

Tushar R. Patil

B. Com., LL. B.

ADVOCATE - HIGH COURT

Tam Talao, Vasai Gaon, Dist, Thane 401 201

Mobile No. 976741 6807

Date-22/07/2013.

TO WHOMSOEVER IT MAY CONCERN
TITLE CERTIFICATE AND SEARCH REPORT

Ref - Land bearing Old Survey. No-300, Hissa No - 7pt New Survey. No-332, Hissa No - 7 Area admeasuring H.R. 0-20-5.+ P.K. 0-01-0 Total H.R 0-21-5 Assessment Rs.-1/-,Paise-69/-,lying, being and situate in Village - Juchandra ,Taluka - Vasai, District- Thane. within the limits of Sub- Registrars office at Vasai-1,2,3 with the help of Books of records available for search and Documents submitted to me in respect of abovementioned property

As per your instruction Search is taken by Mr. Sanjay Patil in the Office OF Sub -Registrar of Assurances AT Vasai-1,2,3,for the period of Sixty Two .(62) Years I.e. from 01/01/1952 to 22/07/2013

1. From the Search and Document Submitted to me it is found That:-

- a) As recorded in the Mutation Entry No - 735 Mr. Mansukh Pitambar Died intestate on 06/03/1937 hence his interest in the aforesaid Land has been transmitted to his Legal only Heir his wife Mrs. Parvatibai Mansukh Pitambar same was incorporated in the revenue Records
- b) As recorded in the Mutation Entry No - 863 on 27/07/1940 Mrs. Parvatibai Mansukh Pitambar sold the aforesaid Land to Mr. Ganpatram Mohanlal Shukla for Rs. 1000/- same was incorporated in the revenue records
- c) As recorded in the Mutation Entry No - 1161 By Conveyance Deed Dated 14/04/1945 Reg.No- 150/1945 Mr. Ganpatram Mohanlal Shukla sold the aforesaid Land to Mr Waman Ratan Mhatre same was incorporated in the revenue records
- d) As recorded in the Mutation Entry No - 4300 Mr. Krushna K.Bhoir (Kul of the Land) Purchased the aforesaid Land form the Owner Mrs Nalibai Waman Mhatre for Rs. 272/- Under Kul-Kayda Sec. 32G Alongwith Interest by the letter from Upper Tahasidars.Vasai No- Juchandra/8 dated 08/09/1982 Hence Owner Mrs Nalibai Waman Mhatre Name Cancelled from the other right Column of the 7/12 of the aforesaid Land same was incorporated in the revenue records

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e) As recorded in the Mutation Entry No – 4763 Mr. Anant Krushna Bhoir Died intestate hence his interest in the aforesaid Land has been transmitted to his Legal Heirs 1) Mrs. Anusaya Anant Bhoir 2) Mr. Manohar Anant Bhoir 3) Mr. Eknath Anant Bhoir 4) Mrs Vasanti Parshuram Bhoir 6) Mrs. Devayani Anant Bhoir same was incorporated in the revenue records

f) As recorded in the Mutation Entry No – 4764 Mrs. Godibai K Bhoir Died intestate hence her interest in the aforesaid Land has been transmitted to her Legal Heirs 1) Mr. Nayanran Krushna Bhoir 2) Mr. Hemant Krushna Bhoir 3) Mr. Kamalakar Krushna Bhoir 4) Mrs Danubai Dattatray Patil 5) Mrs. Anusaya Anant Bhoir 6) Mrs Vasanti Parshuram Bhoir 7) Mr. Manohar Anant Bhoir 8) Mr. Eknath Anant Bhoir 9) Mrs. Devayani Anant Bhoir same was incorporated in the revenue records

g) As recorded in the Mutation Entry No –4819 &5601 Mr. Narayan Krushna Bhoir Died intestate on 05/01/1989 hence his interest in the aforesaid land transmitted to his legal heirs 1) Mr. Vijay Narayan Bhoir 2) Mr. Chhabil Narayan Bhoir same was incorporated in the revenue records

h) As recorded in the Mutation Entry No – 5600 Mrs. Godibai K Bhoir Died intestate hence her interest in the aforesaid Land has been transmitted to her Legal Heirs 1) Mr. Hemant Krushna Bhoir 2) Mr. Kamalakar Krushna Bhoir 3) Mrs Danubai Dattatray Patil 4) Mr Nayaran Krushna Bhoir 5) Mr Anant Krushna Bhoir same was incorporated in the revenue Records

i) As recorded in the Mutation Entry No – 6320 Mrs Danubai (Damayanti) Dattatray Patil died intestate on 08/09/2003 hence her interest in the aforesaid land transmitted to her legal heirs 1) Mr.Dwarkanath Dattatray Patil 2) Mrs. Shakuntala Harikishan Patil same was incorporated in the revenue records

j) By the Virtue of Conveyance Deed made on 24/11/2009 Reg. No- 10436/2009 dated 24/11/2009 Registered at Registration Office of Assurances .Vasai – 1 Mr. Hemant Krushna Bhoir and 10 Others Sold the Aforesaid Land to Mr. Hitendra Premji Patel same was incorporated in the revenue records Mutation Entry No – 6860

k) By the Virtue of Conveyance Deed made on 04/08/2010 Reg. No- 8439/2010 dated 04/08/2010 Registered at Registration Office of Assurances .Vasai – 1 Mr. Hitendra Premji Patel Sold the Aforesaid Land to Mr. 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vertak (H.U.F.) 3) Mr. Chandmal Bhawarlal Jain (H.U.F.) same was incorporated in the revenue records Mutation Entry No – 6978

l) By the Virtue of Agreement to Sale made on 03/02/2011 Reg. No- 1442/2011 dated 03/02/2011 Registered at Registration Office of Assurances .Vasai – 1 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vertak (H.U.F.) 3) Mr. Chandmal Bhawarlal Jain (H.U.F.) Sold the Aforesaid Land to M/S Navakar Estate and Homes pvt.ltd. Through 1)

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Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vertak 3) Mr. Chandmal Bhawarlal Jain same was incorporated in the revenue records

m) By the Virtue of Confirmation Deed made on 02/05/2011 Reg. No- 5482/2011 dated 02/05/2011 Registered at Registration Office of Assurances .Vasai – I Mr. Mathuradas Narayandas Majithia Through his Attorney Holder Mr. Anthony Jhon Perreira AND Mr. Anthony Jhon Perreira (Confirming Party) Give Confirmation to 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vertak 3) Mr. Chandmal Bhawarlal Jain

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	Nil	Nil
1964	Nil	Nil
1965	Nil	Nil
1966	Nil	Nil
1967	Nil	Nil
1968	Nil	Nil
1969	Nil	Nil
1970	Nil	Nil
1971	Nil	Nil

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1972	Nil	Nil
1973	Nil	Nil
1974	Nil	Nil
1975	Nil	Nil
1976	Nil	Nil
1977	Torn	Torn
1978	Torn	Torn
1979	Nil	Nil
1980	Nil	Nil
1981	Nil	Nil
1982	Torn	Torn
1983	Torn	Torn
1984	Torn	Torn
1985	Torn	Torn
1986	Torn	Torn
1987	Torn	Torn
1988	Torn	Torn
1989	Nil	Nil
1990	Nil	Nil
1991	Nil	Nil
1992	Nil	Nil
1993	Send Thane for Data Entry	Nil
1994	Nil	Send Thane for Data Entry
1995	Nil	Nil
1996	Nil	Nil
1997	Nil	Nil
1998	Nil	Nil
1999	Nil	Nil

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2000	Nil	Nil
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	<p>Entry; Conveyance Deed Dated 24/11/2009 Reg. No; 10436/2009 on 24/11/2009 at Vasai – made By and Between</p> <p>Sellers : Mr. Hemant Krushna Bhoir and 10 Others</p> <p>Purchaser; Mr. Hitendra Premji Patel</p>	
2010	<p>Entry; Conveyance Deed Dated 04/08/2010 Reg. No; 8439/2010 on 04/08/2010 at Vasai – made By and Between</p> <p>Sellers : Mr. Hitendra Premji Patel</p> <p>Purchaser; 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vertak (H.U.F.) 3) Mr. Chandmal Bhawarlal Jain (H.U.F.)</p>	
2011	<p>1) Entry; Agreement to Sale Dated 03/02/2011 Reg. No; 1442/2011 on 03/02/2011 at Vasai – made By and Between</p> <p>Sellers : 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vertak (H.U.F.) 3) Mr. Chandmal Bhawarlal Jain (H.U.F.)</p> <p>Purchaser; M/S Navakar Estate and Homes pvt.ltd. Through 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vertak 3) Mr. Chandmal Bhawarlal Jain</p> <p>2) Entry; Confirmation Deed Dated 02/05/2011 Reg. No; 5482/2011 on 02/05/2011 at Vasai – made By and Between</p> <p>First Party : Mr. Mathuradas Narayandas Majithia Through his Attorney Holder Mr. Anthony Jhon Perreira</p> <p>Confirming Party: Mr. Anthony Jhon Perreira</p> <p>Second Party ; Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vertak 3) Mr. Chandmal Bhawarlal Jain</p>	
2012	Nil	
2013	(up to 22/07/2013) Index II Books are Not Ready	

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I, say that Land bearing Old Survey. No-300, Hissa No – 7pt New Survey. No-332, Hissa No – 7 Area admeasuring H.R. 0-20-5.+ P.K. 0-01-0 Total H.R 0-21-5 Assessment Rs.-1/-Paise- 69/- ,lying, being and situate in Village – Juchandra ,Taluka - Vasai, District- Thane. .Standing in the name of 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vertak 3) Mr. Chandmal Bhawarlal Jain is freehold and marketable

However Agreement to Sale (Sathe Karar) is Made by 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vertak (H.U.F.) 3) Mr. Chandmal Bhawarlal Jain (H.U.F.) With M/S Navakar Estate and Homes pvt.ltd. Through 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vertak 3) Mr. Chandmal Bhawarlal Jain as mentioned in Clause L

M/S Navkar Estate and Homes pvt.ltd. Through 1) Mr. Laxman Bhikaji Khedkar 2) Mr. Sachin Atmaram Vertak 3) Mr. Chandmal Bhawarlal Jain gets Development Permission and Several Revised Development Permission from The Vasai - Virar City Municipal Corporation for the Construction of Buildings on the Said Land Which as Follows -

- 1) Development Permission bearing No- VVCMC/TP/CC/VP-0093/948/2013-2014 DATED – 28/06/2013
- 2) Development Permission bearing No- VVCMC/TP/CC/VP-0093/949/2013-2014 DATED – 28/06/2013 In respect of Lay out plan of Residential with Shopline Buldg (Type A) and Residential Buldg (Type A1,A2,A3) (Type B1,B2,) (Type C1,C2,C3) & (Type D) In Respect of the Land bearing Survey No- 332,Hissa No- 3,7,8 and Survey No- 333,Hissa No- 1,2.
- 3) Development Permission bearing No- VVCMC/TP/CC/VP-0093/950/2013-2014 DATED – 28/06/2013

In respect of Lay out plan of Residential with Shopline Buldg (Type A) In Respect of Land bearing Survey No- 332,Hissa No- 3,7,8 and Survey No- 333,Hissa No- 1,2.

- 4) Development Permission bearing No- VVCMC/TP/CC/VP-0093/951/2013-2014 DATED – 28/06/2013

In respect of Lay out plan of Residential with Shopline Buldg (Type A1,A2,A3.) In Respect of Land bearing Survey No- 332,Hissa No- 3,7,8 and Survey No- 333,Hissa No- 1,2.

- 5) Development Permission bearing No- VVCMC/TP/CC/VP-0093/952/2013-2014 DATED – 28/06/2013

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In respect of Lay out plan of Residential Buldg (Type B1,B2,). In Respect of Land bearing Survey No- 332,Hissa No- 3,7,8 and Survey No- 333,Hissa No- 1,2.
6) Development Permission bearing No- VVCMC/TP/CC/VP-0093/953/2013-2014 DATED – 28/06/2013

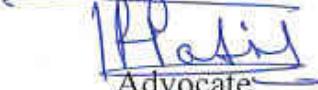
In respect of Lay out plan of Residential Buldg (Type B1,B2,). In Respect of Land bearing Survey No- 332,Hissa No- 3,7,8 and Survey No- 333,Hissa No- 1,2.
AND

They also gets N.A. Order from Collector, Thane Vide order No- MAH/K1/T9/NAP/JUCHANDRA-VASAI/SR-82/2011 DATED 06/04/2013
AND

NANOC from The Vasai - Virar City Municipal Corporation Vide letter No- VVCMC/NANOC/VP-0093/264/2011-12 Dated 19/05/2011

- 1) The Search & Title Report 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

Date- 22/07/2013


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