

**PUSHPAK VARDEO RAUT**  
**ADVOCATE AND LEGAL ADVISOR**  
MOB: 98030988

OFFICE: 115, 2<sup>ND</sup> FLOOR, CORAL PLAZA,  
BELL SAHAKAR MARG, WARAN (C)  
OPP. RAJWATI PHARMA, TA. - WASEL  
DIST - THANE, PIN CODE - 401 305  
OFFICE TIME: 09:00 AM TO 06:00 PM

**TITLE CERTIFICATE**  
**TO WHOM SO IT MAY EVER CONCERN**

In the matter of land lying and being situate at village - Waseel, Taluka - Waran, District - Palghar within the jurisdiction of Sub-Registrar at Waseel bearing Survey No. 296 Hissa No. 1, admeasuring 0.75-0 H. B. or thereabout assessed at Rs. 1.62 (hereinafter referred to as "THE SAID LAND" for the sake of brevity) owned by Mr. Mink Jugal Mehta and Mr. Ashok Mohanlal Mehta.

**THIS IS TO CERTIFY THAT:-**

1. Search in respect of said Land taken at various the office of Sub-Registrar Waseel from the year 1952 TO 2015 and acquire mutation entries from Talathi Supriya.
2. The said land was originally owned by Hira Pandu Raut.
3. The said Hira Pandu Raut expired on or before 1956 leaving behind him Saharam Hira Raut and Kashibai Hira Raut as his only legal heir and hence wide mutation Entry bearing No. 1762 dated 09/01/1957 their names were entered as owners of the said land.
4. The said Kashibai Hira Raut expired on or before 1960 leaving behind her Saharam Hira Raut as her only legal heir and hence wide mutation Entry bearing No. 3128 dated 05/05/1962 her name was deleted from 7/12 extract of the said land.
5. Even though Name of Saharam Hira Raut was entered as owner of said land his cousins 1. Ramvath Gangot Raut 2. Ramchh Gangot Raut 3. Ravindra Gangot Raut and 4. Shankhandas Gangot Raut were holding 1/2 share in the said land hence wide yield Application Given by Saharam Hira Raut Names of his

*Raut*

**PUSHPAK VARDEO RAUT**  
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MOB: 98030988

PHOTO SIGN

6. cousins 1. Ramnath Ganpat Raut 2. Ramesh Ganpat Raut 3. Ravindra Ganpat Raut and 4. Bhairachandra Ganpat Raut were entered as co-owners having half share in said land, vide mutation entry bearing No. 3124 dated 28/04/1983.

5. 1. Sakharam Hira Raut 2. Ramnath Ganpat Raut 3. Ramesh Ganpat Raut 4. Ravindra Ganpat Raut and 5. Bhairachandra Ganpat Raut vide "Sathkara" agreement for sale dated 19/05/1988 registered with sub registrar Vasul-1 at Sr. No. 1819-1588 (Photo) agreed to sale the said land to Marikall J. Menita. (ENTRY-1)

7. The said Ramnath Ganpat Raut expired on 01/04/2006 leaving behind him 1. Hemlata Ramnath Raut 2. Milind Ramnath Raut 3. Sushma Rajan Mhatre and 4. Manoj Ramnath Raut as his only legal heir and hence vide mutation Entry bearing No. 5454 dated 20/11/2006 their names were entered as owners of said land.

8. 1. Sakharam Hira Raut 2. Ramnath Ganpat Raut 3. Ramesh Ganpat Raut 4. Ravindra Ganpat Raut 5. Vimal Parshuram Raut and 5. Bhairachandra Ganpat Raut vide Agreement for sale dated 05/04/1990 agreed to sale said land to Tushar Guryant Desai the said Agreement for sale dated 05/04/1990 was registered along with Confirmation deed dated 21/07/2008 with Sub registrar Vasul-1 at Sr. No. 7858/2008 on 21/07/2008. (ENTRY-2)

9. 1. Sakharam Hira Raut 2. Ramesh Ganpat Raut 3. Ravindra Ganpat Raut 4. Vimal Parshuram Raut and 5. Bhairachandra Ganpat Raut through their power of attorney holder Ashok M. Mahra and Marikall J. Menita, vide sale deed dated 21/07/2008 said land area admeasuring 0-48-0 H.R. out of said land to Tushar Guryant Desai the said Sale Deed was registered with Sub Registrar Vasul-1 at Sr. No. 7859/2008 on 21/07/2008. (ENTRY-3)

10. 1. Hemlata Ramnath Raut 2. Milind Ramnath Raut 3. Sushma Rajan Mhatre and 4. Manoj Ramnath Raut vide sale deed dated 26/11/2009 said land area admeasuring 0-10-9 H.R. out of said land to Tushar Guryant Desai. 1.

*Handwritten signature*

STATE REGISTER  
SUB-REGISTRAR  
Vasul-1

DATE: 2/11/17

Sakharam Hiru Raut, 2. Ramnath Ganpat Raut, 3. Ravindra Ganpat Raut and 4. Bhaisantra Ganpat Raut also executed the said sale deed as confirming Party and the said Sale Deed was registered with Sub Registrar Vasai -3 at Sr. No. 538/2010 on 12/01/2010. (ENTRY-4)

11. As Tushar Gurusant Desai Purchase the said land from Hemlata Ramnath Raut and others wide two separate sale deed i.e. 1. Sale deed dated 21/07/2008 registered with Sub Registrar Vasai-3 at Sr. No. 7855/2008 And 2. Sale deed dated 20/11/2009 registered with Sub Registrar Vasai -3 at Sr. No. 538/2010. Hence wide mutation entry bearing No. 6097 dated 06/01/2011 Name of Tushar Gurusant Desai Was entered as owner of Said land.

12. The said Tushar Gurusant Desai wide registered sale deed dated 03/01/2012, duly registered with Sub Registrar Vasai -3 at Registration Serial No. 0X161-2012 sold the said land to Mr. Manik Jagraj Mehta and Mr. Ashok Mahanlal Mehta and wide mutation entry No. 6818 dt. 10/07/2014 their names were entered as owners of the said land. (ENTRY-5)

13. Thereafter the said land is held and possessed as owners thereof by the said Mr. Manik Jagraj Mehta and Mr. Ashok Mahanlal Mehta without any encumbrances of whatever nature.

14. I have investigated the revenue records maintained by Talathi Saja - Boli, Taluka Vasai, Dist. Palghar with respect to the said Land.

15. I have collected the relevant information of the said land from Mr. Manik Jagraj Mehta and Mr. Ashok Mahanlal Mehta.

From documents produce before me and Search take in various offices of Sub Registrar Vasai I opine that :-

1. The said owners Mr. Manik Jagraj Mehta and Mr. Ashok Mahanlal Mehta have absolutely owned, seized and possessed of or otherwise well and sufficiently entitled to the said Land.

*Handwritten signature*



2. The said owners Mr. Manji Jagraj Mehta and Mr. Ashok Monaraj Mehta have not sold, mortgage, transferred or disposed of the said Land to any person/s or any group or association of the persons or have not created any charge, lien or encumbrances of any nature or third party interest over the said Land.
3. Under the circumstances, the title to the said Land of the said owners Mr. Manji Jagraj Mehta and Mr. Ashok Monaraj Mehta is clear and marketable and the same is free from all encumbrances and reasonable doubts of what so ever nature.

Dated: 20/07/2013

At: Varanasi

  
PUSHPAR VASUDEV RAUT  
ADVOCATE



**RUSHPAK VASUDEO RAUT**  
**ADVOCATE AND L.D.A.S. (M.C.H)**  
MOB - 9822229818

OFFICE: 215, 2<sup>ND</sup> FLOOR, **COHIL PALLA**,  
35<sup>TH</sup> SHANKAR MARG, VIKAR IEL,  
OPP. RAILWAY PHATA, LA. - BANA,  
DIST - THANE, PIN CODE - 401 305  
OFFICE TIME: 09.00 AM TO 06.00 PM

**SEARCH REPORT**

I have taken search at the various offices of Sub-Registrar Vasa of piece and parcel of land situate lying and being at village - **Muling, Taluka Vasa, District Palghar** within the jurisdiction of Sub-Registrar at Vasa bearing Survey No. 245, Plot No. 1, admeasuring @ 78-9 H-R or thereabout assessed at Rs. 1.62 owned by **Mr. Manik Jagraj Mehta and Mr. Ashok Memorial Mehta** from years 1952 to 2011.

YEAR	FINDINGS	
	PHOTO	PRINTED
1952	NIL	✓
1953	NIL	✓
1954	NIL	✓
1955	NIL	✓
1956	NIL	✓
1957	NIL	✓
1958	NIL	✓
1959	NIL	✓
1960	NIL	✓
1961	Index II Torn	✓
1962	Index II Torn	✓
1963	Index II Torn	✓
1964	Index II Torn	✓
1965	NIL	✓
1966	NIL	✓
1967	NIL	✓
1968	TORN	✓
1969	NIL	✓
1970	NIL	✓
1971	NIL	✓

**RUSHPAK VASUDEO RAUT**  
ADVOCATE AND L.D.A.S. (M.C.H)

1972	TORN	TORN
1973	TORN	NIL
1974	NIL	NIL
1975	TORN	TORN
1976	NIL	NIL
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	NIL	TORN
1988	ENTRY 1	TORN
1989	TORN	TORN
1990	NIL	NIL
1991	NIL	NIL
1992	NIL	TORN
1993	NIL	NIL
1994	NIL	NIL
1995	TORN	TORN
1996	TORN	TORN
1997	TORN	TORN
1998	TORN	TORN
1999	TORN	TORN
2000	TORN	TORN
2001	TORN	TORN
2002	NIL	MIX (SOME PAGES UNAVAILABLE)
2003	NIL	MIX (SOME PAGES UNAVAILABLE)
2004	NIL	MIX (SOME PAGES UNAVAILABLE)
2005	NIL	MIX (SOME PAGES UNAVAILABLE)
2006	NIL	MIX (SOME PAGES UNAVAILABLE)

*Base*

PROPERTY OF THE  
 NATIONAL ARCHIVES  
 COLLEGE PARK, MARYLAND

2007	NIL	NIX (SOME PAGES UNAVAILABLE)
2008	ENTRY-2 & 3	NIX (SOME PAGES UNAVAILABLE)
2009	NIL	NIX (SOME PAGES UNAVAILABLE)
2010	ENTRY-4	NIX (SOME PAGES UNAVAILABLE)
2011	NIL	NIX (SOME PAGES UNAVAILABLE)
2012	ENTRY-5	NIX (SOME PAGES UNAVAILABLE)
2013	NIL	NIX (SOME PAGES UNAVAILABLE)
2014	NOT READY FOR BINDING PROCESS	
2015	NOT READY FOR BINDING PROCESS	

(TILL 11/02/2015 SEARCH IN TATHA)

Date: 20/02/2015

AL-VIRAE

  
**PUSHRAK VASUDEV RAUT**  
 ADVOCATE

**PUSHRAK VASUDEV RAUT**  
 ADVOCATE & LEGAL AGENT  
 202, 1st Floor, 2nd Phase,  
 K. S. Road, K. S. Road,  
 K. S. Road, K. S. Road,  
 K. S. Road, K. S. Road,  
 K. S. Road, K. S. Road

**SEARCH REPORT-CUM-TITLE CERTIFICATE**

THIS IS TO CERTIFY that I have caused Search to be taken in the various offices of the Sub-Registrar, Vasal (1 to 5) in respect of Land bearing Survey No. 250 Hase No. - admeasuring 5-78-4 H-R or Overallment assessed at Rs. 1.42, lying being situated at Village Bolinj, Tal. Vasal, Dist. Palghar. The Search was taken for the purpose of verifying the registered transactions, if any. The Search was taken for the years 2015 & 2016. The findings on the Search records available are as under:-

<u>YEAR</u>	<u>FINDINGS</u>
<u>2015</u>	<u>PHOTO</u> <u>NOT</u> (SOME PAGES UNAVAILABLE)
<u>2016</u>	<u>ENTRY</u> <u>NOT</u> (SOME PAGES UNAVAILABLE)

(TILL 30/06/2016 SEARCH IS TAKEN)

Conveyance deed dated 31<sup>ST</sup> March 2016 Registered with Sub-Registrar, Vasal (2) at Sr. No. 3071/2016

Purchasers : 1. Mr. Manoj Deepak Thakar, 2. Rohan Jayendra Thakar, 3. Siddharth Deepak Thakar and 4. Priyanka Jayendra Thakar

Vendors : 1. Manik Jigraj Mehta & 2. Anil Mohanlal Mehta

Rectification deed dated 18<sup>TH</sup> Mar 2016 Registered with Sub-Registrar, Vasal (2) at Sr. No. 3072/2016

Purchasers : 1. Mr. Manoj Deepak Thakar, 2. Rohan Jayendra Thakar, 3. Siddharth Deepak Thakar and 4. Priyanka Jayendra Thakar

Vendors : 1. Manik Jigraj Mehta & 2. Anil Mohanlal Mehta

Power Of Attorney Registered with Sub-Registrar Vasal (2) at Sr. No. 3073/2016

Executors : 1. Manik Jigraj Mehta & 2. Anil Mohanlal Mehta

Power of Attorney Holder : Mr. Manoj Deepak Thakar



Except above no transaction for sale, mortgage, lease, lien, transfer or otherwise is noticed.

NOTE : This title and search certificate is always subject to 100% search dated 10/03/2015 & 28/06/2015 in respect of Survey No. 206 Hissa No. 1, admeasuring 6-78-9 H-8 for thereabout amount of Rs. 1.52.

Dated this 20<sup>th</sup> day of May 2016.

  
MUSKAN VASUDHA NAUT  
ADVOCATE

**TITLE CERTIFICATE**  
**TO WHOM SO IT MAY EVER CONCERN**

In the matter of land lying and being situate at village - BONGI, Taluka: VASAR, District: Pagar within the jurisdiction of Sub Registrar at Vasar bearing Survey No. 297 Hissa No. ., measuring 10.370 Sq. Meters or thereabout assessed at Rs. 1037.00 (hereinafter referred to as "THE SAID LAND" for the sake of brevity) owned by 1. Mr. Mahal Deepak Thakar 2. Ashim Jayendra Thakar 3. Siddharth Deepak Thakar and 4. Preranjana Jayendra's Thakar.

**THIS IS TO CERTIFY THAT:-**

1. Search in respect of said Land taken at various the office of Sub Registrar Vasar from the year 1972 TO 2013 and square mutation entries from Talathi Supa Balm.
2. The said land was originally owned by Govind Dharmaji Vartak.
3. The said Govind Dharmaji Vartak Expired on 16/07/1953 leaving behind him 1. Hari Govind Vartak 2. Nanihung Govind Vartak 3. Mahadev Govind Vartak 4. Panchuram Govind Vartak 5. Raghunandan Govind Vartak 6. Harshar Govind Vartak as his only legal heirs, in per Talathi order bearing No. HTS. 511-814 dated 23/10/1953 and wide mutation entry bearing No. 1670 dated 29/05/1954 of Village being their names were entered as owners on T/12 extract of the said land.
4. Whereas Jitahu Mahadev Shole was cultivating the said land own by Harshar Govind Vartak hence wide mutation entry bearing No. 1797 dated 07/02/1957 his name was entered as tenant on T/12 extract of the said land.

*Pushpak Vasudeo Raut*  
ADVOCATE AND LEGAL CONSULTANT  
MOB: 9968832999

5. The said land was in possession of Han Gownd Vartak and other & hence as per Taluka order bearing No. RTS/WA/57 dated 08/02/1968 and Mutation entry bearing No. 3461 dated 03/04/1968 Name of Han Mahadu Bhoir was deleted from Tenant Column of 7/12 extract of the said land.

6. Wide Re-conveyance date 12/10/1976 registered with Sub Registrar Vasal - I at Sl. No. 534 on 12/10/1976 and Correction Deed dated 25/11/1976 registered with Sub Registrar Vasal - I at Sl. No. 181/906 on 25/11/1976 1. Juvardan Ramchandra Joshi 2. Jaganmuth Bawa Joshi 3. Narayan Shantaram Joshi 4. Savita Shantaram Joshi purchase the said land from 1. Han Gownd Vartak 2. Narmadh Gownd Vartak 3. Mahadev Gownd Vartak 4. Parshuram Gownd Vartak 5. Raghunath Gownd Vartak as per Taluka Order bearing No. RTS/YS/2084 dated 08/01/1980 under No. II dated 12/11/1976 and 25/11/1976 and wide mutation entry bearing No. 3536 date 08/01/1980 of Village Bolihi their names was entered as Owner of 7/12 extract of the said land. (ENTYR-1 and 2)

7. Jaganmuth Bawa Joshi Expired on 18/02/1984 leaving behind him Pramodan Jaganmuth Joshi As his only legal heir hence wide mutation entry bearing No. 3430 dated 01/09/1987 her name was entered as owner of the said land.

8. Narayan Shantaram Joshi expired on 22/07/1985 leaving behind him 1. Nita Narayan Joshi 2. Ritikarnal Narayan Joshi as his only legal heirs hence wide mutation entry bearing No. 3401 dated 01/09/1987 of village Bolihi their names were entered as owners on 7/12 extract of the said land.

9. Juvardan Ramchandra Joshi Expired on 25/08/1987 leaving behind him Yoti Juvardan Joshi and Savadigita Juvardan Joshi as his family legal heirs hence wide mutation entry bearing No. 3458 dated 29/11/1987 their names were entered as owners on 7/12 extract of the said land.

10. Wide Registered Conveyance deed dated 30/07/1987 registered with Sub Registrar Vasai - II at Sr. No. 2087/1987) New Sr. No. 4384/1988 1. Jankar Ramchandra Joshi 2. Pramodini Jagannath Joshi 3. Rita Narayan Joshi 4. Savita Shambkar Joshi 5. Jayant Ramchandra Joshi 6. Bhulchandra Ramchandra Joshi 7. Sanvrita Jankar Joshi 8. Kinkunbi Narayan Joshi 9. Vasudev Ramchandra Joshi 10. Balam Shambkar Joshi sold the said land to Parasuraj Jagraji Jain and as per mutation entry bearing No. 3627 date 07/12/1988 of village Bafliji his names was entered as Owner in 7/12 extract of the said land.

**(ENTRY-3)**

11. Wide Registered Conveyance deed dated 05/05/2006 registered with Sub Registrar Vasai - II at Sr. No. 4928/2006 the said Parasuraj Jagraji Jain sold the said land to 1. Mr. Mihul Deepak Thakur 2. Rohan Jayendra Thakur 3. Sidharth Deepak Thakur and 4. Priyanka Jayendra Thakur and as per mutation entry bearing No. 5400 date 05/07/2006 in village Bafliji their names were entered as Owners in 7/12 extract of the said land. (ENTRY-4)

12. Wide Registered Joint Development Agreement dated 31/12/2011 registered with Sub Registrar Vasai - II at Sr. No. 2034/2012 on 28/02/2012 the said 1. Mr. Mihul Deepak Thakur 2. Rohan Jayendra Thakur 3. Sidharth Deepak Thakur 4. Priyanka Jayendra Thakur as partner of M/s Viva Holding along with Mr. Deepak H. Thakur Grant Development rights in respect of the said Property to M/s Viva Winner Venture LLP (ENTRY-5).

13. Wide Simple mortgage dated 28/09/2012 M/s Viva Winner Venture LLP along with 1. Mr. Mihul Deepak Thakur 2. Rohan Jayendra Thakur 3. Sidharth Deepak Thakur and 4. Priyanka Jayendra Thakur and M/s Viva Holdings obtain loan from Union Bank of India, Vile Parle (West) Branch in respect of said land. Notice in respect of said mortgage deed was registered with Sub Registrar Vasai -2 at Sr. No. 5445/2012 on 28/09/2012.

**(ENTRY-6)**

*[Handwritten Signature]*

14. I have investigated the revenue records maintained by Talathi Saja –  
Bolin, Tanuka Vasal, Dist. Palghar with respect to the said Land.

From documents produce before me and search take in various offices of Sub  
Registrar Vasal I opine that :-

1. Wide registered Joint Development Agreement dated 31/12/2011  
registered with Sub Registrar Vasal – II at Sr. No. 2034/2012 on  
28/02/2012 the said 1. Mr. Manoj Deepak Thakur 2. Rohan Jayendra  
Thakur 3. Siddharth Deepak Thakur 4. Priyanka Jayendra Thakur as  
partner of M/s Viva Holding along with Mr. Deepak H. Thakur Grant  
Development rights in respect of the said Property to M/s Viva Winner  
Venture LLP.
2. Wide Simple mortgage dated 28/09/2012 M/s Viva Winner Venture LLP  
along with 1. Mr. Manoj Deepak Thakur 2. Rohan Jayendra Thakur 3.  
Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur and  
M/s Viva Holdings obtain loan from Union Bank Of India, Yate Parle  
(West Branch in respect of said land.
3. Except above no transaction for sale, mortgage, or transfer in respect of  
the said Land to any person/s or any group or association of the person  
is return.

Dated: 30/01/2013.

At Vasal:

  
**MUSHRAK VASUDEO RAUT**  
**ADVOCATE**  
MUSHRAK VASUDEO RAUT  
ADVOCATE & LEGAL ASSISTANT  
B/A. THE TRUST, GANESH MANSION  
10/1, 10/2, 10/3, 10/4, 10/5  
10/6, 10/7, 10/8, 10/9, 10/10  
10/11, 10/12, 10/13, 10/14, 10/15

**SEARCH REPORT**

I have taken search at the various offices of Sub-Registrar Vasah of piece and parcel of land situated being and being at village - Soling, Taluka Vasah, District Raigdar within the jurisdiction of Sub-Registrar at Vasah bearing Survey No. 297, Hata No. -, admeasuring 10.370 Sq. Meters or thereabout assessed at Rs. 1087.00 owned by 1. Mr. Mohul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur from years 1952 to 2019.

YEAR	FINDINGS	
	PHOTO	PRINTED
1952	NIL	
1953	NIL	
1954	NIL	
1955	NIL	
1956	NIL	
1957	NIL	
1958	NIL	
1959	NIL	
1960	NIL	
1961	Index II Form	
1962	Index II Form	
1963	Index II Form	
1964	Index II Form	
1965	NIL	
1966	NIL	
1967	NIL	
1968	FORM	
1969	NIL	

*(Handwritten Signature)*  
 I hereby certify that the above is a true and correct copy of the search report as per the records maintained in the office of the Sub-Registrar at Vasah.



2005	NIL	NIX (SOME PAGES UNAVAILABLE)
2006	ENTRY 4	NIX (SOME PAGES UNAVAILABLE)
2007	NIL	NIX (SOME PAGES UNAVAILABLE)
2008	NIL	NIX (SOME PAGES UNAVAILABLE)
2009	NIL	NIX (SOME PAGES UNAVAILABLE)
2010	NIL	NIX (SOME PAGES UNAVAILABLE)
2011	NIL	NIX (SOME PAGES UNAVAILABLE)
2012	ENTRY 5 & ANN	(SOME PAGES UNAVAILABLE)
2013	NIL	NIX (SOME PAGES UNAVAILABLE)
2014	NOT READY FOR BIDDING PROCESS	
2015	NOT READY FOR BIDDING PROCESS (TILL 04/03/2015 SEARCH IS TAKEN)	

Dated: 10/02/2015

At: VIRAM.

  
**PUSIPAK VASUDEV RAUT**  
 ADVOCATE





**SEARCH REPORT-CUM-TITLE CERTIFICATE**

THIS IS TO CERTIFY that I have caused search to be taken in the various offices of the Sub-Registrar Vasar (B) in respect of Land bearing Survey No. 297 Hissa No. - , admeasuring 10.370 Sq. Meters or thereabout accorded as Rs. 1037.00, lying being situated at Village Bellur, Tal. Vasar, Dist. Panchaj. The search was taken for the purpose of verifying the registered transactions, if any. The Search was taken for the years 2015 & 2016. The findings on the Search Records available are as under:

YEAR	PHOTO	FINDINGS
2015	ENTRY	NOT (SOME PAGES UNAVAILABLE)
2016	NIL	NOT (SOME PAGES UNAVAILABLE)

(TILL 20/05/2016 SEARCH IS TAKEN)

Deed Of Re-conveyance for re Conveying Mortgage Property Dated 04/08/2015 Registered with Sub-registrar Vasar - Dist Sr. No.3963/2015

**Mortgagee** :- Union Bank Of India  
**Mortgagor** ( | **Borrower**) :- M/s Viva Winner Venture Partners LLP

**Confirming Party** :- 1. Mr. Mehul Deepak Thakur; 2. Rajan Jagendra Thakur; 3. Sumesh Deepak Thakur and 4. Priyanka Jagendra Thakur.

Except above no transaction for sale, mortgage, lease, gift, transfer or otherwise is noticed.

**NOTE** :- This title and search certificate is always subject to title search dated 10/03/2015 & 28/08/2016 in respect of Survey No. 297 Hissa No. - , admeasuring 10.370 Sq. Meters or thereabout accorded as Rs. 1037.00

Dated this 20<sup>th</sup> day of May 2016

  
(PUSHPAK VASUDEO RAUT)  
ADVOCATE

PUSHPAK VASUDEO RAUT  
ADVOCATE AND LEGAL ADVISOR  
MOB: 9960332999

OFFICE: 215, 2<sup>nd</sup> FLOOR, GOKUL PLAZA,  
VEER SAVARKAR MARG, VIRAR (E),  
OPP. RAILWAY BHATAK, TAL - VASAI,  
DIST - THANE, PIN CODE - 403 305.  
OFFICE TIME: 06:00 PM TO 09:00 PM.

**TITLE CERTIFICATE**  
**TO WHOM SO IT MAY EVER CONCERN**

In the matter of land lying and being situate at village - Bolinj, Taluka: Vasai, District: Palghar within the Jurisdiction of Sub-Registrar at Vasai bearing Survey No. 298 Hissa No. ., admeasuring 0-72-6 H. R. or thereabout assessed at Rs. 726.00 (hereinafter referred to as "THE SAID LAND" for the sake of brevity) owned by 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur.

THIS IS TO CERTIFY THAT:-

1. Search in respect of said Land taken at various the office of Sub-Registrar Vasai from the year 1952 TO 2015 and acquire mutation entries from Talathi Saja Bolinj.
2. The said land was originally owned by Motya Atu Kurel and Silya Atu Kurel.
3. As per Order passed by Sub Divisional Officer Bhivandi bearing No. BD/NAP/SR/94/1973 dated 29/03/1974 and wide mutation entry bearing No. 2662 dated 08/09/1974 the said land was converted use of the said land was transfer from Agriculture to None Agricultural use.
4. Motya Atu Kurel expired on 10/07/1972 and as per register will executed by him his property was transferred in name of Zuju Silu Kurel wide Mutation entry bearing No. 2964 dated 15/11/1980.
5. Zuju Silu Kurel Expired on 04/04/1969 leaving behind him 1. Thomas Joseph Kurel 2. Austin Joseph Kurel 3. Rojibai Joseph Kurel 4. Maximus Joseph Kurel 5. Luice Joseph Kurel 6. Mery Joseph Kurel 7. Veronika Joseph Kurel 8.

*P. Raut*

PUSHPAK VASUDEO RAUT  
ADVOCATE AND LEGAL ADVISOR  
215, 2nd FLOOR, GOKUL PLAZA,  
VEER SAVARKAR MARG,  
VIRAR (E), OPP. RAILWAY BHATAK,  
TAL - VASAI, DIST - THANE,  
PIN CODE - 403 305.

Jokmin Joseph Kurel as her only legal heirs hence wide Mutation entry bearing No. 2965 dated 15/11/1980 their Names were entered as owner of the said Land.

6. Rojibai Joseph Kurel as Karta Of Joint Family Wide Registered sale deed dated 25/03/1981 registered with Sub Registrar Vasai - I at Sr. No. 299 - 1981 sold land admeasuring 0-36-3 H. R out of the said land to Alex Pedru Rumao and hence wide mutation entry bearing No. 3122 dated 22/04/1983 his name was entered as Owner of the said land. **ENTRY- 1**

7. Silya Atu Kurel expired on 01/10/1937 leaving behind him Simav Silya Kurel as his only legal heir wide Taluka order bearing No RTS - 30/09/1936 hence wide mutation entry bearing No. 3313 dated 04/12/1986 his name was entered as owner in respect of land admeasuring 0-36-3 H. R out of the said land on 7/12 extract of the said land.

8. Simav Silya Kurel expired on 02/09/1965 leaving behind him 1. Silu Sintav Kurel 2. John Simav Kurel as his only legal heirs hence wide mutation entry bearing No. 3314 dated 04/12/1986 their names were entered as owners in respect of land admeasuring 0-36-3 H. R out of the said land on 7/12 extract of the said land.

9. Wide Agreement for sale dated 17/11/1986 Registered along with Confirmation Deed Dated 18/03/2008 registered with Sub Registrar Vasai - II at Sr. No. 3674/2008 on 24/03/2008 the said 1. Silu Simav Kurel and 2. John Simav Kurel agreed to sale land admeasuring 0-36-3 H. R out of the said land to Vilas Devnath Patil. **ENTRY- 2**

10. Wide Registered Conveyance deed dated 24/03/2008 registered with Sub Registrar Vasai - II at Sr. No. 3675/2008 on 24/04/2008 the said 1. Silu Simav Kurel and 2. John Simav Kurel sold land admeasuring 0-36-3 H. R out of the said land to Vilas Devnath Patil and as per mutation entry bearing No. 5646

*Raw*  
 PUSHPAR TAPINTEO RAO  
 ADVOCATE & LEGAL ADVISOR  
 218 240 PLOT, GOUDA ROAD  
 VILAS DEVNATH PATIL  
 10/11/2008

date 27/03/2008 of village Bolinj his names was entered as Owner in respect of 1/2 share on 7/12 extract of the said land. **ENTRY- 3**

11. Wide Agreement for sale dated 17/01/1987 Registered along with Confirmation Deed Dated 18/11/2008 registered with Sub Registrar Vasai – II at Sr. No. 11257/2008 on 18/11/2008 the said Alex Pedru Rumao agreed to sale land admeasuring 0-36-3 H. R out of the said land to Vasant Laxman Patil.

**ENTRY- 4**

12. Alex Pedru Rumao wide sale deed dated 18/11/2008 Registered with Sub-Registrar Vasai –II at Sr. No. 11258/2008 sold land admeasuring 0-36-3 H. R out of the said land to Vasant Laxman Patil and wide mutation entry bearing No. 5814 dated 04/06/2009 of Village Bolinj name of Vasant Laxman Patil was entered as Owners in 7/12 extract of the said land. **ENTRY- 5**

13. Wide Registered Conveyance deed dated 30/12/2011 registered with Sub Registrar Vasai – II at Sr. No. 2018/2012 the said Vasant Laxman Patil and Vilas Devnath Patil sold the said land to 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur and as per mutation entry bearing No. 6299 date 22/03/2012 of village Bolinj Their Names were entered as Owners in 7/12 extract of the said land. **ENTRY- 6**

14. Wide Registered Joint Development Agreement dated 31/12/2011 registered with Sub Registrar Vasai – II at Sr. No. 2034/2012 On 28/02/2012 the said 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur 4. Priyanka Jayendra Thakur as partner of M/s Viva Holding along with Mr. Deepak H. Thakur Grant Development rights in respect of the said Property to M/s Viva Winner Venture (LLP) **(ENTRY-7)**.

15. Wide Simple mortgage dated 28/09/2012 M/s Viva Winner Venture (LLP) along with 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur and M/s Viva Holdings obtain loan from Union Bank Of India, Vile Parle (West)

*Raw*  
 SHREE VASINDO BUILT  
 ADVISOR & LEGAL ADVISOR  
 215, 1st Floor, Chhatrapati  
 Shivaji Maharaj  
 Vile Parle (West)  
 Mumbai - 400 057

Branch in respect of said land. Notice in respect of said mortgage deed was registered with Sub-registrar Vasai -2 at Sr. No. 9449/2012 on 28/09/2012.

**(ENTRY-8)**

16. I have investigated the revenue records maintained by Talathi Sajja - Bolinj, Taluka-Vasai, Dist. Palghar with respect to the said Land.

From documents produce before me and Search take in various offices of Sub-Registrar Vasai I opine that:-

1. Wide Registered Joint Development Agreement dated 31/12/2011 registered with Sub Registrar Vasai - II at Sr. No. 2034/2012 On 28/02/2012 the said 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur 4. Priyanka Jayendra Thakur as partner of M/s Viva Holding along with Mr. Deepak H. Thakur Grant Development rights in respect of the said Property to M/s Viva Winner Venture (LLP).
2. Wide Simple mortgage dated 28/09/2012 M/s Viva Winner Venture (LLP) along with 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur and M/s Viva Holdings obtain loan from Union Bank Of India, Vile Parle (West) Branch in respect of said land.
3. Except above not transaction for sale, mortgage, or transfer in respect of the said land to any person/s or any group or association of the persons is noticed.

Dated: 10/03/2015

At: Virar.

  
**PUSHPAK VASUDEO RAUT**  
 ADVOCATE

SEARCH-REPORT

I have taken search at the Various offices of Sub-Registrar Vasai of piece and parcel of land situate lying and being at village - Bolinj, Taluka: Vasai, District: Palghar within the Jurisdiction of Sub-Registrar at Vasai bearing Survey No. 298 Hissa No. - admeasuring 0-72-6 H. R. or thereabout assessed at Rs. 726.00 owned by 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur from years 1952 to 2015.

YEAR	FINDINGS	
	PHOTO	PRINTED
1952	NIL	----
1953	NIL	----
1954	NIL	----
1955	NIL	----
1956	NIL	----
1957	NIL	----
1958	NIL	----
1959	NIL	----
1960	NIL	----
1961	Index II Torn	----
1962	Index II Torn	----
1963	Index II Torn	----
1964	Index II Torn	----
1965	NIL	----
1966	NIL	----
1967	NIL	----
1968	TORN	----
1969	NIL	----

*Raut*

PUSHPAK VASUDEO RAUT  
ADVOCATE & LEGAL ADVISOR  
215, 2nd Floor, Gokul Plaza,  
Virar (E), Dist. Thane,  
Pin - 401305

1970	NIL	
1971	NIL	
1972	TORN	TORN
1973	TORN	NIL
1974	NIL	NIL
1975	TORN	TORN
1976	TORN	NIL
1977	TORN	TORN
1978	TORN	TORN
1979	TORN	TORN
1980	TORN	TORN
1981	ENTRY-1	TORN
1982	TORN	TORN
1983	TORN	TORN
1984	TORN	TORN
1985	TORN	TORN
1986	TORN	TORN
1987	TORN	TORN
1988	TORN	TORN
1989	TORN	TORN
1990	NIL	NIL
1991	NIL	NIL
1992	NIL	TORN
1993	NIL	NIL
1994	NIL	NIL
1995	TORN	TORN
1996	TORN	TORN
1997	TORN	TORN
1998	TORN	TORN
1999	TORN	TORN
2000	TORN	TORN
2001	TORN	TORN
2002	NIL	MIX (SOME PAGES UNAVAILABLE)
2003	NIL	MIX (SOME PAGES UNAVAILABLE)
2004	NIL	MIX (SOME PAGES UNAVAILABLE)

*Phant*  
 PUSHPA V. JAINDEO INCORPORATED  
 ADVOCATE & LEGAL ADVISOR  
 215 2nd Floor, Ganga Plaza  
 VIVEK - 1st Flr  
 2nd Floor, Thun  
 2nd Floor, 2nd Floor

2005	NIL	MIX (SOME PAGES UNAVAILABLE)
2006	NIL	MIX (SOME PAGES UNAVAILABLE)
2007	NIL	MIX (SOME PAGES UNAVAILABLE)
2008	ENTRY-2-5	MIX (SOME PAGES UNAVAILABLE)
2009	NIL	MIX (SOME PAGES UNAVAILABLE)
2010	NIL	MIX (SOME PAGES UNAVAILABLE)
2011	NIL	MIX (SOME PAGES UNAVAILABLE)
2012	ENTRY-6-8	MIX (SOME PAGES UNAVAILABLE)
2013	NIL	MIX (SOME PAGES UNAVAILABLE)
2014	NOT READY FOR BINDING PROCESS	
2015	NOT READY FOR BINDING PROCESS (TILL 04/03/2015 SEARCH IS TAKEN)	

Dated: 10/03/2015

At: VIRAR.

*Pushpak Vasudeo Raut*  
 PUSHPAK VASUDEO RAUT  
 ADVOCATE

PUSHPAK VASUDEO RAUT  
 ADVOCATE & LEGAL ADVISOR  
 212, 2nd Floor, Court Road  
 Virar, Dist. Thane  
 Maharashtra - 401 301



**PUSHPAK VASUDEO RAUT**  
**ADVOCATE AND LEGAL ADVISOR**  
MOB: 9960332999

OFFICE: 215, 2<sup>nd</sup> FLOOR, GORUL PLAZA,  
VEER SAVARKAR MARG, VIRAR (E),  
OPP. RAILWAY PHATAK, TAL - VASAL,  
DIST - THANE, PIN CODE - 401 305.  
OFFICE TIME: 06.00 PM TO 09.00 PM

**SEARCH REPORT-CUM-TITLE CERTIFICATE**

THIS IS TO CERTIFY that I have caused Search to be taken in the various offices of the Sub-Registrar Vasai-I to VI in respect of Land bearing Survey No. 298 Hissa No. -, admeasuring 0-72-6 H. R. or thereabout assessed at Rs. 726.00, lying being situated at Village Bolinj, Tal. Vasal, Dist. Palghar. The Search was taken for the purpose of verifying the registered transactions, if any. The Search was taken for the year 2016 (20/05/2016 till 10/06/2016). The findings on the Search Records available are as under:

YEAR	FINDINGS	
	PHOTO	PRINTED
2016	NIL	MIX (SOME PAGES UNAVAILABLE)
	(20/05/2016 till 10/06/2016 SEARCH IS TAKEN)	

No transaction for sale, mortgage, lease, lien, transfer or otherwise is noticed from documents produce before me and Search take in various offices of Sub Registrar Vasai I opine that:-

Subject to Joint Development agreement dated 31/12/2011 with M/s Viva Winner Venture and various agreements with Prospective Purchasers of Flats, Inter of Mr. Mahul Deepak Ethal and others to the said Land of the said is clear and marketable and the same is free from encumbrances.

**NOTE:** This title and search certificate is always subject to title search dated 10/03/2015, 28/08/2015 and 20/05/2016 in respect of Survey No. 298 Hissa No. -, admeasuring 0-72-6 H. R. or thereabout assessed at Rs. 726.00.

Dated this 10<sup>th</sup> day of June 2016.

  
(PUSHPAK VASUDEO RAUT)  
ADVOCATE

**TITLE CERTIFICATE**  
**TO WHOM SO IT MAY EVER CONCERN**

In the matter of land lying and being situate at village - Boinj, Taluka Vasal, District Palghar within the jurisdiction of Sub-Registrar at Vasal bearing Survey No. 259 Hiza No. ., admeasuring 0-21 5/8 A. R. or thereabout assessed at Rs. 0.50 (hereinafter referred to as "THE SAID LAND" for the sake of brevity) owned by 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur.

**THIS IS TO CERTIFY THAT:-**

1. Search in respect of said Land taken at various the office of Sub-Registrar Vasal from the year 1952 TO 2015 and acquire mutation entries from Talathi Saja Boinj
2. The said land was originally owned by Shri Laxu Kurel.
3. Shri Laxu Kurel Expired on 26/02/1944 leaving behind him his brother Manu Laxu Kurel and his Son Benjamin Shri Kurel (head of Joint Family) as his only legal heirs and as per mutation entry bearing No. 1138 date 15/11/1943 of village Boinj their names were entered as Co- Owners ( head of Joint Family) on 1/12 extract of the said land.
4. Manu Laxu Kurel Expired on 20/09/1949 leaving behind him 1. Motya Benjamin Kurel 2. Lites Benjamin Kurel 3. Philip Benjamin Kurel as his only legal heirs but as per statement given by the 1. Motya Benjamin Kurel and 2. Philip Benjamin Kurel only name of their brother Lites Benjamin Kurel was entered as co-owner on 7/12 extract of the said land

*[Handwritten Signature]*



as per mutation entry bearing No. 1637 date 31/03/1953 of village Bolinj.

5. Benjamin Silu Kurel Expired on 04/07/1952 leaving behind him 1. Motya Benjamin Kurel 2. Lules Benjamin Kurel 3. Philip Benjamin Kurel as his only legal heirs and as per statement given by the said Lules Benjamin Kurel names of 1. Motya Benjamin Kurel and 2. Philip Benjamin Kurel were entered as co-owner on 7/13 extract of the said land, as per mutation entry bearing No. 1628 date 31/03/1953 of village Bolinj.
6. Mr. Jagannath Bhuva Raut who was tenant of the land which was previously owned by Silu Motya Kurel, vide Taluka order bearing No. 1577 dated 14/03/1962 Purchase part of land owned by Silu Motya Kurel as per sec. 32G of Bombay Agricultural and Tenancy Act 1965 and vide mutation entry bearing No. 2119 date 29/03/1962 of village Bolinj Name of Mr. Jagannath Bhuva Raut was entered as Owner in respect of part of land own by Silu Motya Kurel.
7. Mr. Jagannath Bhuva Raut who was cultivating the part of land which was previously owned by 1. Motya Benjamin Kurel 2. Lules Benjamin Kurel 3. Philip Benjamin Kurel, vide Taluka order passed by Tahasildar Vasal bearing No. AII (2) 1279 dated 06/06/1962 as per sec. 70B of Bombay Agricultural and Tenancy Act 1950 and vide mutation entry bearing No. 2145 date 17/07/1962 of village Bolinj Name of Mr. Jagannath Bhuva Raut was entered as Tenant in respect of part of land own by 1. Motya Benjamin Kurel 2. Lules Benjamin Kurel 3. Philip Benjamin Kurel.
8. The said Jagannath Raut vide Tenancy Certificate issued as per sec. 12Mof Bombay Agricultural and Tenancy Act 1955 bearing No. 1577 dated 03/08/1968 Purchase the said land from Silu Motya Kurel and hence vide mutation entry bearing no. 2301 dated 08/08/1965 His name was entered as owner of the said land.

*Raw*



9. The said Jagannath Shree Raut Expired on 20/04/1965 leaving behind him 1. Yadneshwar Jagannath Raut 2. Vasant Jagannath Raut 3. Kachinath Jagannath Raut 4. Jagdish Jagannath Raut 5. Kashibai Jagannath Raut as his only legal heirs but as they are living in Joint Hindu Family hence Name of only Yadneshwar Jagannath Raut who was Karta Of Hindu Joint Family was entered as owner in respect of said land as per mutation entry bearing No. 2300 of village Boline dated 02/02/1967.
10. As per application made by the said 1. Yadneshwar Jagannath Raut 2. Vasant Jagannath Raut 3. Kachinath Jagannath Raut 4. Jagdish Jagannath Raut 5. Kashibai Jagannath Raut to Sub-Divisional Officer Bhiwandi and accordingly Order passed by Sub-Divisional Officer Bhiwandi bearing No. BU/KV/P/Vasai/SR-214/2005 and as per mutation entry bearing No. 5372 dated 02/05/2006 conditions in respect of said land under Sec. 43 of Bombay Agricultural and Tenancy Act was release.
11. Wide Agreement for sale dated 04/12/2004 Registered along with Confirmation Deed Dated 14/11/2006 registered with Sub Registrar Vasai - II at Sr. No. 9990/2006 on 14/11/2006 1. Yadneshwar Jagannath Raut 2. Vasant Jagannath Raut 3. Kachinath Jagannath Raut 4. Jagdish Jagannath Raut 5. Kashibai Jagannath Raut the said land to 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur. ENTRY-1.
12. Wide Registered Conveyance deed dated 14/11/2006 registered with Sub Registrar Vasai - II at Sr. No. 4911/2006 1. Yadneshwar Jagannath Raut 2. Vasant Jagannath Raut 3. Kachinath Jagannath Raut 4. Jagdish Jagannath Raut 5. Kashibai Jagannath Raut sold the said land to 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur and as per mutation entry

*Raut*



hearing No. 5564 date 20/08/2007 of village Bolinj. Their names were entered as Owners in T/12 extract of the said land. ENTRY 2.

13. Thereafter the said land is held and possessed as owners thereof by the said 1. Mr. Mahul Deepak Thakur 2. Rohan Jayendra Thakur 3. Sidharth Deepak Thakur and 4. Priyanka Jayendra Thakur without any encumbrances of whatever nature.
14. I have investigated the revenue records maintained by Talathi/Soja - Bolinj, Taluka Vasal, Dist. Pulghar with respect to the said land.
15. I have collected the relevant information of the said land from 1. Mr. Mahul Deepak Thakur 2. Rohan Jayendra Thakur 3. Sidharth Deepak Thakur and 4. Priyanka Jayendra Thakur.

From documents produce before me and Search take in various offices of Sub Registrar Vasal I opine that:-

1. The said owners 1. Mr. Mahul Deepak Thakur 2. Rohan Jayendra Thakur 3. Sidharth Deepak Thakur and 4. Priyanka Jayendra Thakur have absolutely owned, seized and possessed of or otherwise well and sufficiently entitled to the said land.
2. The said owners 1. Mr. Mahul Deepak Thakur 2. Rohan Jayendra Thakur 3. Sidharth Deepak Thakur and 4. Priyanka Jayendra Thakur have not sold, mortgage, transferred or disposed of the said land to any person/s or any group or association of the persons or have not created any charge, lien or encumbrances of any nature or third party interest over the said land.
3. Under the circumstances the title to the said land of the said owners 1. Mr. Mahul Deepak Thakur 2. Rohan Jayendra Thakur 3. Sidharth Deepak Thakur and 4. Priyanka Jayendra Thakur is clear and marketable.

*Alawar*



and the same is free from all encumbrances and reasonable doubts of what so ever nature.

DATE: 10/03/2019

At Villan:

  
PUSHPAK VASUDEO RAUT  
ADVOCATE

PUSHPAK VASUDEO RAUT  
ADVOCATE & LEGAL ADVISOR  
E-1, THE TOWER, SECTOR 29, GATE  
NO. 1, PUNE - 411 004, MAHARASHTRA  
INDIA. MOBILE: 98220 11111  
WWW.PUSHPAKRAUT.COM

**SEARCH REPORT**

I have taken search at the Various offices of Sub-Registrar Vasai of piece and parcel of land situate lying and being at village - Botal, Taluka Vasai, District Palghar within the Jurisdiction of Sub-Registrar at Vasai bearing Survey No. 209 Hissa No. 7 administering D-21-5 H. R. as Mercantile assessed at Rs. 0.50 owned by 1. Mr. Mahul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur from years 1952 to 2015.

YEAR	FINDINGS	
	PHOTO	PRINTED
1952	NIL	—
1953	NIL	—
1954	NIL	—
1955	NIL	—
1956	NIL	—
1957	NIL	—
1958	NIL	—
1959	NIL	—
1960	NIL	—
1961	Index II Torn	—
1962	Index II Torn	—
1963	Index II Torn	—
1964	Index II Torn	—
1965	NIL	—
1966	NIL	—
1967	NIL	—
1968	TORN	—
1969	NIL	—
1970	NIL	—
1971	NIL	—

*Flaw*

		2
1972	TORN	TORN
1973	TORN	NIL
1974	NIL	NIL
1975	TORN	TORN
1976	NIL	NIL
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	TORN	TORN
1990	NIL	NIL
1991	NIL	NIL
1992	NIL	TORN
1993	NIL	NIL
1994	NIL	NIL
1995	TORN	TORN
1996	TORN	TORN
1997	TORN	TORN
1998	TORN	TORN
1999	TORN	TORN
2000	TORN	TORN
2001	TORN	TORN
2002	NIL	MIX (SOME PAGES UNAVAILABLE)
2003	NIL	MIX (SOME PAGES UNAVAILABLE)
2004	NIL	MIX (SOME PAGES UNAVAILABLE)
2005	NIL	MIX (SOME PAGES UNAVAILABLE)
2006	ENTRY-1, 2	MIX (SOME PAGES UNAVAILABLE)

MISSOURI TOWNSHIP COURT  
 2ND JUDICIAL DISTRICT  
 200 S. 10TH ST. ST. LOUIS, MO 63103  
 TEL: 314.241.1234 FAX: 314.241.1235  
 WWW.MOJUDICIALDISTRICT2.COM

*Flow*



2007	NIL	MIX (SOME PAGES UNAVAILABLE)
2008	NIL	MIX (SOME PAGES UNAVAILABLE)
2009	NIL	MIX (SOME PAGES UNAVAILABLE)
2010	NIL	MIX (SOME PAGES UNAVAILABLE)
2011	NIL	MIX (SOME PAGES UNAVAILABLE)
2012	NIL	MIX (SOME PAGES UNAVAILABLE)
2013	NIL	MIX (SOME PAGES UNAVAILABLE)
2014	NOT READY FOR BINDING PROCESS	
2015	NOT READY FOR BINDING PROCESS	

(TITLE 04/03/2015 SEARCH IS TAKEN)

Dated: 10/03/2015

As-Valid

*P. Prasad Raut*  
**PUSHKAR KRISHN RAO  
 ADVOCATE**

PLS RETURN TO THE  
 ADVOCATE & SOCIAL WORKER  
 2/10, 1st FLOOR, BANGALORE  
 560001  
 TEL: 98451 11111  
 FAX: 98451 11111

**PUSHPAK VASUDEO RAUT**  
**ADVOCATE AND LEGAL ADVISOR**  
MOB: 9960332999

OFFICE: 215, 2<sup>ND</sup> FLOOR, GOKUL PLAZA,  
VEER SAVARKAR MARG, VIRAR (E),  
OPP. RAILWAY PHATAK, TAL - VASAI,  
DIST - THANE, PIN CODE - 401 305.  
OFFICE TIME : 06.00 PM TO 09.00 PM.

**SEARCH REPORT-CUM-TITLE CERTIFICATE**

THIS IS TO CERTIFY that I have caused Search to be taken in the various offices of the Sub-Registrar Vasai-I to VI in respect of Land bearing Survey No. 299 Hissa No. -, admeasuring 0-21-5 H. R. or thereabout assessed at Rs. 0.59, lying being situated at Village Bolinj, Tal. Vasai, Dist. Palghar. The Search was taken for the purpose of verifying the registered transactions, if any. The Search was taken for the years 2015 & 2016. The findings on the Search Records available are as under:

YEAR	FINDINGS	
	PHOTO ENTRY	PRINTED
2015		MIX (SOME PAGES UNAVAILABLE)
2016	NIL	MIX (SOME PAGES UNAVAILABLE)

(TILL 20.05.2016 SEARCH IS TAKEN)

Confirmation Deed dated 28/08/2015 registered with Sub Registrar Vasai - 6 at Sr. No. 4215/205 (confirmation of Conveyance deed dated 14/11/2006 registered with sub registrar Vasai -2 at Sr. No. 9991/2006.)

No transaction for sale, mortgage, lease, lien, transfer or otherwise is noticed.

**NOTE:** This title and search certificate is always subject to title search dated 10/03/2015 & 28/08/2016 in respect of Survey No. 299 Hissa No. -, admeasuring 0-21-5 H. R. or thereabout assessed at Rs. 0.59.

Dated this 20<sup>th</sup> day of May 2016.

  
(PUSHPAK VASUDEO RAUT)  
ADVOCATE

**PUSHPAK VASUDEO RAUT**  
**ADVOCATE AND LEGAL ADVISOR**  
MOB: 990332999

OFFICE: 27, POGA, SONDI PLATA,  
VILH, GAJANAN, VILH, VILH (E),  
OPP. RAJWADI MARKET, TAL - VASAI  
DIST - Thane, MH-400001 - 400001  
**OFFICE TIME: 10 AM TO 5 PM**

**TITLE CERTIFICATE**  
**TO WHOM SO IT MAY EVER CONCERN**

In the matter of land lying and being situate at village - Bulim, Taluka - Vasai, District - Palghar within the Jurisdiction of Sub-Registrar at Vasai bearing Survey No. 303 Hissa No. - , measuring 0-4-0 H. K. or thereabout assessed at Rs. 432 (hereinafter referred to as "THE SAID LAND" for the sake of brevity) owned by 1. Mr. Mahul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddhant Deepak Thakur and 4. Priyanka Jayendra Thakur.

**THIS IS TO CERTIFY THAT :-**

1. Search in respect of said land taken at various the office of Sub-Registrar Vasai from the year 1852 TO 2015 and accuracy mutation entries from Talathi Raja Bulim.
2. The said land was originally owned by Atul Jay Turkan;
3. Atul Jay Turkan wife sale deed dated 03/12/1938 sent the said land to Damodar Kera Raut and an entry Mutation entry bearing No. 687 dated 12/01/1935 of village being name of Damodar Kera Raut was entered as owner in respect of said land.
4. Damodar Kera Raut expired on 21/05/1947 leaving behind him 1. Vasant Damodar Raut 2. Narayan Damodar Raut 3. Hanishchandra Damodar Raut 4. Parashram Damodar Raut as his sons. legal heirs and with mutation entry bearing 1317 dated 03/02/1948 of village Bulim (their names were entered as owners in respect of said land).
5. As per Order passed by Sub-Registrar Office, Bulim bearing No. SOYNA/SYNS4/1973 dated 29/03/1973 and wife mutation entry bearing No.

*Raut*  
PAGE 1 OF 1

2002 dated 08/09/1974 the said land was converted use of the said land was transfer from Agriculture to Non-Agricultural use.

6. Wide Agreement for sale dated 31/12/2004 registered along with Confirmation Deed Dated 13/04/2005 with Sub Registrar Vasal - II at Sr. No. 3342/2004 the said 1. Vasant Damodar Raut 2. Narayan Damodar Raut 3. Kamshambha Damodar Raut 4. Parashram Damodar Raut Agreed to sale said land to 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur. (ENTRY-1)

7. Wide Registered Conveyance deed dated 14/04/2006 registered with Sub Registrar Vasal - II at Sr. No. 3343/2006 the said 1. Vasant Damodar Raut 2. Narayan Damodar Raut 3. Kamshambha Damodar Raut 4. Parashram Damodar Raut sold the said land to 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur and as per mutation entry bearing no. 5365 date 25/04/2006 of village Boring their Names were entered in Deem to 7/12 extract of the said land. (ENTRY-2)

8. Wide Registered Joint Development Agreement dated 31/12/2011 registered with Sub Registrar Vasal - II at Sr. No. 2034/2012 On 28/02/2012 the said 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur 4. Priyanka Jayendra Thakur as partner of M/s Viva Holding along with Mr. Deepak H. Thakur Dev. Development rights in respect of the said Property to M/s Viva Winner Venture (LLP) (ENTRY-3)

9. Wide Simple mortgage dated 26/09/2012 M/s Viva Winner Venture (LLP) along with 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur and M/s Viva Holdings obtain loan from Union Bank of India, Vile Parle (West) Branch in respect of said land. Notice in respect of said mortgage deed was registered with Sub Registrar Vasal - II at Sr. No. 3440/2012 on 26/09/2012. (ENTRY-4)



10. I have investigated the revenue records maintained by Talathi Saja -  
Boling, Taluka/Vasai, Dist: Palghar with respect to the said land.

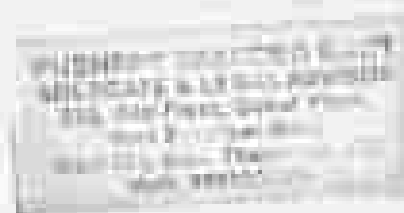
From documents produce before me and search take in various offices of Sub  
Registrar Vasai I opine that :-

1. Wide Registered Joint Development Agreement dated 31/12/2011  
registered with Sub Registrar Vasai - R of S. No. 2034/2012 On  
28/02/2012 the said 1. Mr. Manoj Deepak Thakur 2. Rohan Jayendra  
Thakur 3. Siddharth Deepak Thakur 4. Piyanka Jayendra Thakur as  
partner of M/s Viva Holdings along with Mr. Deepak H. Thakur Grant  
Development rights in respect of the said Property to M/s Viva Winnet  
Venture (LLP).
2. Wide Simple mortgage dated 21/03/2012 M/s Viva Winnet Venture (LLP)  
along with 1. Mr. Manoj Deepak Thakur 2. Rohan Jayendra Thakur 3.  
Siddharth Deepak Thakur and 4. Piyanka Jayendra Thakur and  
M/s Viva Holdings obtain loan from Union Bank Of India, Vile Parle  
(West) Branch in respect of said land.
3. Except above no transaction in wide mortgage in transfer in respect of  
the said land to any person/s or any group or association of the persons  
is noticed.

Dated: 10/03/2015

At: Vasai

  
PURNIPAK VASUDEO RAUT  
ADVOCATE



**PUSHPA VASUDEO RAUT**  
**ADVOCATE AND LEGAL ADVISOR**  
 MOBILE NO. 9820321989

OFFICE: 213, 3<sup>RD</sup> FLOOR, COMRA PLACE,  
 VEER SAHAKAR MARG, WINDMILL,  
 OPP. BALAJI HOTAL, TAL - VASAL  
 DIST - THANE, PIN CODE - 401 305  
 OFFICE HOURS: 10 AM TO 05.00 PM

**SEARCH REPORT**

I have taken search at the various offices of Sub-Registrar Vasal of piece and parcel of land situate here and being in village - Dolim, Taluka - Vasal, District - Palghar within the jurisdiction of Sub-Registrar at Vasal bearing Survey No. 303 Hissa No. - abtaining 0-45-01 H. S. or thereabout amount of Rs. 4.12 owned by 1. Mr. Mahul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Prishika Jayendra Thakur from years 1952 to 2015.

YEAR	FINDINGS	PHOTO	PRINTED
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	Index H Form	NIL	---
1962	Index H Form	NIL	---
1963	Index H Form	NIL	---
1964	Index H Form	NIL	---
1965	NIL	NIL	---
1966	NIL	NIL	---
1967	NIL	NIL	---
1968	TORN	NIL	---
1969	NIL	NIL	---
1970	NIL	NIL	---
1971	NIL	NIL	---

*Handwritten signature*  
 PUSHPA VASUDEO RAUT  
 ADVOCATE AND LEGAL ADVISOR  
 MOBILE NO. 9820321989

1972	TORN		TORN
1973	TORN		TORN
1974	Nil		TORN
1975	TORN		TORN
1976	Nil		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	TORN		TORN
1990	Nil		
1991	Nil		
1992	Nil		TORN
1993	Nil		
1994	Nil		
1995	TORN		TORN
1996	TORN		TORN
1997	TORN		TORN
1998	TORN		TORN
1999	TORN		TORN
2000	TORN		TORN
2001	TORN		TORN
2002	Nil	MIX D	(PAGES UNAVAILABLE)
2003	Nil	MIX D	(PAGES UNAVAILABLE)
2004	Nil	MIX D	(PAGES UNAVAILABLE)
2005	Nil	MIX D	(PAGES UNAVAILABLE)
2006	ENTRY 1.1	MIX D	(PAGES UNAVAILABLE)



2007	NIL	NOX 7	(PAGE UNAVAILABLE)
2008	NIL	NOX 7	(PAGE UNAVAILABLE)
2009	NIL	NOX 7	(PAGE UNAVAILABLE)
2010	NIL	NOX 7	(PAGE UNAVAILABLE)
2011	NIL	NOX 7	(PAGE UNAVAILABLE)
2012	ENTRY 1 & 4 ARE		(PAGE UNAVAILABLE)
2013	NIL	NOX 7	(PAGE UNAVAILABLE)
2014	NOT READY FOR		NO PROCESS
2015	NOT READY FOR		NO PROCESS
	(TILL 04/01/2015)		CH IS TAKEN

Date: 10/01/2015

At: VIKAR

*Pushpa Vasudeo Raut*  
**PUSHPA VASUDEO RAUT**  
**ADVOCATE**

PUSHPA VASUDEO RAUT  
 ADVOCATE & MEMBER  
 P.T. SOCIETY, 10/1, 10/2, 10/3, 10/4, 10/5, 10/6, 10/7, 10/8, 10/9, 10/10, 10/11, 10/12, 10/13, 10/14, 10/15, 10/16, 10/17, 10/18, 10/19, 10/20, 10/21, 10/22, 10/23, 10/24, 10/25, 10/26, 10/27, 10/28, 10/29, 10/30, 10/31, 10/32, 10/33, 10/34, 10/35, 10/36, 10/37, 10/38, 10/39, 10/40, 10/41, 10/42, 10/43, 10/44, 10/45, 10/46, 10/47, 10/48, 10/49, 10/50, 10/51, 10/52, 10/53, 10/54, 10/55, 10/56, 10/57, 10/58, 10/59, 10/60, 10/61, 10/62, 10/63, 10/64, 10/65, 10/66, 10/67, 10/68, 10/69, 10/70, 10/71, 10/72, 10/73, 10/74, 10/75, 10/76, 10/77, 10/78, 10/79, 10/80, 10/81, 10/82, 10/83, 10/84, 10/85, 10/86, 10/87, 10/88, 10/89, 10/90, 10/91, 10/92, 10/93, 10/94, 10/95, 10/96, 10/97, 10/98, 10/99, 10/100



**PUSHPAK VASUDEO RAUT**  
**ADVOCATE AND LEGAL ADVISOR**  
MOB: 9960332999

OFFICE: 215, 2<sup>ND</sup> FLOOR, GOKUL PLAZA,  
VEER SAVARKAR MARG, VIRAR (E),  
OPP. RAILWAY PHATAK, TAL - VASAI,  
DIST - THANE, PIN CODE = 401 307,  
OFFICE TIME: 06:00 PM TO 09:00 PM

**SEARCH REPORT-CUM-TITLE CERTIFICATE**

THIS IS TO CERTIFY that I have caused Search to be taken in the various offices of the Sub-Registrar Vasai-I to-VI in respect of land bearing Survey No. 303 Hissa No. ., admeasuring 0-45-0 H. R. or thereabout assessed at Rs. 4.12, lying being situated at Village Boinj, Tal. Vasai, Dist. Palghar. The Search was taken for the purpose of verifying the registered transactions, if any. The Search was taken for the year 2016 (20/05/2016 till 10/06/2016). The findings on the Search Records available are as under:

YEAR	FINDINGS	
	PHOTO	PRINTED
2016	NIL	MIX (SOME PAGES UNAVAILABLE) (20/05/2016 till 10/06/2016 SEARCH IS TAKEN)

No transaction for sale, mortgage, lease, lien, transfer or otherwise is noticed. From documents produce before me and Search take in various offices of Sub Registrar Vasai I opine that:-

Subject to Joint Development agreement dated 31/12/2011 with M/s Viva Winner Venture and Various agreement with Prospective Purchasers of Flats, Title of Mr. Mehul Deepak Thakur and others to the said Land of the said is clear and marketable and the same is free from encumbrances.

**NOTE :-** This title and search certificate is always subject to title search dated 10/03/2015, 28/08/2015 and 20/05/2016 in respect of Survey No. 303 Hissa No. ., admeasuring 0-45-0 H. R. or thereabout assessed at Rs. 4.12.

Dated this 10<sup>th</sup> day of June 2016.

  
(PUSHPAK VASUDEO RAUT)  
ADVOCATE

**RUSHRAK VASUDEO RAUT**  
**ADVOCATE AND LEGAL ADOPTOR**  
MOB: 9401127001

OFFICE: 115, 2<sup>ND</sup> FLOOR, GOXLI PLAZA,  
UNDER SAUNIBAR MANSI, VIKAS ST,  
OPP. RAJNANI BHAYAR, TAL - VASAI,  
DIST - THANE, PIN CODE - 401 305.  
DEEDS/LEGAL DOCUMENTS TO BE REGISTERED

**TITLE CERTIFICATE**  
**TO WHOM SO IT MAY EVER CONCERN**

In the matter of land lying and being situate at village - Bolin, Taluka: Vasai, District: Palghar within the Jurisdiction of Sub-Registrar at Vasai bearing Survey No. 304 Hissa No.            measuring 0-22-5 H. R. or thereabout assessed at Rs. 1.87 (hereinafter referred to as "THE SAID LAND" for the sake of brevity) owned by 1. Mr. Mahad Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur.

**THIS IS TO CERTIFY THAT: -**

1. Search in respect of said land taken at various the office of Sub-Registrar Vasai from the year 1952 TO 2015 and acquire mutation entries from Talathi Say Bilim.
2. The said land was originally owned by Silu Lasa Kurel.
3. Silu Lasa Kurel Expired on 26/02/1941 leaving behind him his brother Mama Lasa Kurel and his Son Benjamin Silu Kurel (head of Joint Family) as his only legal heirs and as per mutation entry bearing No. 1118 date 15/11/1943 of village Bolin their names were entered as Co- Owners (head of Joint Family) on 7/12 extract of the said land.
4. Mama Lasa Kurel Expired on 20/05/1948 leaving behind him 1. Motya Benjamin Kurel 2. Lites Benjamin Kurel 3. Philip Benjamin Kurel as his only legal heirs. As per statement given by the 1. Motya Benjamin Kurel and 2. Philip Benjamin Kurel only name of their brother Lites Benjamin Kurel was entered as co-owner in 7/12 extract of the said land as per mutation entry bearing No. 1027 date 11/01/1953 of village Bolin.

*Raut*



5. Benjamin Shu Kurel Expired on 04/07/1952 leaving behind him 1. Motya Benjamin Kurel 2. Laxmi Benjamin Kurel 3. Philip Benjamin Kurel as his only legal heirs and as per statement given by the said Laxmi Benjamin Kurel names of 1. Motya Benjamin Kurel and 2. Philip Benjamin Kurel were entered as co-owner on 7/12 extract of the said land, as per mutation entry bearing No. 1628 date 31/03/1953 of village Bolinj.

6. Mr. Jagannath Shiva Raut who was tenant of the land which was previously owned by Shu Motya Kurel, wide Taluka order bearing No. 1577 dated 14/03/1962 Purchase part of land owned by Shu Motya Kurel as per sec. 125 of Bombay Agricultural and Tenancy Act 1955 and wide mutation entry bearing No. 1117 date 20/03/1962 of village Bolinj Name of Mr. Jagannath Shiva Raut was entered as Owner in respect of part of land own by Shu Motya Kurel.

7. Mr. Jagannath Shiva Raut who was cultivating the part of land which was previously owned by 1. Motya Benjamin Kurel 2. Laxmi Benjamin Kurel 3. Philip Benjamin Kurel wide Taluka order passed by Tahasildar Vasal bearing No. Att Q1 1979 dated 06/06/1962 as per sec. 70B of Bombay Agricultural and Tenancy Act 1955 and wide mutation entry bearing No. 2145 date 17/07/1962 of village Bolinj Name of Mr. Jagannath Shiva Raut was entered as Tenant in respect of part of land own by 1. Motya Benjamin Kurel 2. Laxmi Benjamin Kurel 3. Philip Benjamin Kurel.

8. The said Jagannath Raut wide Tenancy Certificate issued as per sec. 32M of Bombay Agricultural and Tenancy Act 1955 bearing No. 1572 dated 03/08/1962 Purchase the said land from Shu Motya Kurel and hence wide mutation entry bearing no. 2301 dated 09/08/1965 his name was entered as owner of the said land.

9. The said Jagannath Shiva Raut Expired on 20/04/1965 leaving behind him 1. Yasheshwar Jagannath Raut 2. Vasanti Jagannath Raut 3. Keshinath

Raut



Jagannath Raut 4. Jagdish Jagannath Raut 5. Kashibai Jagannath Raut as his only legal heirs but as they are living in Joint Hindu Family hence Name of only Yadrneshwar Jagannath Raut who was Karta Of Hindu Joint Family was entered as owner in respect of said land as per mutation entry bearing No. 2890 of village Balmi dated 02/02/1967.

10. As per application made by 1. Yadrneshwar Jagannath Raut 2. Vasant Jagannath Raut 3. Kashinath Jagannath Raut 4. Jagdish Jagannath Raut 5. Kashibai Jagannath Raut to Sub-Divisional Officer Bilsand and accordingly Order passed by Sub-Divisional Officer Bilsand bearing No. BO/RY/VP/revue/28-214/2005 and as per mutation entry bearing No. 5372 dated 02/05/2006 conditions in respect of said land under Sec. 48 of Bombay Agricultural and Tenancy Act was release.

11. Wife Agreement for sale dated 04/12/2004 registered along with Confirmation Deed Dated 14/11/2006 registered with Sub Registrar Vasai - II at Sr. No. 9990/2006 on 14/11/2006 1. Yadrneshwar Jagannath Raut 2. Vasant Jagannath Raut 3. Kashinath Jagannath Raut 4. Jagdish Jagannath Raut 5. Kashibai Jagannath Raut the said land to 1. Mr. Mehul Deepak Thakur 2. Ratan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur.

**ENTRY-1**

12. Wife Registered Conveyance deed dated 14/11/2006 registered with Sub Registrar Vasai - II at Sr. No. 9991/2006 1. Yadrneshwar Jagannath Raut 2. Vasant Jagannath Raut 3. Kashinath Jagannath Raut 4. Jagdish Jagannath Raut 5. Kashibai Jagannath Raut sold the said land to 1. Mr. Mehul Deepak Thakur 2. Ratan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur and as per mutation entry bearing No. 9564 date 20/09/2007 of village Balmi Their Names were entered as Owners in 7/12 extract of the said land.

**ENTRY-2**

*Raut*  
[Handwritten signature and stamp area]

13. Thereafter the said land is held and possessed as owners thereof by the 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur without any encumbrances of whatever nature.

14. I have investigated the revenue records maintained by Talathi Saja - Bohru Taluka Vasai, Dist. Palghar with respect to the said land.

15. I have collected the relevant information of the said land from 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur.

From documents produce before me and Search take in various offices of Sub Registrar Vasai I opine that: -

1. The said owners 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur have absolutely control, seized and possessed of or otherwise well and sufficiently entitled to the said Land.

2. The said owners 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur have not sold, mortgage, transferred or disposed of the said land to any person/s or any group or association of the persons or have not created any charge, lien or encumbrances of any nature or third party interest over the said Land.

3. Under the circumstances the title to the said Land of the said owners 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur is clear and marketable and the same is free from all encumbrances and reasonable doubts of what so ever nature.

Dated: 10/03/2015

Adv Vrat

  
PUSHPAN VASUDEO RAUT  
ADVOCATE

**SEARCH-REPORT**

I have taken search at the Various offices of Sub-Registrar Vasu of piece and parcel of land situate lying and being at village - Ilum, Taluka Vasu, District Palghar within the jurisdiction of Sub-Registrar at Vasu bearing Survey No. 104 Hista No.            administering D-22-3 H. R. of themabout assessed at Rs. 187 owned by 1. Mr. Manu Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur from years 1952 to 2015.

YEAR	FINDINGS	
	PHOTO	PRINTED
1952	NIL	—
1953	NIL	—
1954	NIL	—
1955	NIL	—
1956	NIL	—
1957	NIL	—
1958	NIL	—
1959	NIL	—
1960	NIL	—
1961	Index II Torn	—
1962	Index II Torn	—
1963	Index II Torn	—
1964	Index II Torn	—
1965	NIL	—
1966	NIL	—
1967	NIL	—
1968	TORN	—
1969	NIL	—
1970	NIL	—
1971	NIL	—

*Handwritten signature*  
**PUSHPAK VASUDEO RAOT**  
 ADVOCATE AND LEGAL ADVISOR  
 OFFICE: 215, 2<sup>nd</sup> FLOOR, GOKUL PLAZA  
 NEAR SAHAYAN MANS, URAN (E)  
 DIST. RAJGAD (PUNJAPUR, TEL - 19540)  
 DIST - THANE PIN CODE - 401 505  
 OFFICE TIME: 10.00 AM TO 06.00 PM

1972	TORN	TORN
1973	TORN	NIL
1974	NIL	NIL
1975	TORN	TORN
1976	NIL	NIL
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	TORN	TORN
1990	NIL	NIL
1991	NIL	NIL
1992	NIL	TORN
1993	NIL	NIL
1994	NIL	NIL
1995	TORN	TORN
1996	TORN	TORN
1997	TORN	TORN
1998	TORN	TORN
1999	TORN	TORN
2000	TORN	TORN
2001	TORN	TORN
2002	NIL	MIX (SOME PAGES UNAVAILABLE)
2003	NIL	MIX (SOME PAGES UNAVAILABLE)
2004	NIL	MIX (SOME PAGES UNAVAILABLE)
2005	NIL	MIX (SOME PAGES UNAVAILABLE)
2006	ENTRY 1,2	MIX (SOME PAGES UNAVAILABLE)

*Handwritten:* *Hand*  
 FEDERAL BUREAU OF INVESTIGATION  
 400 ...  
 FBI ...  
 DATE & UP T

2007	NIL	MIX (SOME PAGES UNAVAILABLE)
2008	NIL	MIX (SOME PAGES UNAVAILABLE)
2009	NIL	MIX (SOME PAGES UNAVAILABLE)
2010	NIL	MIX (SOME PAGES UNAVAILABLE)
2011	NIL	MIX (SOME PAGES UNAVAILABLE)
2012	NIL	MIX (SOME PAGES UNAVAILABLE)
2013	NIL	MIX (SOME PAGES UNAVAILABLE)
2014	NOT READY FOR BINDING PROCESS	
2015	NOT READY FOR BINDING PROCESS	

(TILL 04/03/2015 SEARCH IS TAKEN)

Date: 30/03/2015

At: VIRAR.

  
**PUSHPAK VASUDEV RAUT**  
 ADVOCATE





**PUSHPAK VASUDEO RAUT**  
**ADVOCATE AND LEGAL ADVISOR**  
AUG. 0000000000

OFFICE: 213, 2<sup>ND</sup> FLOOR, GOKUL PLAZA,  
VEER SAVARKAR MARG, VIKAR TIL  
OPP. RAILWAY PLATFORM, PAL - VASAI  
DIST - THANE. PIN CODE - 401 301.  
OFFICIAL MAIL ID: PRAJESH@GMAIL.COM

**SEARCH REPORT-CUM-TITLE CERTIFICATE**

THIS IS TO CERTIFY that I have caused Search to be taken in the various offices of the Sub-Registrar Vasai-1 to V in respect of Land bearing Survey No. 304 Hissa No. -, adjoining D-22-5 H. B. or thereabout assessed at Rs. 1.87, lying being situated in Village Boinj, Tal. Vasai, Dist. Palghar. The Search was taken for the purpose of verifying the registered transactions, if any. The Search was taken for the years 2015 and 2016. The findings on the Search Records available are as under:

YEAR	PHOTO ENTRY	FINDINGS
2015	ENTRY	MIX (SOME PAGES UNAVAILABLE)
2016	NIL	MIX (SOME PAGES UNAVAILABLE)

(TILL 30.05.2016 SEARCH IS TAKEN)

Confirmation Deed dated 26/06/2015 registered with Sub Registrar Vasai - B at Sr. No. 4215/205 (confirmation of Conveyance deed dated 14/11/2006 registered with sub registrar Vasai - B at Sr. No. 3991/2006)

No transaction for sale, mortgage, lease, lien, tenancy or otherwise is noticed.

**NOTE:** This title and search certificate is always subject to title search dated 10/05/2015 and 26/06/2015 in respect of Survey No. 304 Hissa No. -, adjoining D-22-5 H. B. or thereabout assessed at Rs. 1.87.

Dated this 20<sup>th</sup> day of May 2016.

  
**(PUSHPAK VASUDEO RAUT)**  
**ADVOCATE**

**TITLE CERTIFICATE**  
**TO WHOM SO IT MAY EVER CONCERN**

In the matter of land lying and being situate at village - Bolihi, Taluka Vasar, District Palghar within the jurisdiction of Sub-Registrar at Vasar bearing Survey No. 124 Hissa No. ... amounting 13740 Sq. Meters or thereabout appraised at Rs. 3374 (hereinafter referred to as "THE SAID LAND" for the sake of brevity) owned by 1. Mr. Manu Deepak Thakur 2. Boman Jayendra Thakur 3. Siddhant Deepak Thakur and 4. Priyanka Jayendra Thakur.

**THIS IS TO CERTIFY THAT:-**

1. Search in respect of said Land taken at various the office of Sub-Registrar Vasar from the year 1902 TO 2019 and despite mutation entries from Taluka Saja Bolihi.
2. The said land was originally owned by Smt. Lata Kuril.
3. Smt. Lata Kuril expired on 26/02/1943 leaving behind him his brother Manu Lata Kuril and his son Benjamin Smt. Kuril (head of Joint Family) as his only legal heirs and as per mutation entry bearing No. 1118 date 15/11/1943 of village Bolihi their names were entered as Co- Owners ( head of Joint Family) on 7/12 extract of the said land.
4. Manu Lata Kuril expired on 20/08/1949 leaving behind him 1. Motya Benjamin Kuril 2. Lata Benjamin Kuril 3. Philip Benjamin Kuril as his only legal heirs but as per statement given by the 1. Motya Benjamin Kuril and 2. Philip Benjamin Kuril being heirs of their brother Lata Benjamin Kuril was entered as co-owner on 7/12 extract of the said land as per mutation entry bearing No. 1627 date 15/03/1953 of village Bolihi.

*Handwritten signature*  
**PUSHPAK VASUDEO RAUT**  
**ADVOCATE AND LEGAL CONSULTANT**  
OFFICE: 712, 2<sup>ND</sup> FLOOR, GOLDEN PLAZA,  
SEEM SAWANKH NAGAR, VASAR, (D)  
OPP. RAJ. BANK BUILDING, TAL - VASAR,  
DIST - THANE. PIN CODE - 401 525  
OFFICE TIME: 10:00 AM TO 5:00 PM



mutation entry bearing no. 3003 dated 01/08/1981 their names were entered as owners in 7/12 extract of the said land.

10. Late Atu Raut who was tenant of said land paid mortgage purchase amount under 12 M. of Bombay Agricultural and Tenancy Land Act hence as per 12M Tenancy Certificate bearing No. 1/59 dated 18/08/1981 and mutation entry bearing No. 3009 dated 18/09/1981 of Village Boinj entry in respect of amount payable to land owner was deleted from entry right column of 7/12 extract of the said land.

11. Ramchandra Keshav Raut and Dattatray Keshav Raut expired on or before 04/03/1986 leaving behind them 1. Saranda Ramchandra Raut 2. Bhushan Ramchandra Raut 3. Vasa Ramchandra Raut 4. Kamlesh Ramchandra Raut 5. Sangoma Kalyans Thakur 6. Chandrashekar Dattatray Raut 7. Santa Dattatray Raut 8. Pradnya Dattatray Raut as their only legal heir and wide mutation entry bearing No. 4014 dated 04/03/1986 their names were entered as owners of the said land.

12. Arandhar Sadashiv Raut expired on 05/02/2004 leaving behind her 1. Ramchandra Sadashiv Raut 2. Radhabai Rajendra Raut 3. Laxmbai Bhulchandra Raut as her only legal heirs hence wide mutation entry bearing No. 5279 dated 10/11/2005 of Village Boinj their names were entered as owners of the said land.

13. Wide Agreement for Sale dated 01/11/2004 registered along with Confirmation Deed dated 16/05/2006 registered at Sub Registrar Vasoi - B at Sr. No. 4225/2006 the said Madhukar Keshav Raut and Others sold the said land to 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddhant Deepak Thakur and 4. Priyanka Jayendra Thakur. ENTRY-3

14. Wide Registered Conveyance Deed dated 16/05/2006 registered with Sub Registrar Vasoi - B at Sr. No. 4226/2006 the said Madhukar Keshav Raut and Others sold the said land to 1. Mr. Mehul Deepak Thakur 2. Rohan

  
SUB-REGISTRAR  
VASOI - B  
DISTRICT - RAJGIRI  
GUJARAT

Jayendra Thakur 3. Siddhant Deepak Thakur and 4. Priyanka Jayendra Thakur and as per mutation entry bearing No. 5952 date 14/08/2007 of village Mohi their names were entered as Owners in 7/22 extract of the said land. ENTRY-2

15. Wide Registered Joint Development Agreement dated 31/12/2011 registered with Sub Registrar Vasal-3 at Sr. No. 2014/2012 on 28/02/2012 the said 1. Mr. Mahul Deepak Thakur 2. Mohan Jayendra Thakur 3. Siddhant Deepak Thakur 4. Priyanka Jayendra Thakur as partner of M/s Vwa Holding along with Mr. Deepak H. Thakur Grant Development rights in respect of the said Property to M/s Vwa Winner Venture (LLP) (ENTRY-7).

16. Wide simple mortgage dated 28/09/2012 M/s Vwa Winner Venture (LLP) along with 1. Mr. Mahul Deepak Thakur 2. Mohan Jayendra Thakur 3. Siddhant Deepak Thakur and 4. Priyanka Jayendra Thakur and M/s Vwa Holdings obtain loan from Union Bank of India Vwa Pate (West) Branch in respect of said land. Notice in respect of said mortgage deed was registered with Sub Registrar Vasal -3 at Sr. No. 1448/2012 on 28/09/2012. (ENTRY-8)

17. Shri. Sankar Kulkarni son of legal heir of Late Ramchandra Paut filed a civil suit in respect of said property in court of Civil Judge (S. Ct.) Vasal At Vasal and registered Notice of Dis Pendency with Sub Registrar Vasal - 6 at Sr. no. 1126/2013 on 31/08/2013 vide Mutation Entry bearing No. 6538 Dated 02/10/2013 Entry in respect of Dis Pendency was made in other rights column of 7/22 extract of said land.

18. I have investigated the revenue records maintained by Talathi Sage - Boini, Taluka Vasal, Dist. Pather with respect to the said Land.

From documents produce before me and Search take in various offices of Sub Registrar Vasal I opine that:-



1. Wide Registered Joint Development Agreement dated 31/12/2011 registered with Sub Registrar Vasai - II (S. Sr. No. 2024/2012. On 28/07/2012 the said 1. Mr. Mahul Deepak Thakur 2. Rohan Jayendra Thakur 3. Sidharth Deepak Thakur 4. Priyanka Jayendra Thakur as parties of M/s Viva Holdings along with Mr. Deepak H. Thakur Grant Development rights in respect of the said Property to M/s Viva Winner Venture (LLP)
2. Wide Simple mortgage dated 28/07/2012 M/s Viva Winner Venture (LLP) along with 1. Mr. Mahul Deepak Thakur 2. Rohan Jayendra Thakur 3. Sidharth Deepak Thakur and 4. Priyanka Jayendra Thakur and M/s Viva Holdings obtain loan from Union Bank Of India, Vile Parle (West) Branch in respect of said land.
3. Except above no transaction for sale, mortgage, or transfer in respect of the said land to any person/s or any group or association of the persons is allowed.

Dated: 10/03/2013

At Vile

  
PUSHPA VASUDEO RAUT  
ADVOCATE

REGISTRY OF DOCUMENTS  
MUMBAI & LEGAL NOTICE  
THE DISTRICT COURT  
MUMBAI  
MUMBAI  
MUMBAI

**SEARCH REPORT**

I have carried search in the various offices of Sub-Registrar Vasai of piece and parcel of land situated lying and being at village - Boini, Taluka: Vasai, District: Palghar within the jurisdiction of Sub-Registrar at Vasai bearing Survey No. 324 Hilla No. \_\_\_\_\_ measuring 3340 Sq. Meters or thereabout assessed at Rs. 3374 00 owned by 1. Mr. Mahesh Deshpai Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deshpai Thakur and 4. Poojanka Jayendra Thakur from years 1952 to 2015.

YEAR	FINDINGS:	
	PHOTO	PRINTED
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	Index II Form	Nil
1962	Index II Form	Nil
1963	Index II Form	Nil
1964	Index II Form	Nil
1965	Nil	Nil
1966	Nil	Nil
1967	Nil	Nil
1968	TURN	Nil
1969	Nil	Nil

*(Signature)*  
 PUSHPAK VASUDEO RAUT  
 ADVOCATE AND LEGAL ADVISOR  
 MOBILE: 9902127000

		T
1970	Nil	—
1971	Nil	—
1972	TORN	TORN
1973	TORN	Nil
1974	Nil	Nil
1975	TORN	TORN
1976	Nil	Nil
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	TORN	TORN
1990	Nil	Nil
1991	Nil	Nil
1992	Nil	TORN
1993	Nil	Nil
1994	Nil	Nil
1995	TORN	TORN
1996	TORN	TORN
1997	TORN	TORN
1998	TORN	TORN
1999	TORN	TORN
2000	TORN	TORN
2001	TORN	TORN
2002	Nil	MIX (SOME PAGES UNAVAILABLE)
2003	Nil	MIX (SOME PAGES UNAVAILABLE)
2004	Nil	MIX (SOME PAGES UNAVAILABLE)

*Paul* **ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 08-14-2013 BY 60322/UC/STP/STP**

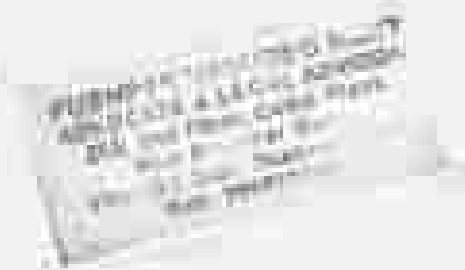


2005	NIL	MIX (SOME PAGES UNAVAILABLE)
2006	ENTRY 23	MIX (SOME PAGES UNAVAILABLE)
2007	NIL	MIX (SOME PAGES UNAVAILABLE)
2008	NIL	MIX (SOME PAGES UNAVAILABLE)
2009	NIL	MIX (SOME PAGES UNAVAILABLE)
2010	NIL	MIX (SOME PAGES UNAVAILABLE)
2011	NIL	MIX (SOME PAGES UNAVAILABLE)
2012	ENTRY 3&4	MIX (SOME PAGES UNAVAILABLE)
2013	ENTRY 5	MIX (SOME PAGES UNAVAILABLE)
2014	NOT READY FOR BINDING PROCESS	
2015	NOT READY FOR BINDING PROCESS (TILL DA/03/2015 SEARCH IS TAKEN)	

Dated: 10/07/2015

AC: VIKAR

  
**PUSHPAK VASUDEV RAUT**  
 ADVOCATE



PUSHPAK VASUDEO RAUT  
ADVOCATE AND LEGAL ADVISOR  
MOB: 9960329999

OFFICE: 215, 2<sup>ND</sup> FLOOR, GOKUL NAGAR,  
VESH SAUNDHYA NAGAR, VESH (E),  
OPP. RAILWAY STATION, TAL - VASAI,  
DIST - THANE, PIN CODE - 401 305.  
OFFICE TIME: 10:00 AM TO 06:00 PM.

SEARCH REPORT-CUM-TITLE CERTIFICATE

THIS IS TO CERTIFY that I have caused Search to be taken in the various offices of the Sub-Registrar Vasai-I to VI in respect of Land bearing Survey No: 324 Hissa No. - , admeasuring 33740 Sq. Meters or thereabout assessed at Rs. 3374, lying being situated at Village Bolinj, Tal. Vasai, Dist. Palghar. The Search was taken for the purpose of verifying the registered transactions, if any. The Search was taken for the year 2016 (20/05/2016 till 10/06/2016). The findings on the Search Records available are as under:-

YEAR	FINDINGS	
	SALE	MORTGAGE
2016	Nil	NO TRANSACTION AVAILABLE
20/05/2016 till 10/06/2016 SEARCH WAS TAKEN		

No transaction for sale, mortgage, lease, lien, transfer or otherwise is noticed from documents produce before me and Search take in various offices of Sub Registrar Vasai I opine that:-

Subject to Joint Development agreement dated 31/12/2011 with M/s Viva Winnet Venture and Various agreement with Prospective Purchasers of Plots, Title of Mr. Mihir Deepak Ingulur and others to the said Land of the said is clear and marketable and free from all legal encumbrances.

NOTE: This title and search certificate is always subject to title search dated 17/03/2015, 26/08/2015 and 20/01/2016 in respect of Survey No: 324 Hissa No. -

Dated this 10<sup>th</sup> day of June 2016.

  
(PUSHPAK VASUDEO RAUT)  
ADVOCATE

**TITLE CERTIFICATE**  
**TO WHOM SO IT MAY EVER CONCERN**

In the matter of land lying and being situate at village - Bafing, Taluka - Vasoi, District - Palghar within the Jurisdiction of Sub-Registrar at Vasoi bearing Survey No. 280/Hasa No. B, admeasuring 2.55 @ 3sq. Meters or thereabout situated at Pt. B.25. (Hereinafter referred to as "THE SAID LAND" for the sake of brevity) owned by 1. Mr. Manul Deepak Thakur 2. Pimul Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur

**THIS IS TO CERTIFY THAT:-**

1. Search in respect of said land taken at various offices of Sub Registrar Vasoi from the year 1992 TO 2015 and acquire mutation entries from Talathi Naji Dhirji;
2. The said land was originally owned by SHU Lata Kulel;
3. As per Kani Jodi/Patta bearing No. 1/1937 dated 04/01/1938 the said land was allotted to Manya Agi Ludric by imposing certain conditions hence with mutation entry bearing No. 845 dated 02/03/1938 of village Bafing Name of Manya Agi Ludric was entered on 7/12 extract of the said land;
4. Manya Agi Ludric expired on 04/10/1951 leaving behind him 1. Agi Manu Ludric 2. Zai Manu Ludric and 3. Panku Manu Ludric as his only legal heirs hence with mutation entry bearing No. 1565 dated 18/07/1952 their names were entered as owners on 7/12 extract of the said land;
5. Panku Manu Ludric expired on or before 1984 leaving behind him 1. Manojkar Pankaj Ludric 2. Sanjay Pankaj Ludric and 3. Januka Pankaj Ludric as his only legal heirs and as per mutation entry bearing No. 3372 date 27/04/1987 of village Bafing their names were entered as Owners on 7/12 extract of the said land;

*Pushkar*  
PUSHKAR VASUDEO RAUT  
ASSOCIATE LANDLORDS EXPERTS  
MOB. 9822020711

FOR 1 USE

6. A/c. Manu Ludri expired on 28/04/2005. His wife expired on 04/07/1998 leaving behind them 1. Mahendra A/c. Ludri 2. Syman A/c. Ludri 3. Wilson A/c. Ludri 4. Merry Mathew Ruman 5. Luan Igneshous Lopez as their only legal heirs and as per mutation entry bearing No. 5748 date 03/08/2005 of village Bilihi, their names were entered as Co- Owners on 7/12 extract of the said land.

7. Wide Agreement for Sale Dated 23/12/2004 registered along with Confirmation Deed Dated 17/11/2006 with Sub Registrar Vasal - II at Sr. No. 10273/2006 1. Jai Manu Ludri 2. Manohar Paskul Ludri 3. Sanjay Paskul Ludri 4. Jeebal Paskul Ludri 5. Mahendra A/c. Ludri 6. Syman A/c. Ludri 7. Wilson A/c. Ludri 8. Merry Mathew Ruman and 9. Luan Igneshous Lopez Agreed to sell the said land to 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddhant Deepak Thakur and 4. Priyanka Jayendra Thakur. **ENTRY-1**

8. Wide Registered Conveyance deed dated 17/11/2006 registered with Sub Registrar Vasal - II at Sr. No. 10274/2006 the said 1. Jai Manu Ludri 2. Manohar Paskul Ludri 3. Sanjay Paskul Ludri 4. Jeebal Paskul Ludri 5. Mahendra A/c. Ludri 6. Syman A/c. Ludri 7. Wilson A/c. Ludri 8. Merry Mathew Ruman and 9. Luan Igneshous Lopez sold the said land to 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddhant Deepak Thakur and 4. Priyanka Jayendra Thakur and as per mutation entry bearing No. 5567 date 21/08/2007 of village Bilihi, Their Names were entered as Owners in 7/12 extract of the said land. **ENTRY-2**

9. Wide Registered Joint Development Agreement dated 31/12/2011 registered with Sub Registrar Vasal - II at Sr. No. 2044/2012 On 28/01/2012 the said 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddhant Deepak Thakur 4. Priyanka Jayendra Thakur as partner of M/s Viva Holding along with Mr. Deebak H. Thakur Grant Development rights in respect of the said Property to M/s Viva Winger Venture (LLP) **(ENTRY-3)**.



10. Wide Simple mortgage dated 28/09/2012 M/s Viva Winner Venture (LLP) along with 1. Mr. Mihul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur and M/s Viva Holdings obtain loan from Union Bank Of India, Vile Parle (West) Branch in respect of said land. Notice in respect of said mortgage deed was registered with Sub-registrar Vasai - 2 at Sr. No. 9409/2012 on 28/09/2012. (ENTRY-4)

11. I have investigated the revenue records maintained by Talathi Sitta - Boina, Taluka Vasai, Dist. Palghar with respect to the said land.

From documents produce before me and Search take in various offices of Sub Registrar Vasai I opine that :-

1. Wide Registered Joint Development Agreement dated 23/11/2011 registered with Sub Registrar Vasai - II at Sr. No. 2034/2012 on 25/01/2012 me said 1. Mr. Mihul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur 4. Priyanka Jayendra Thakur as partners of M/s Viva Holding along with Mr. Deepak H. Thakur Grant Development rights in respect of the said Property to M/s Viva Winner Venture (LLP).

2. Wide Simple mortgage dated 28/09/2012 M/s Viva Winner Venture (LLP) along with 1. Mr. Mihul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur and M/s Viva Holdings obtain loan from Union Bank Of India, Vile Parle (West) Branch in respect of said land.

3. Except above not transaction for sale, mortgage, or transfer in respect of the said land to any person/s or any group or association of the persons is found.

Dated 10/04/2015  
At Vasai

  
PUSHPAK VASUDEO RAUT  
ADVOCATE  
PUSHPAK VASUDEO RAUT  
ADVOCATE  
OFFICE: 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

**SEARCH REPORT**

I have taken search at the various offices of Sub-Registrar Vasai of piece and parcel of land situate lying and being at village - Dohinj, Taluka Vasai, District Palghar within the jurisdiction of Sub-Registrar at Vasai bearing Survey No. 350 Area No. B, comprising 2.55-0.56 Meters or thereabout assessed at Rs. 88.25 owned by 1. Mr. Manoj Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur from year 1953 to 2015

YEAR	FINDINGS	
	PHOTO	PRINTED
1953	NIL	---
1953	NIL	---
1954	NIL	---
1955	NIL	---
1956	NIL	---
1957	NIL	---
1958	NIL	---
1959	NIL	---
1960	NIL	---
1961	Index II Form	---
1962	Index II Form	---
1963	Index II Form	---
1964	Index II Form	---
1965	NIL	---
1966	NIL	---
1967	NIL	---
1968	TOHN	---
1969	NIL	---

*Pushpat Vasudeo Raut*  
 ADVOCATE AND LEGAL ADVISOR  
 MOB: 9800331886  
 OFFICE: 215 2<sup>ND</sup> FLOOR, GORUL PLAZA,  
 37/38 SAWARKAR MARG, VASAI (W),  
 OFF. RAILWAY PHOTOCopy TALK - VASAI,  
 201 - TOWER, PIN CODE - 401 305.  
 OFFICE TIME - 09.00 PM TO 05.00 PM

1970	Nil	Nil
1971	Nil	Nil
1972	TORN	TORN
1973	TORN	Nil
1974	Nil	Nil
1975	TORN	TORN
1976	Nil	Nil
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	TORN	TORN
1990	Nil	Nil
1991	Nil	Nil
1992	Nil	TORN
1993	Nil	Nil
1994	Nil	Nil
1995	TORN	TORN
1996	TORN	TORN
1997	TORN	TORN
1998	TORN	TORN
1999	TORN	TORN
2000	TORN	TORN
2001	TORN	TORN
2002	Nil	MIX (SOME PAGES UNAVAILABLE)
2003	Nil	MIX (SOME PAGES UNAVAILABLE)
2004	Nil	MIX (SOME PAGES UNAVAILABLE)







**SEARCH REPORT-CUM-TITLE CERTIFICATE**

THIS IS TO CERTIFY that I have caused Search to be taken in the various offices of the Sub-Registrar Vasar (E to V) in respect of land bearing Survey No. 290 Hissa No. 8, admeasuring 2-54-0 Sq. Meters or thereabout assessed at Rs. 8.25, lying being situated at Village Dalga, Tal. Vasar, Dist. Palghar. The Search was taken for the purpose of verifying the registered transactions, if any. The Search was taken for the years 2015. The findings on the Search Records available are as under:-

YEAR	FINDINGS
2015	PHOTO ENTRY N/A (SOME PAGES UNAVAILABLE)
2016	N/A N/A (SOME PAGES UNAVAILABLE)

(TIL 20/05/2016 SEARCH IS TAKEN)

Deed Of Re-conveyance for re-conveying Mortgage Property Dated 06/08/2015 Registered with Sub Registrar Vasar - E at Sr. No. 3503/2015

**Mortgagee :** Union Bank Of India  
**Mortgagor :** S/S Vira Mitun Venture Realtors LLP.  
(Borrower)  
**Confirming Party :** 1. Mr. Manoj Deepak Thakar, 2. Arun Jayendra Thakar, 3. Siddharth Deepak Thakar and 4. Priyanka Jayendra Thakar

Except above no transaction for sale, mortgage, lease, lien, transfer or otherwise is noticed.

**NOTE :** This title and search certificate is always subject to title search dated 10/08/2015 & 26/08/2015 in respect of Survey No. 290 Hissa No. 8, admeasuring 2-55-0 Sq. Meters or thereabout assessed at Rs. 8.25.

Dated this 20<sup>th</sup> day of May 2016.

  
(PUSHPAK VASUDEO RAUT)  
ADVOCATE