

Tushar R. Patil

B. Com., I.L. B.

ADVOCATE - HIGH COURT

Tam Taluo, Vasai Gaon, Dist. Thane 401 201

Mobile No. 9767416807

Date-13/01/2020

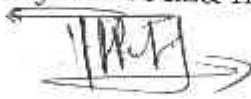
TITLE CERTIFICATE

Ref - Land bearing, Old Survey. No - 244 , Hissa No - 7/2
New Survey. No -54 Hissa No - 7/2 Area admeasuring
H. R. 0-55-4 + P.K. 0-02-8 Assessment Rs.- 02/- Paise
68/- lying, being and situate in Village - Tivri ,Taluka
Vasai, District -Palghar (Old - Thane) within the
limits of Sub - Registrars office at Vasai - 1,2,3, 4, 5,6
with the help of Books of records available for
search and Documents submitted to me in respect of
above mentioned property

As per your instruction Search is taken by Mr. Sanjay Patil
in the Office OF Sub -Registrar of Assurances AT Vasai -
1,2,3,4,5,6.for the period of Sixty Nine (69) Years I.e. from
1952 to 2020

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

- a) As recorded in the Mutation Entry No -1366 The Kul of the
Aforesaid Land Mr. Yadav Bhaskar Mhatre Purchased the
Aforesaid Land from its owner Mrs. Lusibai Manya D'souza
under the Kul Kayada But Mrs. Lusibai Manya D'souza
name was written in the other right column of the 7/12
Extract of the Aforesaid Land till the full payment of the
Purchased Price same was incorporated in the revenue
records
- b) As recorded in the Mutation Entry No - 2266 The Kul of the
Aforesaid Land Mr. Yadav Bhaskar Mhatre paid full
Purchased Price to its owner Mrs. Lusibai Manya D'souza
Hence Mrs. Lusibai Manya D'souza 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

- c) By the virtue of Areeement To Sale Dated - 30/08/2006
Reg. No - 6690/2006 Reg. at The Sub - Register's Office
At Vasai -1 Mr. Yadav Bhaskar Mhatre And Others made
Areeement To Sale of the Aforesaid Land With Mr. Sitaram
Sudama Gupta
- d) By the virtue of Conveyance Deed Dated - 08/12/2009
Reg. No -10931/2009 Reg. at The Sub - Register's Office
At Vasai -1 Mr. Yadav Bhaskar Mhatre And Others Sold
the Aforesaid Land To Mr. Sitaram Sudama Gupta
- e) By the virtue of Agreement To Sale Dated - 06/03/2013
Reg. No - 1256/2013 Reg. at The Sub - Register's Office
At Vasai - 4 Mr. Sitaram Sudama Gupta Made Agreement
To Sale (Sathe Karar) of the Aforesaid Land With M/S
Unicorn Infra Projects And Estates Pvt. Ltd. Through Mr.
Hemant Patil
- f) By the virtue of Conveyance Deed Dated - 21/06/2019
Reg. No - 8571/2019 Reg. at The Sub - Register's Office
At Vasai - 4 Mr. Sitaram Sudama Gupta Sold the
Aforesaid Land With M/S Unicorn Infra Projects And
Estates Pvt. Ltd. Through Mr. Hemant Patil
- g) By the virtue of Transfer Deed Dated - 28/11/2019
Reg. No - 16053/2019 Reg. at The Sub - Register's Office
At Vasai - 2 M/S Unicorn Infra Projects And Estates Pvt.
Ltd. Through Mr. Hemant Patil Transfer the Aforesaid Land
To VVCMC (Area Adm. 1254.71 Sq. Mtrs. out of the Total
Land)



I say that the Title of Land bearing, Old Survey. No - 244 , Hissa No - 7/2C New Survey. No - 54 Hissa No - 7/2C Area admeasuring H. R. 0-55-4 + P.K. 0-02-8 Assessment Rs.- 02/- Paise - 68/- lying, being and situate in Village - Tivri ,Taluka -Vasai, District -Palghar (Old - Thane) Belongs to M/S Unicorn Infra Projects And Estates Pvt. Ltd. Through Mr. Hemant Patil is Clear , Marketable And Free From All Encumbrances

However

By the virtue of Transfer Deed Dated - 28/11/2019 Reg. No - 16053/2019 Reg. at The Sub - Register's Office At Vasai - 2 M/S Unicorn Infra Projects And Estates Pvt. Ltd. Through Mr. Hemant Patil Transfer the Aforesaid Land To VVCMC (Area Adm. 1254.71 Sq. Mtrs. out of the Total Land)

Note - 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- 13/01/2020.


Advocate

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

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B. Com., LL. B.

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Tam Talao, Vasai Gaon, Dist. Thane 401 201

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Date-13/01/2020

SEARCH REPORT

Ref - Land bearing, Old Survey. No - 244 , Hissa No - 7/2
New Survey. No -54 Hissa No - 7/2 Area admeasuring
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68/- lying, being and situate in Village - Tivri ,Taluka
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1,2,3,4,5,6.for the period of Sixty Nine (69) Years I,e. from
1952 to 2020

Details of Search is as follows :-

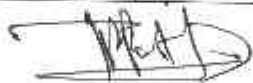
| Year | Photo Index Book II | Printed Index Book II |
|------|---------------------|-----------------------|
| 1952 | Nil | Nil |
| 1953 | Nil | Nil |
| 1954 | Nil | Nil |
| 1955 | Nil | Nil |
| 1956 | Nil | Nil |
| 1957 | Nil | Nil |
| 1958 | Nil | Nil |
| 1959 | Nil | Nil |
| 1960 | Nil | Nil |



| | | |
|------|------|------|
| 1961 | Nil | Nil |
| 1962 | Torn | Torn |
| 1963 | Nil | Nil |
| 1964 | Torn | Torn |
| 1965 | Torn | Torn |
| 1966 | Nil | Nil |
| 1967 | Nil | Nil |
| 1968 | Torn | Torn |
| 1969 | Nil | Nil |
| 1970 | Nil | Nil |
| 1971 | Nil | Nil |
| 1972 | Torn | Torn |
| 1973 | Torn | Torn |
| 1974 | Torn | Torn |
| 1975 | Torn | Torn |
| 1976 | Torn | Torn |
| 1977 | Torn | Torn |
| 1978 | Torn | Torn |
| 1979 | Torn | Torn |
| 1980 | Torn | Torn |
| 1981 | Torn | Torn |
| 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 | Torn | Torn |

Bar


| | | |
|------|--|---------------------------|
| 1993 | Torn | Torn |
| 1994 | Torn | Torn |
| 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 | Torn | Torn |
| 1999 | Torn | Torn |
| 2000 | Torn | Torn |
| 2001 | Torn | Torn |
| 2002 | Nil | Nil |
| 2003 | Nil | Nil |
| 2004 | Nil | Nil |
| 2005 | Nil | Nil |
| 2006 | Entry - Arccment To Sale Dated - 30/08/2006 Reg. No 6690/2006 Reg. at The Sub - Register's Office At Vasai -1 First Party - Mr. Yadav Bhaskar Mhatre And Others Second Party - Mr. Sitaram Sudama Mhatre | |
| 2007 | Nil | Nil |
| 2008 | Nil | Nil |
| 2009 | Entry - Conveyance Deed Dated - 08/12/2009 Reg. No - 10931/2009 Reg. at The Sub - Register's Office At Vasai -1 Sellers - Mr. Yadav Bhaskar Mhatre And Others Purchasers - Mr. Sitaram Sudama Gupta | |
| 2010 | Nil | Nil |
| 2011 | Nil | Nil |
| 2012 | Nil | Nil |
| 2013 | Entry - Agreement To Sale Dated - 06/03/2013 Reg. No 1256/2013 Reg. at The Sub - Register's Office At Vasai - 4 First Party - Mr. Sitaram Sudama Gupta Second Party - M/S Unicorn Infra Projects And Estates Pvt. Ltd. Through Mr. Hemant Patil | |
| 2014 | Nil | Nil |



| | | |
|------|--|-----|
| 2015 | Nil | Nil |
| 2016 | Nil | Nil |
| 2017 | Nil | Nil |
| 2018 | Nil | Nil |
| 2019 | <p>Entry - Conveyance Deed Dated - 21/06/2019 Reg. No - 8571/2019 Reg. at The Sub - Register's Office At Vasai - 4</p> <p>Sellers - Mr. Sitaram Sudama Gupta</p> <p>Purchasers - M/S Unicorn Infra Projects And Estates Pvt. Ltd. Through Mr. Hemant Patil</p> <p>Entry - Transfer Deed Dated - 28/11/2019 Reg. No - 16053/2019 Reg. at The Sub - Register's Office At Vasai - 2</p> <p>First Party - M/S Unicorn Infra Projects And Estates Pvt.Ltd. Through Mr. Hemant Patil</p> <p>Second Party - VVCMC (Area Adm. 1254.71 Sq. Mtrs. out of the Total Land)</p> | |
| 2020 | Index II Not Ready | |

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