

VIJAY P. PEREIRA

B. COM L.L.B.

ADVOCATE HIGH COURT

102, ARUNA APARTMENT, ABOVE INDIAN OVERSEAS BANK, SHASTRI NAGAR,
VARTAK COLLAGE ROAD, NR STATION, DIWANMAN, VASAI WEST, DISTRICT
PALGHAR, MAHARASHTRA – 401201 Contact No 8347118888, email:-
vijay_pereira2000@yahoo.com

Date :- 18/10/2024

To,
MAHARERA

Legal Title Report

Sub -: Title Clearance Certificate with respect to land bearing

1. Old Survey No. 167 Hissa No. 3, New Survey No.161 Hissa No. 3 admeasuring 1500 Sq. Mtrs. Assessment 150.00 paise
2. Survey No.161 Hissa No. 4B admeasuring 630 Sq. Mtrs. Assessment 0.81 paise
3. Old Survey No.190 Hissa No. 1 New Survey No.193 Hissa No. 1 admeasuring 1920 Sq. Mtrs. Assessment 2.24 paise

Situated at Revenue Village – Sandor of Taluka Vasai, in the Registration Sub-district of Vasai, District Palghar (herein referred to as the Said Property).

I have investigated the title of the Said Property on the request of M/s. Delight Realtors having address at 101, Divine Arcade, Next to Manickpur Petrol Pump, Vasai Road West, District Palghar, Maharashtra 401202 and following documents i.e.' -:

1) Description of the property -:

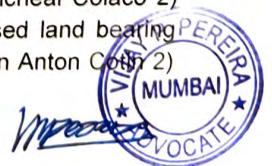
Land bearing

- 1) Old Survey No. 167 Hissa No. 3, New Survey No.161 Hissa No. 3 admeasuring 1500 Sq. Mtrs. Assessment 150.00 paise,
- 2) Survey No.161 Hissa No. 4B admeasuring 630 Sq. Mtrs. Assessment 0.81 paise,
- 3) Old Survey No.190 Hissa No. 1 New Survey No.193 Hissa No. 1 admeasuring 1920 Sq. Mtrs. Assessment 2.24 paise

Situated at Revenue Village – Sandor of Taluka Vasai, in the Registration Sub-district of Vasai, District Palghar.

2) The documents of allotment of plot.

A. By virtue of Registered Conveyance deed document No.1523/2014 dated 21/04/2014, M/s Delight Realtors through partners 1) Shri. Magras Micheal Colaco 2) Beno Lawrence Cerejo.3) Shri. Orsen Jojeph Coutinho have purchased land bearing Survey No. 161 Hissa No. 3 admeasuring 0.15.00 H.R. P. from 1) John Anton Coby 2)



Marshal Anton Cotin 3) Jojep Anton Cotin 4) Lili Domnic Cotin 5) Raymand Anton Cotin
6) Presila Jojeph D'souza 7) Philip Francis Lemos 8) Sisilia Jojep Andrat 9) Elias
Francis Dabre 10) Domnic Francis Dabre 11) Peter Francis Dabre 12) Simon Francis
Dabre 13) Walter Francis Dabre 14) Magdalane Satur Fos 15) Mebal Wilium Gonsalves
16) Magdalnyan Maxi Vaz 17) Albina Wilson Fernandes 18) Dominc Pavlu Barboj 19)
Wilson Pavlu Barboj 20) Victor Pavlu Barboj 21) Raymand Pavlu Barboj 22) Lily
Thomas Nunes 23) Margaret Rajin Varghese 24) Ruby James Andrades 25) Savina
Sanjay Fernandes 26) Savio Fabian Pereira and 27) July Febian Pereira.

B. By virtue of Registered Conveyance deed document No.7374/2008 dated
21/07/2008, **Micheal Domnic Colaco** has purchased land bearing survey no. 161
Hissa no. 4B admeasuring 0.06.30 H.R.P. Assessment 0.81 Paise from Margaret
Micheal Misquitta.

C. By virtue of Registered Conveyance deed document No.4566/2008 dated
02/05/2008 at Vasai-1, Micheal Domnic Colaco has purchased the land bearing Survey
No. 193 hissa no. 1 admeasuring 0.19.2 H.R. P. situated in the revenue village Sandor
of Taluka Vasai from 1) Alban Anton Soj 2) Marshal Anton Soj 3) Patrik Anton Soj 4)
Nester Anton Soj 5) William Anton Soj 6) Robert Anton Soj.

3) Digitally signed 7/12 extract on 18/10/2024 and Mutation Entries no. 1617, 2181,
2947, 4233, 4724, 4746, 8166, 8308, 8910, 8990, 10023, 11892, 12066, 12160, 12478,
12508, 12984, 13011, 13045, 13887, 14311, 15000 in respect of the Said Property.

4) Search report for 30 years from 1994 till 2024.

On perusal of the above-mentioned documents and all other relevant documents
relating to title of the said property I am of the opinion that the title of

1) **M/s. Delight Realtors** it's partners 1) Shri. Orson Jojeph Coutinho 2) Beno Lawrence
Cerejo 3) Shri. Magnas Micheal Colaco, in respect of the land bearing old Survey No.
167 Hissa No. 3, New Survey No.161 Hissa No. 3 admeasuring 1500 Sq. Mtrs.
Assessment 150.00 paise and

2) **Shri. Micheal Domnic Colaco** in respect of the land bearing 1) Survey No.161 Hissa
No. 4B admeasuring 630 Sq. Mtrs. Assessment 0.81 paise and 2) Old Survey No.190
Hissa No. 1 New Survey No.193 Hissa No. 1 admeasuring 1920 Sq. Mtrs. Assessment
2.24 paise,

Situated at Revenue Village – Sandor of Taluka Vasai, in the Registration Sub-district of
Vasai, District Palghar is clear, marketable and without any encumbrances.

Owners of the land

1) **M/s. Delight Realtors through it's partners** 1) Shri. Orson Jojeph Coutinho 2)
Beno Lawrence Cerejo 3) Shri. Magnas Micheal Colaco, old Survey No. 167
Hissa No. 3, New Survey No.161 Hissa No. 3 admeasuring 1500 Sq. Mtrs.
Assessment 150.00 paise

2) **Shri. Micheal Domnic Colaco** in respect of the land bearing 1) Survey No.161
Hissa No. 4B admeasuring 630 Sq. Mtrs. Assessment 0.81 paise and 2) Old
Survey No.190 Hissa No. 1 New Survey No.193 Hissa No. 1 admeasuring 1920
Sq. Mtrs. Assessment 2.24 paise,



Situated at Revenue Village – Sandor of Taluka Vasai, in the Registration Sub-district of Vasai, District Palghar.

The report reflecting the flow of the title of the

1) **M/s. Delight Realtors it's partners** 1) Shri. Orson Jojeph Coutinho 2) Beno Lawrence Cerejo 3) Shri. Magnas Micheal Colaco, in respect of the land bearing old Survey No. 167 Hissa No. 3, New Survey No.161 Hissa No. 3 admeasuring 1500 Sq. Mtrs. Assessment 150.00 paise and

2) **Shri. Micheal Domnic Colaco** in respect of the land bearing 1) Survey No.161 Hissa No. 4B admeasuring 630 Sq. Mtrs. Assessment 0.81 paise and 2) Old Survey No.190 Hissa No. 1 New Survey No.193 Hissa No. 1 admeasuring 1920 Sq. Mtrs. Assessment 2.24 paise, on the said land is enclosed herewith as annexure.

Encl : Annexure.




VIJAY P. PEREIRA
Advocate

Date: 18/10/2024

Housiey.com

VIJAY P. PEREIRA

B. COM. L.L.B.

ADVOCATE HIGH COURT

102, ARUNA APARTMENT, ABOVE INDIAN OVERSEAS BANK, SHASTRI NAGAR,
VARTAK COLLAGE ROAD, NR. STATION, DIWANMAN, VASAI WEST, DISTRICT
PALGHAR, MAHARASHTRA – 401201 Contact No. 8347118888, email:-

vijay_pereira2000@yahoo.com

Date -: 18/10/2024

FORMAT - A

(Circular No.:- 28 t2021)

FLOW OF THE TITLE OF THE SAID LAND

From the Search and Documents submitted to me it is found that -:

1. By perusal of Mutation Entry No. 1617 dated 20/02/1942, It reveals that Shri. Farsu Dumji Soj expired on 07/12/1917 and his heirs Anton Farsu and Zuju Farsu Soj are brought on revenue record.
2. By perusal of Mutation Entry No. 2181 dated 30/08/1949, it appears that Antonarsu Soj has taken a Tagaai of Rs.500/- on 29/1 & 9/4/1949 and lien has been recorded.
3. It reveals from Mutation entry No. 2947 dated 02/04/1960 that Anton Farsu Soj's Lien of Tagaai amounting Rs.500/- has been removed.
4. By perusal of Mutation Entry No. 4233 dated 30/04/1966, It reveals that Shri. Zuju Simav Cotin died in the year 1955 and he has 1) Simav Zuju Cotin 2) Anton Zuju Cotin 3) Rojibai Francis Lem 4) Marlinbai Francis Dabre 5) Ofinbai Philip total 5 legal heirs. Heirs No.3 to 5 are married daughters living others house. Legal heirs no. 1) Simav Zuju & 2) Anton Zuju Cotin are brought on revenue record as his heirs.
5. By perusal of the Mutation Entry 4724 dated 12/07/1968, Shri. Anton Farsu Soj died on 06/01/1961 and his heirs are 1) Alban Anton 2) Francis Anton 3) Marshal Anton 4) Patrik Anton 5) Wiliam Anton 6) Robert Anton 7) Nester Anton 8) Jospin Marshal Gonsalves 9) Kosubai Marshal Gonsalves 10) Anjel Walter Machado & wife 11) Floribai Anton Soj. Smt. Floribai Anton Soj name is recorded as a Head of the Joint Family.



6. It appears from Mutation Entry No. 4746 dated 14/07/1969, Shri. Zuju Farsu Soj expired 15 years ago & his heirs are 1) Elias Zuju Soj 2) Tomas Zuju Soj 3) Anton Zuju Soj 4) Flora Thomas Baptista 5) Filomina Zuju Soj 6) Agnes Zuju Soj 7) Santanbai Zuju Soj. Sr. 4 is married & staying others house. For her marriage, expenses of her share has been made and no land is require to give as per her statement. Sr. No.5 & 6 are minor. Sr. No.7 Santanbai Zuju Soj's name is recorded as the Head of the Joint Family.
7. By persual of Mutation Entry No. 8166 dated 03/11/1983, it appears that Anton Zuju Cotin expired on 05/03/1983 and the names of his legal heirs 1) Martin Anton Cotin (wife) 2) John Anton Cotin 3) Marshal Anton Cotin 4) Jojep Anton Cotin 5) Reymond Anton Cotin 6) Pili Anton Cotin are 7) Presila Anton Cotin brought on revenue record.
8. It reveals from Mutation entry No. 8308 dated 07/01/1985 that Jojep Anton Cutinho alis Cotin has taken a land from Simav Zuju Cutinho alis Cotin by gift deed on 30/07/1984 for Rs.25,000/-
9. By perusal of Mutation Entry No. 8910 dated 18/10/1988, It reveals that Shri. Betu Dumji Pirel is having ½ share in the land bearing survey no.167/4 village Sandor. Said ½ share has been given to Jospin Lawrence Pereira vide gift deed dated 4/2/1976 for Rs.3,000/- Shri. Betu Dumji has been expired on 12/7/1976.
10. By persual of Mutation Entry No. 8990 dated 05/05/1989, it appears that Smt. Jospin Lawrence Pereira has gifted the land bearing survey no.167/4 Village Sandor to Margaret Micheal Misquitta vide gift deed dated 30/03/1989.
11. By persual of Mutation Entry No.10023 dated 05/05/1990, it reveals that Floribai Anton Soj & Santanbai Zuju Soj are recorded as a head of the Joint Family, But Actually before 25 to 30 years ago their land has been divided between them & the possession of the land bearing old survey no.190 hissa no. 1 New Survey No. 193 hissa no.1, admeasuring 0.18.70 H.R.P., Pot Kharaba 0.00.50 H. R. P. Assessment 2.24 came to Floribai Anton Soj, Alban Anton Soj, Francis Anton Soj, Marshal Anton Soj, Patrik Anton Soj, William Anton Soj, Robert Anton Soj, Nester Anton Soj, Jospin Marshal Gonsalves, Kosubai Marshal Gonsalves, Angel Walter Machado vide R.T.S./कवि/११८६/८९ dated 11/05/1989.
12. By persual of the Mutation Entry 11892 dated 20/04/2001, it appears that by the order no. R.T.S. Appeal No. 74/97 dated 27/01/1999 of Resident Deputy Collector Thane and order no. R.T.S. Appeal 31/88 dated 27/03/2000 of Sub-divisional Officer and also तालुका हु. क. अपर/कवि ६९८/२००१ dated 12/04/2001, Shri. Zuju Simav Cotin expired on 25/11/1955 and he has followings legal heirs -:
- 1) Simav Zuju Cotin (Son)
 - 2) Anton Zuju Citin (Son Expired) his legal heirs:-
 - 2.1) Martin Anton Cotin (daughter in law)
 - 2.2) John Anton Cotin (Grand Son)
 - 2.3) Marshal Anton Cotin (Grand Son)
 - 2.4) Jojep Anton Cotin (Grand Son)
 - 2.5) Lili Domic Cotin (Grand Daughter)
 - 2.6) Raymond Anton Cotin (Grand Son)



- 2.7) Presila Anton D'Souza (Grand Daughter)
- 3) Koshav Francis Farnat (Daughter expired) her heir
 - 3.1) Umatmeri Pavlu Barboj (Grand Daughter)
- 4) Rojmery Francis Lemos (Daughter expired) her heirs
 - 4.1) Philip Francis Lemos (Grand Son)
 - 4.2) Sisilia Jojeph Andryat (Grand Daughter)
- 5) Martin Francis Dabre (Daughter expired) her heirs
 - 5.1) Elias Francis Dabre (Grand Son)
 - 5.2) Domnic Francis Dabre (Grand Son)
 - 5.3) Peter Francis Dabre (Grand Son)
 - 5.4) Simon Francis Dabre (Grand Son)
 - 5.5) Magdalane Satur Fos (Grand Daughter)
- 6) Jakin Philip Noon (Daughter)

The above names brought on revenue record.

13. It appears from Mutation Entry No. 12066 dated 15/01/2003, Simav Zuju Cutinho has given his share of 1/6 of the land bearing survey no. 167 hissa no. 3 to Jojep Anton Cutinho vide rectification deed of gift deed on 16/9/2002.
14. By perusal of Mutation Entry No. 12160 dated 08/01/2004, It reveals that Smt. Florinbai Anton D'souza expired on 21/07/2000 and her heirs 1) Alban Anton D'souza, 2) Francis Anton D'souza, 3) Marshal Anton D'souza, 4) Patrik Anton D'souza, 5) William Anton D'souza, 6) Robert Anton D'souza, 7) Nester Anton D'souza, 8) Jospin Marshal Gonsalves, 9) Kosubai Marshal Gonsalves 10) Angel Walter Machado are brought on revenue record.
15. By persual of Mutation Entry No. 12478 dated 12/05/2006, it appears that Smt. Jospin Marshal Gonsalves died on 22/06/2005 and the names of her heirs 1) Leslie Marshal Gonsalves 2) Helan Charlie D'silva 3) Sibal Malcam Almedia are brought on revenue record.
16. It reveals from Mutation entry No. 12508 dated 16/06/2006 that the names of 1) Alban Anton Soj 2) Marshal Anton Soj 3) Patrik Anton Soj 4) Nester Anton Soj 5) William Anton Soj 6) Robert Anton Soj 7) Francis Anton Soj 8) Kosubai Marshal Gonsalves 9) Anjal Walter Machado 10) Leslie Marshal Gonsalves 11) Helan Charlie D'silva 12) Sibal Malcam Amedia are on revenue record. Sr. no. 7 to 12 has left their share in the various land properties including Survey No. 193 hissa no. 1 for Sr. No. 1 to 6 without any consideration vide release deed document no. 4440/2006 dated 09/06/2006.
17. It reveals from Mutation Entry No. 12984 dated 16/05/2008 that Micheal Domnic Colaco has purchased the land bearing Survey No. 193 hissa no. 1 admeasuring 0.19.2 H.R. P. situated in the revenue village Sandor of Taluka Vasai from 1) Alban Anton Soj 2) Marshal Anton Soj 3) Patrik Anton Soj 4) Nester Anton Soj 5) William Anton Soj 6) Robert Anton Soj vide registered conveyance deed document no. 4566/2008 dated 02/05/2008.
18. It reveals from Mutation entry No. 13045 dated 22/07/2002 that **Micheal Domnic Colaco** has purchased land bearing survey no. 161 Hissa no. 4B admeasuring 0.06.30 H.R.P. Assessment 0.81 Paise from Margaret Micheal Misquitta vide registered document no. 7374/2008 dated 21/07/2008 at Vasai-1.



19. It reveals from Mutation Entry No. 13887 dated 14/06/2012 that the Said Land has been converted to non-agriculture Residential and Commercial Purpose vide Collector Thane order no. क्र. महसुल/क-1/(13887) टे-9/एनपी/सांडोर/वसई/एसआर-2012 dated 19/5/2012. However, the said N.A. order has been updated vide Tasildar Vasai order no. क्र. महसुल/क1/टे1/जमीनबाब 1/कावि 2770-एस आर 393/2022 dated 24/03/2022.

20. By persual of Mutation Entry No.14258 dated 23/01/2014, it reveals that Martin Anton Coutinho expired on 7/9/2007 & the names of her legal heirs 1) John Anton Coutinho 2) Marshal Anton Coutinho 3) Jojep Anton Coutinho 4) Lili Domic Coutinho 5) Raymond Anton Coutinho 6) Presila Anton D'Souza were recorded on revenue record.

21. By persual of Mutation Entry No.14311 dated 15/05/2014, it reveals that M/s Delight Realtors through partners 1) Shri. Magras Micheal Colaco 2) Beno Lawrence Cerejo 3) Shri. Orsen Jojeph Coutinho has purchased land bearing Survey no. 161 Hissa no. 1 admeasuring 0.08.1 H.R.P. and Survey No. 161 Hissa No. 3 admeasuring 0.15.00 H.R. P. from 1) John Anton Cotin 2) Marshal Anton Cotin 3) Jojep Anton Cotin 4) Lili Domic Cotin 5) Raymand Anton Cotin 6) Presila Jojeph D'souza 7) Philip Francis Lemos 8) Sisilia Jojep Andrat 9) Elias Francis Dabre 10) Domic Francis Dabre 11) Peter Francis Dabre 12) Simon Francis Dabre 13) Walter Francis Dabre 14) Magdalane Satur Fos 15) Mebal Wilium Gonsalves 16) Magdalnyan Maxi Vaz 17) Albina Wilson Fernandes 18) Domic Pavlu Barboj 19) Wilson Pavlu Barboj 20) Victor Pavlu Barboj 21) Raymand Pavlu Barboj 22) Lily Thomas Nunes 23) Margaret Rajin Varghese 24) Ruby James Andrades 25) Savina Sanjay Fernandes 26) Savio Fabian Pereira 27) July Febian Pereira vide registered Conveyance deed document no. 1523/2014 dated 21/04/2014

22. It reveals from Mutation Entry No. 15000 dated 23/10/2017 that the Said Land has been converted to non-agriculture Residential and Commercial Purpose vide Tasildar Vasai order no. क्र. महसुल/क1/टे1/जमीनबाब 1/कावि-एस आर 395/2017 dated 19/09/2017. However, the said N.A. order has been updated vide Tasildar Vasai order no. क्र. महसुल/क1/टे1/जमीनबाब 1/कावि 2391-एस आर 306/2021 dated 08/04/2021.

Search report for 30 years -:

Ref -: land bearing

1. Old Survey No. 167 Hissa No. 3, New Survey No.161 Hissa No. 3 admeasuring 1500 Sq. Mtrs. Assessment 150.00 paise
2. Survey No.161 Hissa No. 4B admeasuring 630 Sq. Mtrs. Assessment 0.81 paise
3. Old Survey No.190 Hissa No. 1 New Survey No.193 Hissa No. 1 admeasuring 1920 Sq. Mtrs. Assessment 2.24 paise

Situated at Revenue Village – Sandor of Taluka Vasai, in the Registration Sub-district of Vasai, District Palghar.

Vijay P. Pereira
A circular blue stamp with the text "VIJAY P. PEREIRA" around the top edge, "MUMBAI" in the center, and "ADVOCATE" around the bottom edge. There are two small stars on either side of the word "MUMBAI".

On the basis of the books of records available for search, documents submitted to me and search conducted by searcher Mr. Franklin Almedia at Sub-Registrar Office at Vasai 1 to 6, the details of the Search is summarized as under :-

Year	Remarks
1994	Nil
1995	Nil
1996	Index book sent for data entry
1997	Index book sent for data entry
1998	Index book sent for data entry
1999	Nil
2000	Nil
2001	Nil
2002	Nil
2003	Nil
2004	Nil
2005	Nil
2006	<p>Entry – Release Deed document No.4440/2006 dated 09/06/2006 at Vasai -1.</p> <p>First Party -: 1) Francis Anton Soj 2) Kosubai Marshal Gonsalves 3) Anjal Walter Machado 4) Leslie Marshal Gonsalves 5) Helan Charlie D'silva 6) Sibal Malcam Amedia</p> <p>Second Party -: 1) Alban Anton Soj 2) Marshal Anton Soj 3) Patrik Anton Soj 4) Nester Anton Soj 5) William Anton Soj 6) Robert Anton Soj</p>
2007	Nil
2008	<p>Entry– Conveyance Deed document No.4566/2008 dated 02/05/2008 at Vasai -1.</p> <p>First Party -: 1) Alban Anton Soj 2) Marshal Anton Soj 3) Patrik Anton Soj 4) Nester Anton Soj 5) William Anton Soj 6) Robert Anton Soj</p> <p>Second Party -: Shri. Micheal Domnic Colaco</p>
2009	<p>Entry – Conveyance deed document No.7374/2008 dated 21/07/2008 at Vasai-1</p> <p>First Party -: Smt. Margaret Micheal Misquitta</p> <p>Second Party -: Shri. Micheal Domnic Colaco</p>
2010	Nil
2011	Nil
2012	Nil
2013	Nil
2014	<p>Entry – Conveyance deed document No.1523/2014 dated 21/04/2014 at Vasai – 6</p> <p>First Party -: 1) John Anton Cotin 2) Marshal Anton Cotin 3) Jojep Anton Cotin 4) Lili Domnic Cotin 5) Raymand Anton Cotin 6) Presila Jojeph D'souza 7) Philip Francis Lemos 8) Sisilia Jojep Andrat 9) Elias Francis Dabre 10) Domnic Francis Dabre 11) Peter Francis Dabre 12) Simon Francis Dabre 13) Walter Francis Dabre 14) Magdalane Satur Fos 15) Mebal Wilium Gonsalves 16) Magdalnyan Maxi Vaz 17) Albina Wilson Fernandes 18) Dominc Pavl</p>

V. Pereira



	<p>Barboj 19) Wilson Pavlu Barboj 20) Victor Pavlu Barboj 21) Raymand Pavlu Barboj 22) Lily Thomas Nunes 23) Margaret Rajin Varghese 24) Ruby James Andrades 25) Savina Sanjay Fernandes 26) Savio Fabian Pereira 27) July Febian Pereira</p> <p>Second Party:- M/s Delight Realtors through partners 1) Shri. Magras Micheal Colaco 2) Beno Lawrence Cerejo 3) Shri. Orsen Jojeph Coutinho</p>
2015	Nil
2016	Nil
2017	Nil
2018	Nil
2019	Nil
2020	Nil
2021	Nil
2022	Nil
2023	Nil
2024	Nil

Date -: 18/10/2024



Vijay P. Pereira

Vijay P. Pereira
Advocate

Housiey.com