Sub-Registrar of Assurances, Bhiwandi-1; 1) SMT. JANABAI TRIMBAK MHATRE, 2) SMT. MANGLABAI SHIVNATH CHAUDHARI, 3) SHRI KISHOR SHIVNATH CHAUDHARI,

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4) SMT. SADHANA JAGANNATH CHAUDHARI, 5) SMT. KAVITA SHRAVAN MHATRE, 6) SMT. SARAS DEEPAK PATIL, 7) SMT. KAMAL PRAKASH MALI, 8) SMT. HAUSA SHIVNATH CHAUDHARI, 9) SMT. NANDA MANIK PATIL, 10) SHRI PRADEEP SHIVNATH CHAUDHARI, 11) SMT. SAVITRIBAI DAYARAM CHAUDHARI, 12) SMT. KANTABAI KESHAV BHOIR herein had transfer their development rights in respect the said land bearing Survey No. 4, Hissa No. Paiki, Survey No. 4, Hissa No. Paiki, Survey No. 4, Hissa No. Paiki, Survey No. 4, Hissa No. Paiki; area admeasuring about 1970.00 Sq. Mtrs.; situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District & Taluka Bhiwandi, and Registration District & District Thane; in favour of M/S. V. P. M. JAIRAJ DEVELOPERS, through its Partners 1) SHRI VIJAY MOHANLAL SHAH, 2) SHRI ASHIT RAJNIKANT SHAH.

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In pursuant to the above said Development Agreement the Land Owners 1) SMT. JANABAI TRIMBAK MHATRE, 2) SMT. MANGLABAI SHIVNATH CHAUDHARI, 3) SHRI KISHOR SHIVNATH CHAUDHARI, 4) SMT. SADHANA JAGANNATH CHAUDHARI, 5) SMT. KAVITA SHRAVAN MHATRE, 6) SMT. SARAS DEEPAK PATIL, 7) SMT. KAMAL PRAKASH MALI, 8) SMT. HAUSA SHIVNATH CHAUDHARI, 9) SMT. NANDA MANIK PATIL, 10) SHRI PRADEEP SHIVNATH CHAUDHARI, 11) SMT. SAVITRIBAI DAYARAM CHAUDHARI, 12) SMT. KANTABAI KESHAV BHOIR have granted registered Power of Attorney, bearing Registration Serial No. 3913/2015, duly executed and registered on 24/06/2015, in favour of the Developer M/S. V. P. M. JAIRAJ DEVELOPERS, through its Partners 1) SHRI VIJAY MOHANLAL SHAH, 2) SHRI ASHIT RAJNIKANT SHAH thereby allowing and permitting them to develop the said land.

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And above mentioned both Development Agreement along with both Power of Attorney are still existing and in force and all the Development Rights belongs to M/S. V. P. M. JAIRAJ DEVELOPERS, through its Partners 1) SHRI VIJAY MOHANLAL SHAH, 2) SHRI ASHIT RAJNIKANT SHAH.

And by and under a Retirement cum Admission Deed dated 01st April, 2017 the said SHRI VIJAY MOHANLAL SHAH, retired from the Partnership firm M/S. V. P. M. JAIRAJ DEVELOPERS and one SHRI KAUSHIK KIRITKUMAR SHAH, has admitted as New Partner in the said Partnership firm.

And in my opinion, the title if the said land is clear, marketable and beyond reasonable doubts and free from all encumbrance.

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Owners of the Land:-

1. SHRI VITHU GAJANAN CHOUDHARI of the land bearing Survey No. 4/2/4/4/4/5/4/6; area admeasuring about 500.00 Sq. Mtrs., equivalent to 0-05-00 (H-R-P).
2. SMT. MANJULABAI VALKU CHAUDHARY, SHRI BHARAT VALKU CHOUDHARI, SMT. RATNA SUDAM CHOUDHARI, SHRI SHATRUGHAN VALKU CHOUDHARI, SHRI PRALHAD VALKU CHOUDHARI AND SHRI PANDHARINATH VALKU CHOUDHARI of the land bearing Survey No. 4/2/4/4/4/5/4/6; area admeasuring about 530.00 Sq. Mtrs., equivalent to 0-05-30 (H-R-P).
3. SMT. VANITA PRALHAD JADHAV of the land bearing Survey No. 4/2/4/4/4/5/4/6; area admeasuring about 820.00 Sq. Mtrs., equivalent to 0-08-20 (H-R-P).

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4. SHRI DAYARAM SHANKAR CHOUDHARI, SMT. JANABAI TRIMBAK MHATRE, SMT. MANGALABAI SHIVNATH CHOUDHARI, SHRI KISHOR SHIVNATH CHOUDHARI, SMT. SADHANA JAGANNATH MADHVI, SMT. KAVITA SHRAVAN MHATRE, SHRI SARAS DIPAK PATIL, SMT KAMAL PRAKASH MALI, SMT. HAUSA SHIVNATH CHOUDHARI, SMT. NANDA MANIK PATIL AND SHRI PRADIP SHIVNATH CHOUDHARI of the land bearing Survey No. 4/2/4/4/4/5/4/6; area admeasuring about 1970.00 Sq. Mtrs., equivalent to 0-19-70 (H-R-P).

The report reflecting the flow of the title of the Developer M/S. V. P. M. JAIRAJ DEVELOPERS through its Partners 1) SHRI ASHIT RAJNIKANT SHAH, 2) SHRI KAUSHIK KIRITKUMAR SHAH on the said land is enclosed herewith as annexure.

Encl.: Annexure.

Date: 11/01/2022


R. J. MISHRA
Advocate High Court,
108 - 108, Bhaidaya Nagar,
Navghar Rd., Bhayandar (E)

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Format- A

(Circular No.:-28/2021)

FLOW OF THE TITLE OF THE SAID LAND

All that piece and parcel of Non-Agricultural Land bearing Survey No. 4/2/4/4/4/5/4/6 (Old Survey No. 4/Paiki, 4/Paiki, 4/Paiki, 4/Paiki); area admeasuring about 3820.00 Sq. Mtrs., equivalent to 00-38-20 (H-R-P), Assessment Rs. 8.24/-; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane.

By virtue of Mutation Entry No. 661, dated 20/03/1960 and by virtue of Sale dated 11/02/1960; SHRI RAMCHANDRA VASUDEV GHANVATKAR has sold and transferred All That Piece And Parcel of Land bearing Survey No. 4/Paiki, Survey No. 3, Hissa No. 1/Paiki, Survey No. 9, Hissa No. 6/Paiki; Situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; for a sum of Rs. 200/- (Rupees Two Hundred Only) in favour of SHRI BUDHYA VITHU CHOUDHARI.

By virtue of Mutation Entry No. 662, dated 20/03/1960 and by virtue of Sale Deed, dated 11/02/1960; SHRI RAMCHANDRA VASUDEV GHANVATKAR has sold and transferred All That Piece And Parcel of Land bearing Survey No. 4/Paiki, Survey No. 3, Hissa No. 1/Paiki, Survey No.9, Hissa No. 6/Paiki; Situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; the said land for a sum of Rs. 200/- (Rupees Two Hundred Only) in favour of SHRI SHANKAR VITHU CHOUDHARI.

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*Ref.**Date: -*

By virtue of Mutation Entry No. 662, dated 20/03/1960 and by virtue of Sale Deed, dated 11/02/1960; SHRI RAMCHANDRA VASUDEV GHANVATKAR has sold and transferred All That Piece And Parcel of Land bearing Survey No. 4/Paiki, Survey No. 3, Hissa No. 1/Paiki, Survey No.9, Hissa No. 6/Paiki; Situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; the said land for a sum of Rs. 200/- (Rupees Two Hundred Only) in favour of SHRI SHANKAR VITHU CHOUDHARI.

By virtue of Mutation Entry No. 849, dated 14/09/1963 and by virtue of Law of Inheritance LATE SHRI SHANKAR VITHU CHOUDHARI has died intestate on dated 07/08/1963 and therefore the said land has been transferred in the name of his Legal Heirs 1) SMT. PARVATI AA. SHANKAR CHOUDHARI (WIFE), 2) SHRI ARJUN SHANKAR CHOUDHARI (SON), 3) SHRI SUKRYA SHANKAR CHOUDHARI (SON), 4) SHRI SHIVNATH SHANKAR CHOUDHARI (SON), 5) KUMAR DAYARAM SHANKAR CHOUDHARI (MINOR SON), 6) KUMARI JANABAI SHANKAR CHOUDHARI (MINOR DAUGHTER). And the Legal Heirs No. 2 and 3 are insane and the Legal Heirs No.5 and 6 are minor through their Natural Guardian Mother SMT. PARVATI SHANKAR CHOUDHARI.

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By virtue of Mutation Entry No. 879, dated 21/12/1964 and by virtue of Law of Inheritance LATE SHRI BUDHYA VITHU CHOUDHARI has died intestate 5/6 Months Ago and therefore the said land has been transferred in the name of his Legal Heirs 1) SMT. KASHIBAI BUDHYA CHOUDHARI (WIFE), 2) SHRI APPA BUDHYA CHOUDHARI (SON), 3) SHRI VALKYA BUDHYA CHOUDHARI (SON), 4) SMT. NAGI AA. DATTU (MARRIED DAUGHTER), 5) SMT. TARABAI BHASKAR (MARRIED DAUGHTER), and son of deceased Son 6) KUMAR VITHU GAJANAN (GRAND SON) Through His Natural Guardian Mother SMT. ANANDI AA. GAJANAN.

By virtue of Mutation Entry No. 1506, dated 09/03/1984 and by virtue of Taluka Order No. RTS/WS/1317A, dated 14/12/1983 and by virtue of declaration and by virtue of oral partition dated 1970 the said Land is in possession SHRI VALKYA BUDHYA CHAUDHARI and SHRI VITHU GAJANAN CHAUDHARI hence as per the declaration by the co-owners 1) SHRI APPA BUDHYA CHOUDHARI, 2) SMT. KASHIBAI BUDHYA CHOUDHARI, 3) SMT. NAGI AA. DATTU and 4) SMT. TARABAI BHASKAR have divided and transferred the said land as per Kabja Vahivat along with other lands as under;