

**//TITLE CERTIFICATE//**

**&**

**//SEARCH REPORT//**

**of**

PIECE OR PARCEL of land or ground bearing admeasuring 418 square meters out of land bearing city survey no. 3099, survey no. 32, hissa no. 2, Total admeasuring 1745 square meters, assessment (₹ P) 4-19 lying, being and situated at revenue village-Dhovli, Within jurisdiction of talathi sajja-Dhovali & Vasai-Virar City Municipal Corporation, within Limits of Sub-Registrar of Assurances at Vasai, Taluka-Vasai, District-Palghar (Formerly known as district Thane).

**//OWNERS//**

MR. RYAN IGNATIUS FERNANDES and  
MR. RULESH FELIX REBELLO

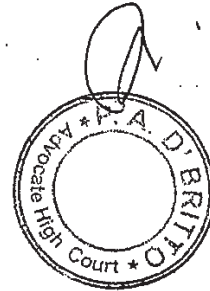
**//CERTIFICATE BY//**

SHRI. P. A. D'BRITTO,  
Advocate, High Court.

**Encl.:-**

- (1) Receipts.
- (2) Title Certificate.
- (3) Search Report.

Date : 10/01/2018





79/0

इतर  
पावती

Original/Duplicate

Wednesday, 10 January 2018  
1:04 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 455 दिनांक: 10/01/2018

भावाचे नाव: शिवली

दस्तऐवजाचा अनुक्रमांक: वसई-1-0-2018

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड. प्रकाश डिब्रेटो

वर्णन सी टी एस नं 3099ब.66 वर्ष 1952 ते 2018

SEARCHFEE

रु. 1650.00

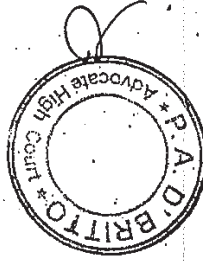
एकूण:

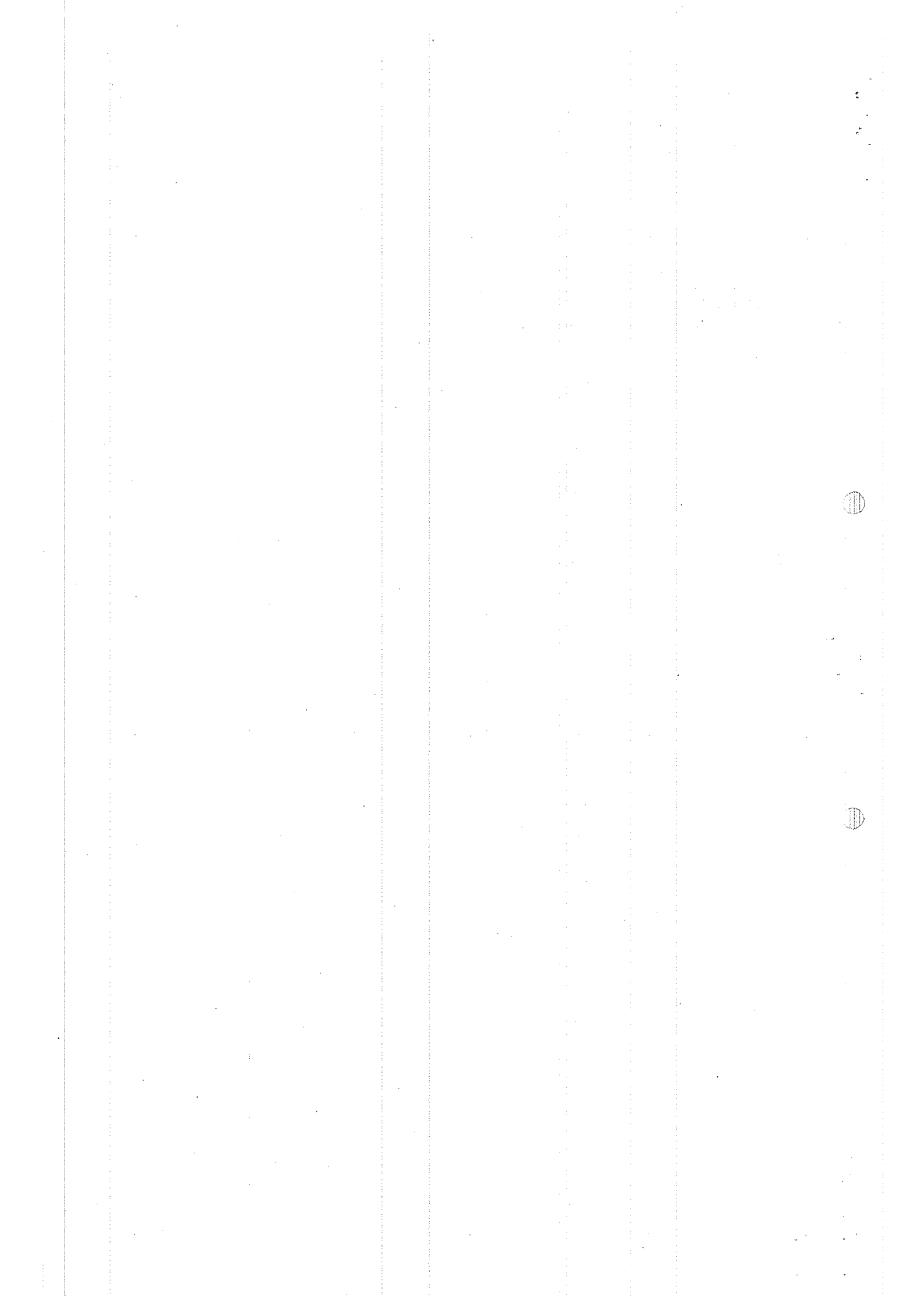
रु. 1650.00

Sub Registrar Vasai 1

1); देयकाचा प्रकार: By Cash रकम: रु 1650/-

सह दुय्यम निर्बंधक वसई क्र. १



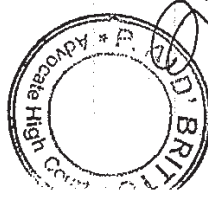


**//TITLE CERTIFICATE//**

THIS IS TO CERTIFY that Mr. Franky Almeida, search clerk has taken search of the piece or parcel of land or ground bearing admeasuring 418 square meters out of land bearing city survey no. 3099, survey no. 32, hissa no. 2, Total admeasuring 1745 0. square meters, assessment (₹ P) 4-19 lying, being and situated at revenue village-Dhovli, Within jurisdiction of talathi sajjā-Dhovali & Vasai-Virar City Municipal Corporation, within Limits of Sub-Registrar of Assurances at Vasai, Taluka-Vasai, District-Palghar (Formerly known as district Thane), in the office of Sub-Registrar of Assurances at Vasai-I, II, III, IV, V and VI for the period of 66 years i.e. from 1952 to 2018 (till 10/1/2018) vide my application/receipt no. 455/201, dated 10/1/2018, (hereinafter for the sake of brevity referred to as "**The said Project Land**")

We have also seen and checked the deeds, documents and the revenue records of the said project land produced before us and investigated the title of owners. We have separately given the search report taken by search clerk, Mr. Franky Almeida, which is annexed herewith and as per our findings, (1) Mr. Ryan Ignatius Fernandes and (2) Mr. Rulesh Felix Rebello are the present absolute owners of the said proect land.

One Mr. Degin Tomu Cerejo was the original owner of the said project land, who expired on 09/07/1984 andthere after his heirs & legal representatives, (1) Mr. Thomas Degin Cerejo, (2) Mr. Alfred Degin Cerejo, (3) Mrs. Daisy Philip D'Souza, (4) Mrs. Philommina Ignatius Gonsalves and (5) Mrs. Isabel Degin Cerej were brought on revenue record, Hence in revenue record a mutation entry was effected by talathi sajjā-dhovali and and by virtue of the said mutation entry the name of (1) Mr. Thomas Degin Cerejo, (2) Mr. Alfred Degin Cerejo, (3) Mrs. Daisy Philip D'Souza, (4) Mrs. Philommina Ignatius Gonsalves and (5) Mrs. Isabel Degin Cerej appeared as owners & possessors of the said project land.



By Indenture of conveyance dated 21/03/1986, duly registered in the office of Sub-Registrar of Assurances at Vasai, under document serial no. VASAI-679/1986, the said project land owners, (1) Mr. Thomas Degin Cerejo, (2) Mr. Alfred Degin Cerejo, (3) Mrs. Daisy Philip D'Souza, (4) Mrs. Philommina Ignatius Gonsalves and (5) Mrs. Isabel Degin Cerejo have sold and disposed off the said project land to one Dr. George Herman Fernandes and accordingly the name of the said Dr. George Herman Fernandes was recorded in the revenue record and 7/12 extract effect on 31/03/1986.

By Indenture of conveyance dated 30/03/2016, duly registered in the office of Sub-Registrar of Assurances at Vasai-I, under document serial no. VASAI-I-2636/2016, (1) Mr. Ryan Ignatius Fernandes and (2) Mr. Rulesh Felix Rebello have purchased the said project land from the said Dr. George Herman Fernandes and accordingly the name of the said (1) Mr. Ryan Ignatius Fernandes and (2) Mr. Rulesh Felix Rebello were recorded in the 7/12 extract and other revenue record as owner of the said project land and mutation entry is certified to that effect on 29/04/2017.

Apart from aforesaid facts; the remaining land admeasuring 1327 square meters out of land bearing city survey no. 3099, survey no. 32, hissa no. 2, Total admeasuring 1745 0. square meters, assessment (₹ P) 4-19 two co-owners, (1) Smt. Ijabel Degin Cerejo and (2) Thomas Degin Cerejo expired thereafter and their share in remaining land transferred to their heirs and legal representatives, (1) Mr. Margarate Nepolian D'Silva, (2) Mrs. Hilda Stenly Dias, (3) Mrs. Matilda Patrick Coutinho, (4) Mr. Nelson Thomas Cerejo and (5) Mr. Richard Thomas Cerejo were brought on revenue record, Hence in revenue record a mutation entry no. 283 was effected on 23/06/2003 by talathi sajjadhovali and the same is duly certified and confirmed by circle officer, on same day and by virtue of the said mutation entry no. 283 the name of (1) Mr. Margarate Nepolian D'Silva, (2) Mrs. Hilda Stenly Dias, (3) Mrs. Matilda Patrick Coutinho, (4) Mr. Nelson Thomas Cerejo and (5) Mr. Richard Thomas Cerejo appeared as owners & possessors of the said deceased share in remaining land which is not connected to the said project land.



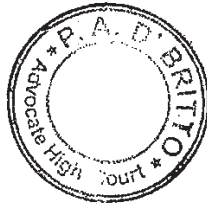
OPINION

We therefore opine from the records available to us that the title of the said subject project land admeasuring 418 square meters out of land bearing city survey no. 3099, survey no. 32, hissa no. 2, Total admeasuring 1745 0. square meters, assessment (₹ P) 4-19 lying, being and situated at revenue village-Dhovli, Within jurisdiction of talathi sajjad-Dhovali & Vasai-Virar City Municipal Corporation, within Limits of Sub-Registrar of Assurances at Vasai, Taluka-Vasai, District-Palghar (Formerly known as district Thane) in favour of owners, (1) Mr. Ryan Ignatius Fernandes and (2) Mr. Rulesh Felix Rebello is clear, marketable and free from encumbrances.

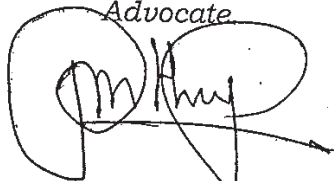
N. B. :-

- (1) This title clearance certificate is subject to torn registers, unready records and books sent to thane office for computer feeding purpose and the search report given by Mr. Franky Almeida.
- (2) Barring these entries there reveal no charge over the said project land.

On 10<sup>th</sup>. day of January 2018, at Vasai.



P. A. D'Britto,  
Advocate

  
P. A. D'BRITTO  
Advocate High Court  
106, 1st Floor, Janta Apt.,  
Pandit Din - Dayal Nagar,  
Vasai Road (W), 401202





## SEARCH REPORT

**FROM:-**

Mr. Franky Almeida,  
Bhuigaon, Post-Vasai,  
Taluka-Vasai, Dist.-Palghar,  
Pin-401 201.

**TO,**

Mr. P. A. D'Britto,  
Advocate High Court.

**REF.:** ALL THAT piece or parcel of land or ground bearing city survey no. 3099, survey no. 32, hissa no. 2, area admeasuring about 418 square meters equivalent to 500 square yard, Assessment (₹ P.) 4-19, lying, being and situated at revenue village-Dhovli, Within jurisdiction of talathi sajja-Dhovali & Vasai-Virar City Municipal Corporation, within Limits of Sub-Registrar of Assurances at Vasai, Taluka-Vasai, District-Palghar (Formerly known as district Thane), (hereinafter referred to as "**The said Land**" for brevity sake).

Dear Sir,

As per your request, I have taken search of the said piece or parcel of land or ground bearing city survey no. 3099, survey no. 32, hissa no. 2, area admeasuring about 418 square meters equivalent to 500 square yard, Assessment (₹ P.) 4-19, lying, being and situated at revenue village-Dhovli, Taluka-Vasai, District-Palghar (Formerly known as district Thane), in the office of Sub-Registrar of Assurances at Vasai-I, II, III, IV, V and VI for the period of 66 years i.e. from 1952 to 2018 (till 10/1/2018) vide my application/receipt no. 455/201, dated 10/1/2018 and my findings are as follows:-

### OFFICE OF SUB-REGISTRAR OF ASSURANCES AT VASAI-I [Vasai]

<u>YEAR</u>	<u>PHOTO INDEX-II</u>	<u>PRINTED INDEX-II</u>
1952	NIL	NIL
1953	NIL	NIL
1954	NIL	NIL
1955	NIL	NIL
1956	NIL	NIL
1957	NIL	NIL
1958	NIL	NIL

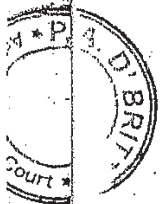


*dotm*

1959	NIL	NIL
1960	NIL	NIL
1961	NIL	NIL
1962	TORN	TORN
1963	NIL	NIL
1964	TORN	TORN
1965	NIL	NIL
1966	NIL	NIL
1967	NIL	NIL
1968	NIL	NIL
1969	NIL	NIL
1970	NIL	NIL
1971	NIL	NIL
1972	TORN	TORN
1973	NIL	NIL
1974	TORN	TORN
1975	NIL	NIL
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	Indenture of Conveyance dated 21/03/1986, duly registered in the office of Sub-Registrar of Assurances at Vasai, under document serial no. VASAI-679/1986, made and executed by & between the original land owners, (1) Mr. Thomas Degin Cerejo, (2) Mr. Alfred Degin Cerejo, (3) Mrs. Daisy Philip D'Souza, (4) Mrs. Philomina Ignatius Gonsalves & (5) Mrs. Isable Degin Cerejo, therein called as "Vendor" and Dr. George Herman Fernandes, therein called as "Purchaser"	
1987	TORN	TORN
1988	TORN	TORN



1989	TORN	TORN
1990	NIL	NIL
1991	NIL	NIL
1992	NIL	NIL
1993	NIL	NIL
1994	NIL	NIL
1995	Index II send thane (Data entry)	
1996	Index II send thane (Data entry)	
1997	Index II send thane (Data entry)	
1998	NIL	NIL
1999	TORN	TORN
2000	NIL	NIL
2001	NIL	NIL
2002	NIL	NIL
2003	NIL	NIL
2004	NIL	NIL
2005	NIL	NIL
2006	NIL	NIL
2007	NIL	NIL
2008	NIL	NIL
2009	NIL	NIL
2010	NIL	NIL
2011	NIL	NIL
2012	NIL	NIL
2013	NIL	NIL
2014	NIL	NIL
2015	NIL	NIL
2016	Indenture of Conveyance dated 30/03/2016, duly registered in the office of Sub-Registrar of Assurances at Vasai, under document serial no. VASAI-I-2636/2016, made and executed by & between the land owner, Dr. George Herman Fernandes, therein called as "Vendor" and (1) Mr. Ryan Ignatius Fernandes and (2) Mr. Rulesh Felix Rebello, therein called as "Purchasers"	
2017	NIL	NIL
2018 (till 10/1/2018)	NIL	NIL



**SUB REGISTRAR OFFICE VASAI II, (VIRAR)**

<b><u>YEAR</u></b>	<b><u>FINDINGS</u></b>
2000	NIL
2001	NIL
2002	NIL
2003	NIL
2004	NIL
2005	NIL
2006	NIL
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018 (till 10/01/2018)	Index not ready of Inspection till date.

**SUB REGISTRAR OFFICE VASAI III, (NALLASOPARA)**

<b><u>YEAR</u></b>	<b><u>FINDINGS</u></b>
2000	NIL
2001	NIL
2002	NIL
2003	NIL
2004	NIL
2005	NIL
2006	NIL
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL



*data*

2013	NIL
2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018 (till 10/01/2018)	Index not ready of Inspection till date.

**SUB REGISTRAR OFFICE VASAI IV, (NALLASOPARA)**

<u>YEAR</u>	<u>FINDINGS</u>
2013	NIL
2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018 (till 10/01/2018)	Index not ready of Inspection till date.

**SUB REGISTRAR OFFICE VASAI V, (VIRAR)**

<u>YEAR</u>	<u>FINDINGS</u>
2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018 (till 10/01/2018)	Index not ready of Inspection till date.

**SUB REGISTRAR OFFICE VASAI VI, (VASAI)**

<u>YEAR</u>	<u>FINDINGS</u>
2015	NIL
2016	NIL
2017	NIL
2018 (till 10/01/2018)	Index not ready of Inspection till date.

**Note :-** (1) This search report is subject to torn registers, unready records, mixed records, unready Index, and books sent to Thane/Palghar office for computer feeding purpose.

(2) Computer record and Index II record not maintain properly

On 10<sup>th</sup> day of January 2018, at Vasai.



(Franky Almeida)

