25 The said Velji Gosar Savla died leaving a Will dated 27th October 2003 registered under No BVP-1/4468 of 2003 with the Sub-Registrar at Bhiwandi whereby he bequeathed his undivided half (50%) share in the said Plot B4 and the said Plot C to Machhaben Kantilal Shah.

26 By a Deed of Conveyance dated 7th July 2011 registered under no BVD-1/5273 of 2011 with the Sub-Registrar at Bhiwandi-1, the said Machaben Kantilal Shah sold conveyed and transferred unto the said Promoters her undivided half (50%) share in the said Plot B3 the said Plot B4 and the said Plot C.

27 From the Mutation Entry no 2824 dated 7th November 1986 it appears that Gangaram Ganu Gharat was seized possessed and absolutely entitled to the plot of land situate at Station Road Bhiwandi in the revenue village of Kamatghar taluka and registration sub-district of Bhiwandi District Thane within the limits of Bhiwandi Nizampur Nagarpalika Parishad bearing S 125 H no 10(p) admeasuring about 2,930 sq mts (**Plot` D'**).

28 From the Mutation Entry no 3108 dated 8th May 1990 it appears that by a Deed of Conveyance dated 26th September 1989 the said Gangaram Ganu Gharat sold conveyed and transferred unto Venubai Dattatrya Patil the said Plot D.

29 From the Mutation Entry no 3147 dated 12th October 1990 it appears that by a Deed of Conveyance dated 20th July 1990 the said Venubai Dattatrya Patil sold conveyed and transferred unto Sitaram Ramdas Mhatre the said Plot D.

30 From the Mutation Entry no 3754 dated 14th July 1995 it appears that by a Deed of Conveyance dated 23rd June 1995 the said Sitaram Ramdas Mhatre sold conveyed and transferred unto Bhagwanji Khetshi Gada the said Plot D.

31 By a Deed of Conveyance dated 7th July 2011 registered under No BVD-1/5272 of 2011 with the Sub-Registrar at Bhiwandi the said Bhagwanji Khetsi Gada/Shah sold conveyed and transferred unto the said Promoters his undivided half (50%) share in the said Plot B3 and the said Plot D.

6 By a Deed of Conveyance dated 17th October 1989 registered under No 919 of 1989 with the Sub-Registrar at Bhiwandi, the said (1) Mehrunissa Mahommad Yusuf Momin and (2) Mahommad Sad Mahommad Yusuf Momin sold conveyed and transferred unto Jayantilal Khetshi Shah the Sub divided Plot No 10 admeasuring 1,680.80 sq mts forming a part of the said Plot A (`**Plot A3**').

7 By a Deed of Conveyance dated 10th December 2010 registered under No BVD-1/8471 of 2010 with the Sub-Registrar at Bhiwandi-1, the said Rajesh Jayantilal Gada sold conveyed and transferred unto Balaji Developers (`**Promoters**') the said Plot A1.

8 By a Deed of Conveyance dated 10th December 2010 registered under No BVD-1/8472 of 2010 with the Sub-Registrar at Bhiwandi-1, the said Jayantilal Khetshi Gada sold conveyed and transferred unto the said Promoters the said Plot A3.

9 By a Deed of Conveyance dated 1st March 2011 registered under No BVD-1/01674 of 2011 with the Sub-Registrar at Bhiwandi-1, the said Bhagwanji Khetshi Gada sold conveyed and transferred unto the said Promoters the said Plot A2.

10 By the Mutation Entry no 1513 and by the Vardi Application both dated 1st December 1973 it appears that Mohammed Umar Mohammed Yusuf Pathan was seized possessed and absolutely entitled to the plot of land situate at Station Road Bhiwandi in the revenue village of Kamatghar taluka and registration sub- district of Bhiwandi District Thane within the limits of Bhiwandi Nizampur Nagarpalika Parishad bearing S no 124 H no 5(p) 6 7 9 10 and S no 161 H no 8 and 14 and S no 159 H no 6(p) in aggregate admeasuring about 13,190 sq mts (`**Plot B**').

11 By a Deed of Conveyance dated 7th August 1989 registered under No 1696 of 1990 with the Sub-Registrar at Bhiwandi, the said Mohammed Umar Mohammed Yusuf Pathan sold conveyed and transferred unto Kantilal Khetsi Shah/Gada the land admeasuring 3,300 sq mts bearing S No 161 H No 14 forming a part of the said Plot B (`**Plot B1**')

12 By a Deed of Conveyance dated 30th June 1990 registered under no 1672 of 1990 with the Sub-Registrar at Bhiwandi, the said Mohammed

Umar Mohammed Yusuf Pathan sold conveyed and transferred unto (1) Kantilal Khetsi Gada HUF and (2) Radhika Ramkrishna Bhavsar the land admeasuring 4,050 sq mts bearing S no 124 H no 5(p) forming a part of the said Plot B (`**Plot B2**').

13 By a Deed of Conveyance dated 30th June 1990 registered under no 1673 of 1990 with the Sub-Registrar at Bhiwandi, the said Mohammed Umar Mohammed Yusuf Pathan sold conveyed and transferred unto (1) Bhagwanji Khetsi Gada and (2) Sitaram Ramdas Mhatre the land admeasuring 2,600 sq mts bearing S no 159 H no 6 forming a part of the said Plot B (`**Plot B3**').

14 From the Mutation Entry No 3152 dated 29th October 1990 it appears that by a Deed of Conveyance dated 30th June 1990 registered under No 1684 of 1990 with the Sub-Registrar at Bhiwandi, the said Mohammed Umar Mohammed Yusuf Pathan sold conveyed and transferred unto the said Radhika Ramkrishna Bhavsar and Jayantilal Khetshi Gada portion bearing S No 124 H No 6 7 9 10 and 161 H No 8 in aggregate admeasuring about 3,240 sq mts of the said Plot B (`**Plot B4**').

15 By an Agreement for Sale dated 12th December 1992 readwith Deed of Confirmation dated 16th January 1996 registered under no 189 of 1996 with the Sub-Registrar at Bhiwandi, the said Sitaram Ramdas Mhatre agree to sell convey and transfer and the said Bhagwanji Khetsi Gada agreed to confirm unto Velji Gosar Savla his undivided (50%) half share in the said Plot B3.

16 By an Agreement for Sale dated 16th April 1994 readwith Deed of Confirmation dated 23rd June 1995 registered under No 2847 of 1995 with the Sub-Registrar at Bhiwandi, the said Radhika Ramkrishna Bhavsar agreed to sell convey and transfer and the said Kantilal Khetshi Gada HUF agreed to confirm unto the said Alpesh Bhagwanji Gada her undivided (50%) share in the said Plot B2.

17 By an Agreement for Sale dated 24th April 1994 readwith Declaration dated 20th January 1995 registered under No BVD-5791 of 1995 with the Sub-Registrar at Bhiwandi the said Radhika Ramkrishna Bhavsar agreed to sell convey and transfer unto Machaben Kantilal Shah her undivided (50%) share in the said Plot B4.

18 From the Mutation Entry No 3862 dated 2nd March 1996 it appears that by a Deed of Conveyance dated 16th January 1995 registered under No 193 of 1995 with the Sub-Registrar at Bhiwandi, Jayantilal Khetshi Gada sold conveyed and transferred unto Velji Gosar Savla his undivided half (50%) share in the said Plot B4.

19 By a Deed of Conveyance dated 7th July 2011 registered under no BVD-1/5275 of 2011 with the Sub-Registrar at Bhiwandi-1, the said Kantilal Khetsi Gada/Shah sold conveyed and transferred unto the said Promoters the said Plot B1.

20 By a Deed of Conveyance dated 7th July 2011 registered under no BVD-1/5276 of 2011 with the Sub-Registrar at Bhiwandi-1, the said Kantilal Khetsi Shah HUF sold conveyed and transferred unto the said Promoters his undivided half (50%) share in the said Plot B2.

21 From the Mutation Entry no 909 dated 6th May 1961 it appears that Mohammed Ibrahim Bobde was seized possessed and absolutely entitled to the plot of land situate at Station Road Bhiwandi in the revenue of village Kamatghar taluka and registration sub-district of Bhiwandi District Thane within the limits of Bhiwandi Nizampur Nagarpalika Parishad bearing S 125 H no 8 admeasuring about 2,280 sq mts (`**Plot C**').

22 From the Mutation Entry no 1566 dated 29th August 1974 it appears that by a Deed of Conveyance dated 4th March 1971 the said Mohammed Ibrahim Bobde sold conveyed and transferred unto Shahnawaj Rajak Bobde the said Plot C.

23 From the Mutation Entry no 2512 dated 25th January 1984 it appears that by a Deed of Conveyance dated 9th December 1983 the said Shahnawaj Rajak Bobde sold conveyed and transferred unto (1) Rajpat Narsingh Haria and (2) Gopal Jetha Narang the said Plot C.

24 From the Mutation Entry no 3351 dated 25th June 1992 it appears that by a Deed of Conveyance dated 30th March 1992 registered under No 1231 of 1992 with the Sub-Registrar at Bhiwandi the said (1) Rajpat Narsingh Haria and (2) Gopal Jetha Narang sold conveyed and transferred unto Velji Gosar Savla the said Plot C.

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TO WHOMSOEVER IT MAY CONCERN

1 Since prior to 1964 Mohammed Yusuf Ramjaan Momin was seized possessed and absolutely entitled to the plot of land situate at Station Road Bhiwandi in the revenue village of Kamatghar taluka and registration sub-district of Bhiwandi District Thane within the limits of Bhiwandi Nizampur Nagarpalika Parishad bearing S no 161 H no 5(p) admeasuring about 18,755 sq mts (`**Plot A**').

2 By an Order bearing no NAP/SR-261 dated 11th March 1964, the Mamlatdar Bhiwandi granted the permission to convert the user of the said Plot A to non-agricultural use and sanctioned the scheme of layout and sub-division of the said Plot A into ten different plots.

3 By a Deed of Conveyance dated 9th October 1968 registered under no 1302 of 1968 with the Sub-Registrar at Bhiwandi Mahommad Yusuf Ramjaan Momin sold conveyed and transferred unto (1) Mehrunissa Mahommad Yusuf Momin and (2) Mahommad Sad Mahommad Yusuf Momin the said Plot A.

4 By a Deed of Conveyance dated 17th October 1989 registered under No 917 of 1989 with the Sub-Registrar at Bhiwandi, the said (1) Mehrunissa Mahommad Yusuf Momin and (2) Mahommad Sad Mahommad Yusuf Momin sold conveyed and transferred unto Rajesh Jayantilal Shah the Sub divided Plot No 9 admeasuring 1,298 sq mts forming a part of the said Plot A (`**Plot A1**').

5 By a Deed of Conveyance dated 17th October 1989 registered under No 918 of 1989 with the Sub-Registrar at Bhiwandi, the said (1) Mehrunissa Mahommad Yusuf Momin and (2) Mahommad Sad Mahommad Yusuf Momin sold conveyed and transferred unto Bhagwanji Khetshi Shah the Sub divided Plot No 7 admeasuring 1,567 sq mts forming a part of the said Plot A (`**Plot A2**').

32 Since prior to 1992 (1) Pramod Ramkrishna Bhawsar (2) Jayshree Ramkrishna Bhawsar and (3) Vaishali Ramkrishna Bhawsar were seized possessed and absolutely entitled to the plot of land situate at Station Road Bhiwandi in the revenue village of Kamatghar taluka and registration sub-district of Bhiwandi District Thane within the limits of Bhiwandi Nizampur Nagarpalika Parishad bearing S 125 H no 10(p) admeasuring about 1,010 sq mts (**Plot' E'**).

33 By a Deed of Conveyance dated 14th August 1992 readwith Declaration dated 25th August 1995 registered under No 3917 of 1995 with the Sub-Registrar at Bhiwandi (1) Pramod Ramkrishna Bhawsar (2) Jayshree Ramkrishna Bhawsar and (3) Vaishali Ramkrishna Bhawsar sold conveyed and transferred unto Alpesh Bhagwanji Gada the said Plot E.

34 The said Pramod Ramkrishna Bhawsar died on 29th December 1992. By Declaration dated 13th November 1996 registered under No BWD/5463 of 1996 on the same day with the Sub-Registrar at Bhiwandi readwith Declaration dated 25th August 1995 (1) Ramkrishna Gajanan Bhawsar (2) Jayshree Ramkrishna Bhawsar and (3) Vaishali Ramkrishna Bhawsar confirmed the sale of the said Plot – E under the Deed of Conveyance dated 14th August 1992 in favour of Alpesh Bhagwanji Gada.

35 By a Deed of Conveyance dated 7th July 2011 registered under no BVD-1/5277 of 2011 with the Sub-Registrar at Bhiwandi-1, the said Alpesh Bhagwanji Gada sold conveyed and transferred unto the said Promoters his undivided half (50%) share in the said Plot B2 and the said Plot E.

36 The said Plot A1 to Plot A3, the said Plot B1 to Plot B4, the said Plot C the said Plot D and the said Plot E in aggregate admeasuring about 23,963.80 sq mts are hereinafter collectively referred to as the '**Entire Plot'.**

37 A Special Civil Suit No 144 of 2008 filed in the Court of Civil Judge (SD) Thane by Pusti Enterprises Private Limited against the Kantilal Khetsi Gada HUF and Ors in respect of the said Plot B for the reliefs therein mentioned. A Notice of Lispendence dated 22nd February 2008 registered under No BVL-2/1031 of 2008 on the same with the Sub-Registrar at Bhiwandi had been filed as regards the pendency of the aforesaid Suit. By a Compromise Purshis dated 5th March 2010 filed in the

aforesaid Suit, the same Suit was amicably settled on the terms and therein mentioned.

38 By a Declaration dated 27th December 2010 registered under No BVD-2/8889 of 2010 with the Sub-Registrar at Bhiwandi of (1) Khatilal Khetshi Shah HUF (2) Alpesh Bhagwanji Shah (3) Machaben Kantilal Shah (4) Bhagwanji Khetshi Shah and (5) the said Promoters handedover the D P Road to the Bhiwandi Nizampur City Mahanagarpalika Bhiwandi.

39 By an Order bearing No Revenue/Dept-1/TE-3/NAP/SR-09 of 2011 dated 5th April 2011 the Collector of Thane granted the permission to change the use of the said Entire Plot to non-agricultural residential use and earmarked the Entire Plot in various portions.

40 Various portions of the said Entire Plot are earmarked for the following purposes:

Sr No	Type of use	Area(sq mts)
1	Gross Plot Area	23,963.80
2	D P reservations:	
i)	D P Road	4,318.70
ii)	Other Reservation (Veg Market)	965.80
iii)	Recreation ground (15% open space)	2,801.89
3	Net Plot Area	15,877.41

41 By an Order bearing Cons No 90/2010-2011/NRV/PRA.PR/694 dated 6th June 2011 that the plans for construction of the various buildings have been sanctioned by the Assistant Director Town Planning

Bhiwandi Nizampur City Mahanagarpalika Bhiwandi, under IOD bearing Cons no 90/2010-2011/NRV/2482 dated 18th January 2011.

42 In the circumstances as aforesaid, the said Promoters became seized and absolutely entitled to the area admeasuring about 15,877.41 sq mts (**'Plot'**)

43 We have caused the searches to be taken, issued the public notices perused the aforesaid title deeds/documents in original and investigated the title of the said Promoters to the said Plot and certify that in our opinion the same clear and free from encumbrances beyond reasonable doubts and as such marketable.

Dated this 26th day of December 2011

For L D Shah & Company

Partner

Advocates Solicitors & Notary