

PUSHPAK VASUDEO RAUT
ADVOCATE AND LEGAL ADVISOR
MOB: 9960332999

OFFICE: 215, 2ND 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

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. 296 Hissa No. -, admeasuring 0-78-9 H-R or thereabout assessed at Rs. 1.62 (hereinafter referred to as "THE SAID LAND" for the sake of brevity) owned by Mr. Manik Jugraj 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 Vasai from the year 1952 TO 2015 and acquire mutation entries from Talathi Saja Bolinj.
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 Sakharam Hira Raut and Kashibai Hira Raut as his only legal heir and hence wide mutation Entry bearing No. 1760 dated 09/01/1957 their names were entered as owners of the said land.
4. The said Kashibai Hira Raut expired on or before 1956 leaving behind her Sakharam Hira Raut as her only legal heir and hence wide mutation Entry bearing No. 3128 dated 05/05/1983 her name was deleted from 7/12 extract of the said land.
5. Even though Name of Sakharam Hira Raut was entered as owner of said land his cousins 1. Ramnath Ganpat Raut 2. Ramesh Ganpat Raut 3. Ravindra Ganpat Raut and 4. Bhalchandra Ganpat Raut were having 1/2 share in the said land hence wide Vardi Application Given by Sakharam Hira Raut Names of his

Raut

PUSHPAK VASUDEO RAUT
ADVOCATE & LEGAL ADVISOR
215, 2ND FLOOR, GOKUL PLAZA,
OPP. RAILWAY PHATAK,
VIRAR (E), THANE,
PIN - 401 305.

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

6. 1. Sakharam Hira Raut 2. Ramnath Ganpat Raut 3. Ramesh Ganpat Raut 4. Ravindra Ganpat Raut and 5. Bhalchandra Ganpat Raut wide "Sathekarar" agreement for sale dated 19/05/1988 registered with sub registrar Vasai - 1 at Sr. No. 1819-1988 (Photo) agreed to sale the said land to Maniklal J Mehta.

(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 wide mutation Entry bearing No. 5454 dated 20/11/2006 their name 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. Bhalchandra Ganpat Raut wide Agreement for sale dated 05/06/1990 agreed to sale said land to Tushar Guvant Desai the said Agreement for sale dated 05/06/1990 was registered along with Confirmation deed dated 21/07/2008 with Sub registrar Vasai - 3 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. Bhalchandra Ganpat Raut through their power of attorney holder Ashok M. Mehta and Maniklal J. Mehta, wide sale deed dated 21/07/2008 sold land area admeasuring 0-68-0 H.R. out of said land to Tushar Guvant Desai the said Sale Deed was registered with Sub Registrar Vasai -3 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 wide sale deed dated 26/11/2009 sold land area admeasuring 0-10-9 H.R. out of said land to Tushar Guvant Desai. 1.

PUSHPAK VASUDEO SAJI
ADVOCATE & LEGAL ADVISOR
211, 2nd Floor, Colaba House
Mumbai - 400 006

3

Sakharam Hira Raut 2. Ramesh Ganpat Raut 3. Ravindra Ganpat Raut and 4. Bhalchandra 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 Guvant 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. 7859/2008 And 2. Sale deed dated 26/11/2009 registered with Sub Registrar Vasai -3 at Sr. No. 538/2010. Hence wide mutation entry bearing No. 6087 dated 06/01/2011 Name of Tushar Guvant Desai Was entered as owner of Said land.

12. The said Tushar Guvant Desai wide registered sale deed dated 03/01/2012, duly registered with Sub Registrar Vasai 1 at Registration Serial No. 00061-2012 sold the said land to Mr. Manik Jugraj Mehta and Mr. Ashokn Mohanlal Mehta and wide mutation entry No. 6618 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 Jugraj Mehta and Mr. Ashokn Mohanlal Mehta without any encumbrances of whatever nature.

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

15. I have collected the relevant information of the said land from Mr. Manik Jugraj Mehta and Mr. Ashokn Mohanlal 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 Jugraj Mehta and Mr. Ashokn Mohanlal Mehta have absolutely owned, seized and possessed of or otherwise well and sufficiently entitled to the said Land.

Raut

PURUSHOT K. RAUT
ADVOCATE & LEGAL ASSISTANT
213, 1st Floor, Sagar Arcade,
Vasai, Dist. Palghar, Maharashtra - 401 202

2. The said owners Mr. Manik Jugraj Mehta and Mr. Ashokn Mohanlal 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. Manik Jugraj Mehta and Mr. Ashokn Mohanlal Mehta is clear and marketable and the same is free from all encumbrances and reasonable doubts of what so ever nature.

Dated: 20/02/2015

At: Virar.


PUSHPAK VASUDEO RAUT
ADVOCATE

PUSHPAK VASUDEO RAUT
ADVOCATE & LEGAL ADVISOR
215, 2nd Floor, Gokul Nagar,
Veer 2 - Virar 401 301
Virar (E) Dist. TADA - 401 301
Mob: 9869111111

PUSHPAK VASUDEO RAUT
ADVOCATE AND LEGAL ADVISOR
 MOB: 9960332999

OFFICE: 215, 2ND FLOOR, GOKUL PLAZA,
 VEER SAVARKAR MARG, VIRAR (E),
 OPP. RAILWAY PHATAK, TAL - VASAI,
 DIST - THANE, PIN CODE - 401 305.
OFFICE TIME : 05.00 PM TO 09.00 PM.

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. 296 Hissa No. -, admeasuring 0-78-9 H-R or thereabout assessed at Rs. 1.62 owned by Mr. Manik Jugraj Mehta and Mr. Ashokn Mohanlal Mehta 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	---

Raut

PUSHPAK VASUDEO RAUT
 ADVOCATE & LEGAL ADVISOR
 215, 2ND FLOOR, GOKUL PLAZA,
 VEER SAVARKAR MARG, VIRAR (E),
 OPP. RAILWAY PHATAK, TAL - VASAI,
 DIST - THANE, PIN CODE - 401 305.

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)

2007	NIL	MIX (SOME PAGES UNAVAILABLE)
2008	ENTRY-2 & 3	MIX (SOME PAGES UNAVAILABLE)
2009	NIL	MIX (SOME PAGES UNAVAILABLE)
2010	ENTRY-4	MIX (SOME PAGES UNAVAILABLE)
2011	NIL	MIX (SOME PAGES UNAVAILABLE)
2012	ENTRY-5	MIX (SOME PAGES UNAVAILABLE)
2013	NIL	MIX (SOME PAGES UNAVAILABLE)
2014	NOT READY FOR BINDING PROCESS	
2015	NOT READY FOR BINDING PROCESS (TILL 13/02/2015 SEARCH IS TAKEN)	

Dated: 20/02/2015

At: VIRAR.


PUSHPAK VASUDEO RAUT
ADVOCATE

PUSHPAK VASUDEO RAUT
ADVOCATE & LEGAL ADVISOR
215, 2nd Floor, Canal Road,
Vandri, Virar, Dist. Thane - 401 301
MOB: 9822179111

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. 296 Hissa No. -, admeasuring 0-78-9 H-R or thereabout assessed at Rs. 1.62, 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	PRINTED
2015	NIL	MIX (SOME PAGES UNAVAILABLE)
2016	ENTRY	MIX (SOME PAGES UNAVAILABLE)

(TILL 20.05.2016 SEARCH IS TAKEN)

Conveyance deed dated 31ST March 2016 Registered with Sub-Registrar Vasai -2 at Sr. No. 3071/2016

Purchasers : 1. Mr. Meहुल Deepak Thakur, 2. Rohan Jayendra Thakur, 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur

Vendors : 1. Manik Jugraj Meहeta & 2. Ashok Mohanlal Meहeta

Rectification deed dated 18TH May 2016 Registered with Sub-Registrar Vasai -2 at Sr. No. 3072/2016

Purchasers : 1. Mr. Meहुल Deepak Thakur, 2. Rohan Jayendra Thakur, 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur

Vendors : 1. Manik Jugraj Meहeta & 2. Ashok Mohanlal Meहeta

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

Executors : 1. Manik Jugraj Meहeta & 2. Ashok Mohanlal Meहeta

Power of Attorney Holder : Mr. Meहुल Deepak Thakur



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 10/03/2015 & 28/08/2015 in respect of Survey No. 296 Hissa No. -, admeasuring 0-78-9 H-R or thereabout assessed at Rs. 1.62.

Dated this 20th day of May 2016.


(PUSHKAR VASUDEO RAUT)
ADVOCATE

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. 297 Hissa No. -, admeasuring 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. Mehu 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 Govind Dharmaji Vartak.
3. The said Govind Dharmaji Vartak Expired on 14/07/1953 leaving behind him 1. Hari Govind Vartak 2. Narshing Govind Vartak 3. Mahadev Govind Vartak 4. Parshuram Govind Vartak 5. Raghunandan Govind Vartak 6. Harihar Govind Vartak as his only legal heirs, as per Taluka order bearing No. RTS: SR-I-814 dated 23/10/1953 and wide mutation entry bearing No. 1670 dated 29/05/1954 of Village bolinj their names were entered as owners on 7/12 extract of the said land.
4. Whereas Bhau Mahadu Bhoir was cultivating the said land own by Haribhau Govind Vartak hence wide mutation entry bearing No. 1797 dated 07/02/1957 his name was entered as tenant on 7/12 extract of the said land.


PUSHPAK VASUDEO RAUT
ADVOCATE & LEGAL ADVISOR
215, 2ND FLOOR, GOKUL PLAZA,
VEER SAVARKAR MARG, VIRAR (E),
OPP RAILWAY PHATAK, TAL - VASAI,
DIST - THANE, PIN CODE - 401 305.
MOB: 9960332999

5. The said land was in possession of Hari Govind vartak and other 6 hence as per taluka order bearing No. RTS/WS/57 dated 09/02/1968 and Mutation entry bearing No. 2481 dated 02/04/1968 Name of Bhau 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 Vasai - I at Sr. No. 534 on 12/10/1976 and Correction Deed dated 25/11/1976 registered with Sub Registrar Vasai - I at Sr. No. 583/906 on 25/11/1976 1. Janardan Ramchandra Joshi 2. Jagannath Bavaji Joshi 3. Narayan Shantaram Joshi 4. Savita Shankar Joshi purchase the said land from 1. Hari Govind Vartak 2. Narsingh Govind Vartak 3. Mahadev Govind Vartak 4. Parshuram Govind Vartak 5. Raghunath Govind Vartak as per Taluka Order bearig No. RTS/VSI/2084 dated 08/01/1980, Index No. II dated 12/11/1976 and 25/11/1976 and wide mutation entry bearing No. 2936 date 08/01/1980 of Village Bolinj their names was entered as Owner on 7/12 extract of the said land. (ENTYR-1 and 2)

7. Jagannath Bavaji Joshi Expired on 18/06/1984 leaving behind him Pramodani Jagannath Joshi As his only legal heir hence wide mutation entry bearing No. 3420 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. Kirtikumar Narayan Joshi as his only legal heirs hence wide mutation entry bearing No. 3421 dated 01/09/1987 of village Bolinj their names were entered as owners on 7/12 extract of the said land.

9. Janardan Ramchandra Joshi Expired on 25/09/1987 leaving behind him Jyoti Janardan Joshi and Sanyogita Janardan Joshi as his lonely legal heirs hence wide mutation entry bearing No. 3459 dated 20/11/1987 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 - I at (old Sr. No. 2087/1987) New Sr. No. 4386/1988 1. Janardan Ramchandra Joshi 2. Pramodini Jagannath Joshi 3. Nita Narayan Joshi 4. Savita Shankar Joshi 5. Jayant Ramchandra Joshi 6. Bhalchandra Ramchandra Joshi 7. Sanyugita Janardan Joshi 8. Kirtikumar Narayan Joshi 9. Vasudev Ramchandra Joshi 10. Balam Shankar Joshi sold the said land to Parasmal Jugraj Jain and as per mutation entry bearing No. 3627 date 07/12/1988 of village Bolinj his names was entered as Owner on 7/12 extract of the said land.

(ENTRY-3)

11. Wide Registered Conveyance deed dated 05/06/2006 registered with Sub Registrar Vasai - II at Sr. No. 4928/2006 the said Parasmal Jugraj Jain 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. 5400 date 05/07/2006 of village Bolinj 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. 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-5)**.

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

(ENTRY-6)


14. 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

PUSHPAK VASUDEO RAUT
 ADVOCATE & LEGAL ADVISOR
 21E, 2nd Floor, Gokul Plaza,
 Vile Parle (West) Mumbai
 Maharashtra - 400 056
 Mob: 9820111111

PUSHPAK VASUDEO RAUT
ADVOCATE AND LEGAL ADVISOR
 MOB: 9960332999

OFFICE: 215, 2ND 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

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. 297 Hissa No. -, admeasuring 10,370 Sq. Meters or thereabout assessed at Rs. 1037.00 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	----

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PUSHPAK VASUDEO RAUT
 ADVOCATE AND LEGAL ADVISOR
 OFFICE: 215, 2ND 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.

		6
1970	NIL	---
1971	NIL	---
1972	TORN	TORN
1973	TORN	NIL
1974	NIL	NIL
1975	TORN	TORN
1976	ENTRY 1 and 2	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	ENTRY-3 (OLD)	TORN
1988	ENTRY-3 (NEW)	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-4 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-5 & 6 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
ADVOCATE

PUSHPAK VASUDEO RAUT
ADVOCATE & LEGAL ADVISOR
214, 2nd Floor, Gopal Plaza,
Vijay 2, 1st St,
Vijay 2, 1st St, Thane,
Dist. Maharashtra

PUSHPAK VASUDEO RAUT
ADVOCATE AND LEGAL ADVISOR
MOB: 9960332999

OFFICE: 215, 2ND 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. 297 Hissa No. -, admeasuring 10,370 Sq. Meters or thereabout assessed at Rs. 1037.00, lying being situated at Village Bolin, 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)

Deed Of Re-conveyance for re Conveying Mortgage Property Dated 06/08/2015 Registered with Sub registrar Vasa - 5 at Sr. No.3963/2015

Mortgagee : Union Bank Of India

Mortgagor : M/s Viva Winner Venture Realtors LLP.
(Borrower)

Confirming Party : 1. Mr. Mehul Deepak Thakur, 2. Rohan Jayendra Thakur, 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur

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 10/03/2015 & 28/08/2016 in respect of Survey No. 297 Hissa No. -, admeasuring 10,370 Sq. Meters or thereabout assessed at Rs. 1037.00.

Dated this 20th 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 - Bafinj, Taluka Vasar, District Palghar within the jurisdiction of Sub-Registrar at Vasar bearing Survey No. 298 Hissa No. - adjoining O-72-B-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 Vasar from the year 1952 TO 2015 and acquire mutation entries from Talathi Suja Bafinj.
2. The said land was originally owned by Motya Atu Kurel and Silva Atu Kurel.
3. As per Order passed by Sub Divisional Officer Bhivandi bearing No. BD/NAP/SR/94/1973 dated 29/08/1974 and wide mutation entry bearing No. 2662 dated 08/08/1974 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. Rojibal Joseph Kurel 4. Maximus Joseph Kurel 5. Luke Joseph Kurel 6. Mary Joseph Kurel 7. Veronika Joseph Kurel 8.

Pushpa
PUSHPAK VASUDEO RAUT
ADVOCATE AND LEGAL ADVISOR
MOB: 980332998
OFFICE: 215, 2nd FLOOR, GOKUL PLAZA,
VEER SAVARKAR MARG, VIRAR (E),
OPP. RAILWAY BHATAR, TAL - VASAR,
DIST - THANE, PIN CODE - 401 305
OFFICE TIME - 09:00 PM TO 05:00 PM

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

6. Rajiba 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 Pedro Ramao 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 Silya 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

Patil
MUNICIPALITY
ADDITIONAL ASSISTANT
FOR THE TOWN AND
CITY
Vasai - I
Dist. Thane
State - Maharashtra

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 Vasal - II at Sr. No. 11257/2008 on 18/11/2008 the said Alex Pedru Ramao agreed to sale land admeasuring 0-36-3 H. R out of the said land to Vasant Lakman Patil. **ENTRY- 4**

12. Alex Pedru Ramao wide sale deed dated 18/11/2008 Registered with Sub-Registrar Vasal -II at Sr. No. 11258/2008 sold land admeasuring 0-36-3 H. R out of the said land to Vasant Lakman Patil and wide mutation entry bearing No. 5814 dated 04/06/2009 of Village Bolinj name of Vasant Lakman 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 Vasal - II at Sr. No. 2018/2012 the said Vasant Lakman 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 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 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
 ADVOCATE
 112, New Market, Vasal
 Dist. Solapur, Maharashtra
 Pin - 431 001

Branch in respect of said land. Notice in respect of said mortgage deed was registered with Sub-registrar Vasal - 2 at Sr. No. 9449/2012 on 28/09/2012. (ENTRY-8)

16. I have investigated the revenue records maintained by Talathi Sajja - Boline, Taluka 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. Mohul 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. Mohul 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: Vwal

P. Vasudeo Raut
 PUSHPAK VASUDEO RAUT
 ADVOCATE

PAVIL H 110 2

REGISTERED & NOTED IN THE
 OFFICE OF THE SUB-REGISTRAR
 Vasal - 2, Taluka Vasal, Dist. Palghar
 Date: 10/03/2015
 Sd/-
 Sub-Registrar

SEARCH-REPORT

I have taken search at the various offices of Sub-Registrar Vasal of piece and parcel of land situate lying and being at village - Bolinj, Taluka; Vasal, District. Palghar within the Jurisdiction of Sub-Registrar at Vasal bearing Survey No. 298 Hissa No. , admeasuring 0-72-6 H. A. in thereabout involved 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 2016.

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,
VEER SAVARKAR MARG, VIRAR (E),
OPP. RAILWAY PLATFORM, TAL. - VASAL,
DIST. - THANE, PIN CODE - 401 305
OFFICE TIME: 09:00 PM TO 09:00 PM

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)

How

PHOTOCOPIED FROM
 FBI LOCKE & LEECH ARCHIVE
 215 West 10th, Salem, Oregon
 503-596-3800
 www.lockeandleech.com

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


PUSHPA VASUDEO RAUT
ADVOCATE

PUSHPA VASUDEO RAUT
ADVOCATE & LEGAL ASSISTANT
212, SHREE RAJ CHAWL, VIRAR
Dist. - VIRAR - 401 301
MUMBAI - 400 001

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 Vasari to V in respect of Land bearing Survey No. 258 Hissa No. -, administering D-72-B H. R. or thereabout assessed at Rs. 726.00, lying being situated at Village Baling, Tal Vasari, Dist. Palghar. The Search was taken for the purpose of verifying the registered transactions, if any. The Search was taken for the year 2016 (23/05/2016 till 10/06/2016). The findings on the Search Record available are as under:-

YEAR	FINDINGS	
	PHOTO	PRINTED
2016	NO.	NO. (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 Vasari I opine that :-

Subject to Joint Development agreement dated 21/12/2011 with M/s Viva Winner Venture and various agreements with Projector Purchaser of Flats. Also of M/s. Asha Deyash India and others to the said land at the said village and market and not aware of any other 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. 258 Hissa No. -, administering D-72-B H. R. or thereabout assessed at Rs. 726.00.

Dated this 10th day of June 2016.


(PUSHPAK VASUDEO RAUT)
ADVOCATE

PUSHPAK VASUDEO RAUT
ADVOCATE AND LEGAL ADVISOR
MOB: 9960332999

OFFICE: 215, 2ND 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.

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. 299 Hissa No. -, admeasuring 0-21-5 H. R. or thereabout assessed at Rs. 0.59 (hereinafter referred to as "THE SAID LAND" for the sake of brevity) owned by 1. Mr. Mehu 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 Silu Lusu Kurel.
3. Silu Lusu Kurel Expired on 26/02/1941 leaving behind him his brother Manu Lusu 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 Bolinj their names were entered as Co- Owners (head of Joint Family) on 7/12 extract of the said land.
4. Manu Lusu Kurel Expired on 20/09/1949 leaving behind him 1. Motya Benjamin Kurel 2. Lules 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 Lules Benjamin Kurel was entered as co-owner on 7/12 extract of the said land


PUSHPAK VASUDEO RAUT
ADVOCATE & LEGAL ADVISOR
215, 2nd Floor, Gokul Plaza,
Virar (E), Dist. Thane-401305.
MOB: 9960332999

as per mutation entry bearing No. 1627 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 7/12 extract of the said land, as per mutation entry bearing No. 1628 date 31/03/1953 of village Bolinj.
6. Mr. Jagannath Bhiva Raut who was tenant of the land which was previously owned by Silu Motya Kurel, wide 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 wide mutation entry bearing No. 2119 date 20/03/1962 of village Bolinj Name of Mr. Jagannath Bhiva Raut was entered as Owner in respect of part of land own by Silu Motya Kurel.
7. Mr. Jagannath Bhiva 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, wide Taluka order passed by Tahasildar Vasai bearing No. Alt (2) 1979 dated 06/06/1962 as per sec. 70B of Bombay Agricultural and Tenancy Act 1956 and wide mutation entry bearing No. 2145 date 17/07/1962 of village Bolinj Name of Mr. Jagannath Bhiva 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 wide Tenancy Certificate issued as per sec. 32Mof Bombay Agricultural and Tenancy Act 1956 bearing No. 1577 dated 03/08/1968 Purchase the said land From Silu Motya Kurel and hence wide mutation entry bearing no. 2301 dated 08/08/1965 his name was entered as owner of the said land.

Plaw

PUSHPAT JASURAO RAUT
 ADVOCATE & LEGAL ADVISOR
 318, 2nd Floor, Gokul Plaza
 Near R. V. Kar Mills
 Vashi (E), Dist. Thane - 401 301, M.C.
 Mob: 9822177777

9. The said Jagannath Bhiva Raut Expired on 20/04/1965 leaving behind him 1. Yadneshwar Jagannath Raut 2. Vasant Jagannath Raut 3. Kashinath Jagannath Raut 4. Jagdish Jagannath Raut 5. Kashibal 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. 2390 of village Bolinj dated 02/02/1967.
10. As per application made by the said 1. Yadneshwar Jagannath Raut 2. Vasant Jagannath Raut 3. Kashinath Jagannath Raut 4. Jagdish Jagannath Raut 5. Kashibal Jagannath Raut to Sub-Divisional Officer Bhivandi and accordingly Order passed by Sub-Divisional Officer Bhivandi bearing No. BD/KV/VP/Vasal/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. Kashinath Jagannath Raut 4. Jagdish Jagannath Raut 5. Kashibal 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. 9991/2006 1. Yadneshwar Jagannath Raut 2. Vasant Jagannath Raut 3. Kashinath Jagannath Raut 4. Jagdish Jagannath Raut 5. Kashibal 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



bearing No. 5564 date 20/08/2007 of village Bolinj Their Names were entered as Owners in 7/12 extract of the said land. **ENTRY-2**

13. Thereafter the said land is held and possessed as owners thereof by the said 1. Mr. 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 Sajja – Bolinj, 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 owned, 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

Raw

PUSHPAK YASUDEO RAJUR
ADVOCATE & LEGAL ADVISOR
 216, 2nd Floor, Gokul Plaza,
 Vihar 8, 1st Jar Mal,
 Wair (S), Dist. Thane-400001
 Mob: 9822122222

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

Dated: 10/03/2015

At: Virar.


PUSHPAK VASUDEO RAUT
ADVOCATE

PUSHPAK VASUDEO RAUT
ADVOCATE & LEGAL ADVISOR
215, 2nd Floor, Gokul Plaza,
Veer 2 - Virar Main
Virar (E), Dist. Thane - 401 201
Mob: 9860332999

PUSHPAK VASUDEO RAUT
ADVOCATE AND LEGAL ADVISOR
 MOB: 9960332999

OFFICE: 215, 2ND 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

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. 299 Hissa No. -, admeasuring 0-21-5 H. R. or thereabout assessed at Rs. 0.59 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	----
1970	NIL	----
1971	NIL	----

Raut

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)

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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)	

Dated: 10/03/2015

At: VIRAR.


PUSHPAK VASUDEO RAUT
ADVOCATE

PUSHPAK VASUDEO RAUT
ADVOCATE & LEGAL ADVISOR
215, 2nd Floor, Gokul Plaza,
Vivek Road, Virar (E), Dist. Thane - 401 301
Mob: 9820112150