



Date : 08/10/2015

TITLE CLEARANCE CERTIFICATE TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT, I have perused papers of Non - Agricultural land bearing Survey No. **153 (Old 102)**, Hissa No. **B**, Area admeasuring **13634.27 Sq. Mtrs.**, Assessment **Rs.12-23 Paise**, lying, being and situated at Village : **ACHOLE**, Taluka : Vasai, District : Palghar, within the area of Sub Registrar at Vasai III belonging to M/S. **RELIABLE HOUSING INDIA PVT. LTD.** through its Directors **1] MR. NISHITH RAMESH TANK & 2] MR. ALIASGAR ABID BHANPURWALA.**

The title of the said land is clear, marketable and free from all encumbrances and doubts.

I HERE BY CERTIFY THAT, I have perused the said Documents/ Mutation of the above said property, situated at Village : **ACHOLE**, Taluka : Vasai, District : Palghar, and Sub - Registrar at Vasai and in my opinion the above said property is clear and marketable.



Note: - This Title report is subjected to mutilated records, 7/12 extract, Notarized documents and torned pages.



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SEARCH REPORT

THIS IS TO CERTIFY THAT, I have perused papers of Non - Agricultural land bearing Survey No. **153 (Old 102)**, Hissa No. B, Area admeasuring **13634.27 Sq. Mtrs.**, Assessment Rs. **12-23 Paise**, lying, being and situated at Village : **ACHOLE**, Taluka : Vasai, District : Palghar, within the area of Sub Registrar at Vasai belonging to **M/S. RELIABLE HOUSING INDIA PVT. LTD.** through its Directors **1] MR. NISHITH RAMESH TANK & 2] MR. ALIASGAR ABID BHANPURWALA.**

I have taken search from 1953 to 2015. The detail of mutation entry year wise are given below.

1953	-	Torn	1969	-	Torn	1985	-	Entry	2001	-	Nil
1954	-	Torn	1970	-	Torn	1986	-	Entry	2002	-	Nil
1955	-	Torn	1971	-	Torn	1987	-	Torn	2003	-	Nil
1956	-	Torn	1972	-	Torn	1988	-	Torn	2004	-	Entry
1957	-	Torn	1973	-	Torn	1989	-	Torn	2005	-	Nil
1958	-	Entry	1974	-	Torn	1990	-	Torn	2006	-	Nil
1959	-	Torn	1975	-	Torn	1991	-	Nil	2007	-	Nil
1960	-	Torn	1976	-	Entry	1992	-	Nil	2008	-	Entry
1961	-	Torn	1977	-	Entry	1993	-	Entry	2009	-	Nil
1962	-	Torn	1978	-	Torn	1994	-	Nil	2010	-	Nil
1963	-	Torn	1979	-	Torn	1995	-	Nil	2011	-	Nil
1964	-	Torn	1980	-	Torn	1996	-	Nil	2012	-	Nil
1965	-	Torn	1981	-	Torn	1997	-	Nil	2013	-	Entry
1966	-	Torn	1982	-	Torn	1998	-	Nil	2014	-	Nil
1967	-	Torn	1983	-	Torn	1999	-	Nil	2015	-	Nil
1968	-	Torn	1984	-	Torn	2000	-	Nil			



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1958 : As per Mutation Entry No. 1431, dated 15/04/1958, As per Partition Deed dated 31/01/1955, entered into between Dawood Khan Isufalli Bandukwala, Hakimuddin Isufalli Bandukwala, Abdul Hasan Isufalli Bandukwala & Dayambai Dosaji Bandukwala have took the said land and other lands from 1] Dawood Khan Isufalli Bandukwala, 2] Hakimuddin Yusufalli Bandukwala, 3] Abdul Hasan Isufalli Bandukwala, 4] Taheralli Isufalli, 5] Dayambai Dosaji Bandukwala, 6] Aminabai Isufalli Bandukwala, 7] Safayabai Isufalli, 8] Tominabai Isufalli each had paid Rs. 10,283-7-3 (Rupees Ten Thousand Two Hundred Eighty Three, Seven Anas & Three Paisa) and as per the said Partition Deed said land bearing S.No. 153 (Old 102) came to the share of HAKIMUDDIN YUSUFALLI BANDUKWALA.

1976 : As Per Mutation Entry No.2399, dated 06/07/1976, As per Tenancy Certificate, Bezami Farsha Dabre had paid the full consideration amount of Rs.390/- to Mr. Hakimuddin Yusufali Bandukwala therefore the lien which is recorded in the other rights column of the Possession Holder was deleted and the name of Bezami Farsha Dabre had recorded as a Possession Holder in the records of rights. The entry is made as per the Certificate issued by Hon'ble Add. Tahasildar bearing Certificate No. 3067, dated 09/08/1975.

1977 : As per Mutation Entry No.2487, dated 05/11/1977, Varastakta of Mauje - Ahole, Shri. Navsha Dhakya Bhopi died before 9 years leaving behind his legal heirs 1] Pandurang Sukrya Bhopi, 2] Kisan Sukrya Bhopi. Their names were inserted in the records of rights. The entry is made as per the Application, Statement, Panchanama.



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1985 : As Per Mutation Entry No. 3236, dated 24/12/1985, As per the Taluka order the names of tenants Pandurang Sukrya Bhopi, and Kisan Sukrya Bhopi were deleted from the said land under section 70B of Bombay Tenancy Act, which are wrongly mentioned in the records of rights. The entry is made as per the Taluka order bearing No. TNC/ALT/70B/394.

1986 : As Per Mutation Entry No. 3253, dated 20/01/1986, As per the Taluka order Bhaskar Kashinath Patil had declared as the tenant of the said land under section 70B of Bombay Tenancy Act, therefore his name was recorded as the tenant in the records of rights. The entry is made as per the Taluka order bearing No. TNC Case No. 70B/411, dt. 10/01/1986.

1986 : As per Mutation Entry No. 3323, dated 02/07/1986, as per 32G, as per the order of Add. Tahasildar & Hon'ble Agricultural Land Judiciary Vasai, under section 32G of Bombay Tenancy and Agricultural Lands Act bearing order no. 32(G) 871, the tenant Bhaskar Kashinath Patil had purchased the said land from the owner Hakimuddin E. Bandukwala for the total consideration of Rs. 5676.20/- . As the said land was subject to Sec. 43 of Bombay Tenancy Act and hence in 7/12 extract the said certification made. The original owners sale consideration amount is shown as charge in other rights column.

1986 : As Per Mutation Entry No. 3374, dated 01/10/1986, As per Tenancy Certificate, Bhaskar Kashinath Patil had paid the full consideration amount of Rs. 5676.20/- of the land owner therefore, as per the Tenancy Certificate No. LSP-1-4-198 the lien had been deleted from the records of rights.



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1993 : As per the Mutation Entry No. 4212, dated 27/10/1993, By a Conveyance Deed dated 11/03/1993, **MULCHAND S. KOTHARI** had purchased said land bearing old survey no. 102 Pt., new survey no.153Pt., Area admeasuring 0-93-9 H. R., Assessment Rs.5.00 Ps. from **BHASKAR KASHINATH PATIL**. The entry is made as per the copy of the Conveyance Deed and sale permission issued by the Collector Officer Thane bearing order no. RB-D-IV-TNC/II-SR-7/3/91, dated 16/10/92.

1993 : As per the Mutation Entry No. 4213, dated 27/11/1993, By a Conveyance Deed dated 11/03/1993, **CHANDRAKANT KOTHARI & RAJESH KOTHARI** had purchased the said land bearing old survey no. 101 Pt., new survey no. 154Pt., Area admeasuring 0-94-4 H. R., Assessment Rs.6.44 Ps. from **BHASKAR KASHINATH PATIL**. The entry is made as per the copy of the Conveyance Deed and sale permission issued by the Collector Officer Thane bearing order no. RB-D-IV-TNC/II-SR-7/3/91, dated 16/10/92.

2004 : As per the Notarized Power of Attorney dated 04/09/2004, **M/S. MATRUCHHAYA CONSTRUCTION** through its partner **MR. MULCHAND S. KOTHARI** has executed a Power of Attorney in favour of **MR. PETER PHILIP FERNANDES** the Partner of **M/S FRANTANIA REALTOUCH BUILDERS**.

2008 : As per the Mutation Entry No. 5263, dated 21/01/2008, As per the Kami-Jast Patrak the land bearing Survey No. 153 Pt. (102) and 154 Pt (101) has been majored as per the Ati Tatdi Binsheti Mojani register No. 2006-2007 of Taluka Inspector Land Records Vasai and as per the same T N No. 169/2007 amended Gut Book and Kami-Jast Patrak has been made. As



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per the same notification has made. The land bearing Survey no. old 102, new 253Pt., Total area 0-93-9 H. R., assessment Rs. 5.82Ps. have been converted into Non-Agricultural class, hence it has given survey no. 153B and also Survey no. old 101, new 254Pt., Total area 0-94-4 H. R., assessment Rs. 6.44Ps. have been converted into Non-Agricultural class, hence it has given survey no. 154B and both the survey numbers have amalgamated as survey no. 153B and its area 1-88-3 H. R., assessment Rs. 12.23Ps. and as per the same the said notification has been made in the 7/12 extract. The entry is made as per the order of Taluka Inspector Land Records Vasai vide order no. RTS/KV/5091, dated 29/12/2007.

2008 : As per the Mutation Entry No. 5594, dated 17/07/2012, by a registered Conveyance Deed dated 31/12/2007, **M/S FRANTANIA REALTOUCH BUILDERS** though its Partner **MR. PETER PHILIP FERNANDES** has purchased the said property from **1] MR. MULCHAND SAKALCHANDJI KOTHARI 2] MR. CHANDRABHAN KOTHARI, 3] MR. RAJESH KOTHARI**. The said Conveyance Deed registered in the Office of Sub-Registrar Vasai-I, bearing Sr. No. 6609/2008 dated 27/06/2008.

2013 : As per the Mutation Entry No. 5647, dated 18/01/2013, By a registered Conveyance Deed dated 30/10/2012, **M/S. RELIABLE HOUSING INDIA PVT. LTD.** through its Directors **1] MR. NISHITH RAMESH TANK & 2] MR. ALIASGAR ABID BHANPURWALA** has purchased the said land Survey No. 153B, Area Admeasuring 1-88-3 H. R. from **M/S FRANTANIA REALTOUCH BUILDERS** though its Partner **MR. PETER PHILIP FERNANDES**. The said Conveyance Deed registered in



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the Office of Sub-Registrar Vasai-III, bearing Sr. No. 13954-
2012 dated 30/10/2012.

2013 : As per mutation entry No. 5648, dated 18/01/2013,
as per the registered Transfer Agreement dated 07/01/2013
the land bearing Survey No. 153B & 154Pt. were entered in the
names of 1] **M/S FRANTANIA REALTOUCH BUILDERS**
though its Partner **MR. PETER PHILIP FERNANDES**, 2] **M/S.**
MATRUCHHAYA CONSTRUCTION through its partner **MR.**
MULCHAND S. KOTHARI through its POA holder **MR. PETER**
PHILIP FERNANDES and they have handed over the land
admeasuring 5195.73 sq. mtrs. out of Survey no. 153B reserve
for the D.P. Road purpose to Commissioner of Vasai - Virar City
Municipal Corporation. The entry is made as per the
application, the copy of Transfer Agreement, which is registered
in the office of Sub-Registrar Vasai-II, bearing Serial No.
229/2013, dated 07/01/2013 and affidavit.

I HEREBY CERTIFY THAT, I have perused the said
Documents/Mutation of the above said property, situated at Village :
ACHOLE, Taluka : Vasai, District : Palghar and Sub- Registrar at Vasai and
in my opinion the above said property is clear and marketable.



Note : This Search report is subjected to mutilated records, 7/12 extract, notarized document and torned pages.