

Tushar R. Patil

B. Com., LL. B.

ADVOCATE - HIGH COURT

Tam Talao, Vasai Gaon, Dist. Thane 401 201

Mobile No. 9767416807

Date-09/01/2020.

CERTIFICATE OF TITLE

This is to certify that we have scrutinized various Revenue Records, Deeds and Documents for the purpose of investigating title of one M/S Unicorn Infra Projects And Estates Pvt. Ltd. a private limited company having its Registered Office at Unicorn House, Shreeji Vihar, Opp. MTNL, S.V.Road, Kandivali (W), Mumbai-400067, with respect to the property bearing Old Survey No.245 Hissa No. 5A corresponding to New Survey No. 55 Hissa No. 5A admeasuring about 0H-20R-8P lying, being and situated at Village Tivri, Taluka Vasai, District Palghar (erstwhile part of Thane District) in the Registration District and Sub-District of Thane- Bassein and within the jurisdiction of Sub Registrar of Assurances, Vasai and (hereinafter referred to as "THE SAID PROPERTY"). A copy of 7/12 dated 21/11/2014 is annexed hereto and marked as ANNEXURE "A".

1. We have perused the Revenue Records namely the 7/12 extract and corresponding Mutation Entry extracts issued by the concerned authority with respect to the said property which shows that the said property is in the name of M/S Unicorn Infra Projects And Estates Pvt Ltd. as the Occupiers.
2. We have taken the year 1936 as the root of the title and proceeded on the basis that in the year 1936 one, Mrs.Ganga Balu was the owner of the said property.

The facts as appear from the documents available with us including the Mutation Entries are as under.



- a) As recorded in the Mutation Entry No -246 on Dated - 06/03/1936 Mr Vithya Purchased the Aforesaid Land From Mrs. Gangu Balu same was incorporated in the revenue records
- b) As recorded in the Mutation Entry No -254 Mr. Vithya Zavur died intestate on Dated - 31/07/1935 hence his interest in the Aforesaid land has been transmitted to his Legal Mrs Budhi Vithya Zavur same was incorporated in the revenue records
- c) As recorded in the Mutation Entry No-259 on Dated- 08/19/1936 Mrs Budhi Vithya Zavur Mortgage the Aforesaid land With Mr. Raghunath Bhagat same was incorporated in the revenue records
- d) As recorded in the Mutation Entry No-269 by the mutual Agreement on Dated- 27/08/1937 Mr Toku Sukur Bhoir Cultivated the Aforesaid land and give some rice to Mrs Budhibai Bhoir same was incorporated in the revenue records
- e) As recorded in the Mutation Entry No - 346 on Dated - 21/01/1941 Mr Dinanath Moreshwar Vagal Purchased the Aforesaid Land From Mrs. Budhibai Vithya Bhoir Ans Others same was incorporated in the revenue records
- f) As recorded in the Mutation Entry No - 452 Mr Dinanath Moreshwar Vagal died intestate on Dated - 18/06/1947 hence his interest in the Aforesaid land has been transmitted to his Legal Heirs 1) Mr. Bhalchandra Dinanath Vagal 2) Mr. Sadanand Dinanath Vagal 3) Mr. Prabhakar Dinanath Vagal same was incorporated in the revenue records
- g) As recorded in the Mutation Entry No - 755 Mr Rajubhai Harya Bhoir cultivating the Aforesaid Land of Mr. Bhalchandra Dinanath Vagal

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Hence Mr Rajubhai Harya Bhoir name was written as the Kul of the Aforesaid Land same was incorporated in the revenue records

- h) As recorded in the Mutation Entry No -1399 the kul of the aforesaid land Mr Rajubhai Halya Bhoir purchased And paid the full purchased price of the aforesaid Land To its owner Mr. Bhalchandra Dinanath Vagal And others Hence Mr. Bhalchandra Dinanath Vagal And others name which was written in the other right column of the 7/12 extract of the Aforesaid land was Cancelled same was incorporated in the revenue records
- i) As recorded in the Mutation Entry No - 1724 Mr Rajubhai Halya Bhoir died intestate hence his interest in the Aforesaid land has been transmitted to his Legal Heir Mrs Hausdabai Bhau Patil , same was incorporated in the revenue records
- j) As recorded in the Mutation Entry No - 1929 Mrs Hausdabai Bhau Patil died intestate hence her interest in the Aforesaid land has been transmitted to her Legal Heirs Mr. Kamalakar Bhau Patil And Others same was incorporated in the revenue records
- k) As recorded in the Mutation Entry No - 1951 on the Application of Mr. Sudhakar Ramkrushna Bhagat the name of Mr Ramkrushna Raghunath Bhagat name which was written in the other right column of the 7/12 extract of the Aforesaid land was Cancelled same was incorporated in the revenue records
- l) As recorded in the Mutation Entry No - 9 By the virtue of Conveyance Deed Mr Kamalakar Bhau And Others Sold the Aforesaid Land To 1) Mr. Nandkumar Kanhiyalal Jain 2) Mr. Vasantkumar Kanhiyalal Jain 3) Mr Nanakumar Kanhiyalal Jain 4) Mr. Himmatal Kanhiyalal Jain 5) Mr. Navinkumar Kanhiyalal Jain same was incorporated in the revenue records

m) As recorded in the Mutation Entry No -344 Mr. Kanhiyalal Nanalal Jain died intestate on Dated - 18/12/1998 hence his interest in the Aforesaid land has been transmitted to his Legal Heirs 1) Mr. Vasantkumar Kanhiyalal Jain 2) Mr. Nanakumar Kanhiyalal Jain 3) Mr. Himmatlal Kanhiyalal Jain 4) Mr. Navinkumar Kanhiyalal Jain same was incorporated in the revenue records

n) By the virtue of Conveyance Deed Dated - 30/03/2013 Reg. No - 1802 /2013 Reg. at The Sub - Register's Office At Vasai - 4 1) Mr. Vasantkumar Kanhiyalal Jain 2) Mr. Nanakumar Kanhiyalal Jain 3) Mr. Himmatlal Kanhiyalal Jain 4) Mr. Navinkumar Kanhiyalal Jain Sold the Aforesaid Land To M/S Unicorn Infra Projects And Estates Pvt. Ltd Through Mr. Hemant Anant Patil

o) As recorded in the Mutation Entry No -499 Mr Kamalakar Bhau And Others And Others made an application to the Collector, Thane for the N.A. use of the various Land including aforesaid Land on which the Collector, Thane by his Order No - MAHASUL /K-1/T-9/NAP/TIVARI / VASAI/ SR-91/2011 Dated -21/4/2012 gave permission for The Residential use of the Lands on certain terms And Conditions mentioned therein And after getting Fourty time revenue from the owners the Remark of Niyantrit Satta Prakar And Kul Kayada was Cancelled same was incorporated in the revenue records



After perusal of the all the above said records, deeds and documents, we came to conclusion that said company has absolute rights, title and interest in the said property and thereby we certify that, in our opinion, the title of M/S Unicorn Infra Projects And Estates Pvt. Ltd Through Mr. Hemant Anant Patil as Owners to the said property appears to be clear, marketable And Free From Encumbrances.

Dated this 9th day of January 2020



TPPAt

Advocate

TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201

Housiey.com

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Date- 09/01/2019.

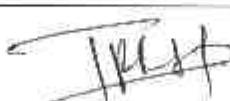
Search Report

Ref - This is to certify that we have scrutinized various Revenue Records, Deeds and Documents for the purpose of investigating title of one M/S Unicorn Infra Projects And Estates Pvt. Ltd. a private limited company having its Registered Office at Unicorn House, Shreeji Vihar, Opp. MTNL, S.V.Road, Kandivali (W), Mumbai-400067, with respect to the property bearing Old Survey No.245 Hissa No. 5A corresponding to New Survey No. 55 Hissa No. 5A admeasuring about 0H-20R-8P lying, being and situated at Village Tivri, Taluka Vasai, District Palghar (erstwhile part of Thane District) in the Registration District and Sub-District of Thane- Bassein and within the jurisdiction of Sub Registrar of Assurances, Vasai and (hereinafter referred to as "THE SAID PROPERTY"). A copy of 7/12 dated 21/11/2014 is annexed hereto and marked as ANNEXURE "A".

As per your instruction Search is taken by Mr. Sanjay Patil in the Office OF Sub -Registrar of Assurances AT Vasai-1,2,3,4,5,6,for the period of Sixty eight (68) Years I.e. from 1952 to 24/01/2019

Details of Search is as follows ;-

Year	Photo Index Book II	Printed Index Book II
1952	Nil	Nil
1953	Nil	Nil
1954	Nil	Nil
1955	Nil	Nil
1956	Nil	Nil
1957	Nil	Nil



1958	Relevant Pages Torn	Relevant Pages Torn
1959	Nil	Nil
1960	Relevant Pages Torn	Relevant Pages Torn
1961	Nil	Nil
1962	Nil	Nil
1963	Torn	Torn
1964	Nil	Nil
1965	Torn	Torn
1966	Nil	Nil
1967	Nil	Nil
1968	Nil	Nil
1969	Nil	Nil
1970	Nil	Nil
1971	Nil	Nil
1972	Torn	Torn
1973	Torn	Torn
1974	Nil	Nil
1975	Torn	Torn
1976	Torn	Torn
1977	Torn	Torn
1978	Torn	Torn
1979	Torn	Torn
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1982	Torn	Torn
1983	Torn	Torn
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1986	Torn	Torn
1987	Torn	Torn
1988	Torn	Torn
1989	Torn	Torn



1990	Torn	Torn
1991	Nil	Nil
1992	Nil	Nil
1993	Nil	Nil
1994	Nil	Nil
1995	Send Thane for Data Entry	Send Thane for Data Entry
1996	Send Thane for Data Entry	Send Thane for Data Entry
1997	Send Thane for Data Entry	Send Thane for Data Entry
1998	Nil	Nil
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2000	Torn	Torn
2001	Torn	Torn
2002	Nil	Nil
2003	Nil	Nil
2004	Nil	Nil
2005	Nil	Nil
2006	Nil	Nil
2007	Nil	Nil
2008	Nil	Nil
2009	Nil	Nil
2010	Nil	Nil
2011	Nil	Nil
2012	Nil	Nil
2013	Entry - Conveyance Deed Dated - 30/03/2013 Reg. No - 1802 /2013 Reg. at The Sub - Register's Office At Vasai - 4 made By and Between Sellers ; 1) Mr. Vasantkumar Kanhiyalal Jain 2) Mr. Nanakumar Kanhiyalal Jain 3) Mr. Himmatlal Kanhiyalal Jain 4) Mr. Navinkumar Kanhiyalal Jain Purchasers ; M/S Unicorn Infra Projects And Estates Pvt. Ltd Through Mr. Hemant Anant Patil	

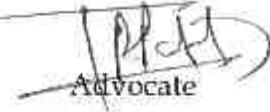


2014	Nil	Nil
2015		
2016	Nil	Nil
2017	Nil	Nil
2018	Index II books not ready	
2019	Index II books not ready	

Note -1) The Search is given in the basis of documents submitted to me AND records available for Search

- 2) Most Pages of all Manual Record of Index -2 is Torn and some books send to Thane for Data Entry
- 3) Computer Recode is also not Properly Maintained Most of The Pages of Computer Index - II are Missing

Dated this 09th day of January 2019


Advocate

TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201