

YOGESH P. VIRARKAR

(B.A., LL.M.)

ADVOCATE

A/303, Vedangi Tower, Opp. National English School, Kargil Nagar, Virar (E), Tal. Vasai, Dist. Palghar

Date: 24/2/2020.

To,
M/s. PNR Enterprises,
First Floor, Patil & Pawar,
Opp. SBI Navghar Branch,
Vasai Road (W), Tal. Vasai,
Dist. Palghar.

SUB:- SEARCH REPORT & TITLE CERTIFICATE

Sir,

AS PER YOUR INSTRUCTIONS I have taken search in the office of Sub-Registrar at Vasai vide e-search Receipt No.1111733243 dated 24.2.2020, and e-challan No.MH012450394201920E dated 24.2.2020 in respect of the land bearing Survey No.89, Hissa No.3/6, Area 450 square meters, Assessment Rs.45-00 Paise of Village Chulane, Tal. Vasai, Dist. Palghar and as per the record names of M/s.PNR Enterprises through its partners (i) Sandesh Purushottam Pawar and (ii) Sanjay Vasudev Raut is appearing as the Occupant (Bhogavatdar) in the 7/12 Extract dated 3.2.2020. As per the 7/12 Extract, the tenure (Bhudhama Paddhati) of the said Land is the Class-1 (Bhogavatdar Varg-1).

- Documents perused for Report -

I have perused the copies of the 7/12 extract and Mutation Entries and other record referred in this Report. As regards the documents and record forwarded to me, I assume with bona-fide belief, that:-

- (i) All documents submitted to me for this report are authentic, genuine, complete and they confirm the accuracy and authenticity to the original record.
- (ii) All signatures and seals on all the documents submitted to me for this report are true, authentic and genuine.
- (iii) No changes or corrections were done in the documents submitted to me for this report.


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- Search in the office of the Sub registrar -

The search was taken for the purpose of verifying the registered transactions, if any. The search was taken from the year 1952 to 24.2.2020. The Books for the years 2001 to 2020 are not perfectly ready and they are found mixed and not properly maintained and arranged and some of them are not yet ready for inspection. The record kept with the sub Registrar found torn and in ruinous condition. The search has been done till the date of application. The findings on the search are as under:

<u>YEAR</u>	<u>FINDING OF THE INDEX-II REGISTER</u>
1952	Nil
1953	Nil
1954	Nil
1955	Nil
1956	Nil
1957	Nil
1958	Nil
1959	Nil
1960	Nil
1961	Nil
1962	Nil
1963	Nil
1964	Torn
1965	Torn
1966	Nil
1967	Nil
1968	Torn
1969	Nil
1970	Nil
1971	Nil
1972	Torn
1973	Torn
1974	Nil
1975	Torn


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1976	Torn
1977	Torn
1978	Torn
1979	Torn
1980	Torn
1981	Torn
1982	Torn
1983	Torn
1984	Torn
1985	Torn
1986	Torn
1987	Torn
1988	Torn
1989	Torn
1990	Nil
1991	Nil
1992	Torn
1993	Torn
1994	Torn
1995	Torn
1996	Torn
1997	Torn
1998	Torn
1999	Torn
2000	Torn
2001	Torn
2002	Binding not arranged properly/pages mixed and missing/Nil
2003	Binding not arranged properly/pages mixed and missing/Nil
2004	Binding not arranged properly/pages mixed and missing/Nil
2005	Binding not arranged properly/pages mixed and missing/Nil
2006	Binding not arranged properly/pages mixed and missing/Nil
2007	Binding not arranged properly/pages mixed and missing/Nil

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2008	Binding not arranged properly/pages mixed and missing/Nil
2009	Binding not arranged properly/pages mixed and missing/Nil
2010	Binding not arranged properly/pages mixed and missing/Nil
2011	Binding not arranged properly/pages mixed and missing/ Entry-1 & 2
2012	Binding not arranged properly/pages mixed and missing/Nil
2013	Binding not arranged properly/pages mixed and missing/ Entry-3
2014	Binding not arranged properly/pages mixed and missing/Nil
2015	Binding not arranged properly/pages mixed and missing/Nil
2016	Binding not arranged properly/pages mixed and missing/Nil
2017	Binding not arranged properly/pages mixed and missing/Nil
2018	Binding not arranged properly/pages mixed and missing/Nil
2019	Binding not arranged properly/pages mixed and missing/ Entry-4
2020	Binding not arranged properly/pages mixed and missing/Nil

ENTRY-1: Conveyance deed Dated: 14.2.2011, Document No. VSI-1-1973/2011.

Consideration Rs. 71,00,000/-, Market Value : Rs 71,61,000/-,

Stamp duty Rs. 3,58,100/-.

In respect of land situate at Village Chulane, Tal Vasai bearing:-

Survey No.	Hissa No.	Area (H-R-P)
89	3/3	0-09-1
	Potkharaba	0-00-5
89	3/2	0-07-4
	Potkharaba	0-00-2
89	3/6	0-04-5

Vendors : Sebastian Pavlu Ghosal.

Purchasers : M/s. Raj Enterprises through its partners

(1) Ajiv Yashwant Patil, (2) Bipin Naveenchandra Khokhani,

(3) Sandeep Sankhe, (4) Kundan Jayantibhai Bhatt

the Purchaser No.3 for self and power of attorney holder of the
Purchasers No.1, 2 & 4.

ENTRY-2: Lis Pendens Notice Dated: 5.10.2011, Document No. VSI-1-11454/2011.

Consideration Rs.0/-, Market Value : Rs.0/-, Stamp duty Rs.0/-.

In respect of land situate at Village Chulane, Tal Vasai bearing:-

Survey No.	Hissa No.	Area (H-R-P)	Assessment Rs Paise
89	3/2	0-07-4	00-64
	Potkharaba	0-00-2	

[Signature]
VINEET B. DESAI

89	3/3	0-09-1	00-80
	Potkharaba	0-00-5	
89	3/6	0-04-5	00-41
48	1	0-01-5	00-25
8	5	0-02-8	00-56
20	21	0-03-1	00-37
91	1/2	0-06-8	00-64
	Potkharaba	0-01-0	
34	6	0-05-3	00-53
	Potkharaba	0-00-5	
165	5/3	0-02-5	00-19
165	5/1	0-10-1	01-31
91	1/1	0-08-4	00-77
	Potkharaba	0-01-0	
5	4	0-01-3	00-09
2	20	0-01-0	00-06
14	6	0-09-7	00-65
55	4	0-01-8	00-14
54	4	0-07-1	00-39
	Potkharaba	0-00-8	

In respect of land situate at Village Diwanman, Tal Vasai bearing:-

Survey No.	Hissa No.	Area (H-R-P)	Assessment Rs.Paise
105	Part	0-36-5	01-61
101	1	0-09-9	00-22

Reg.Civil Suit No.353/2011 dated 17.10.2011 before Civil Judge (J.D.) Vasai
Executant : Avinash Dornic Ghosal.

ENTRY-3: Lis Pendens Notice Dated: 29.08.2013 (Regd. on 30.08.2013),
Document No.VSI-1-10147/2013.

Consideration Rs.0/-, Market Value : Rs.0/-, Stamp duty Rs.0/-.

In respect of land situate at Village Chulane, Tal Vasai bearing:-

Survey No.	Hissa No.	Area (H-R-P)	Assessment Rs.Paise
89	3/2	0-07-4	00-64
	Potkharaba	0-00-2	
89	3/3	0-09-1	00-80
	Potkharaba	0-00-5	
89	3/6	0-04-5	00-41
48	1	0-01-5	00-25
8	5	0-02-8	00-56
20	21	0-03-1	00-37
91	1/2	0-06-8	00-64

[Signature]
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	Potkharaba	0-01-0	
34	6	0-05-3	00-53
	Potkharaba	0-00-5	
165	5/3	0-02-3	00-19
165	5/1	0-10-1	01-31
91	1/1	0-08-4	00-77
	Potkharaba	0-01-0	
5	4	0-01-3	00-09
2	20	0-01-0	00-06
14	6	0-09-7	00-65
55	4	0-01-8	00-14
54	4	0-07-1	00-39
	Potkharaba	0-00-8	

In respect of land situate at Village Diwanman, Tal Vasai bearing:-

Survey No.	Hissa No.	Area (H-R-P)	Assessment Rs. Paise
105	Part	0-36-5	01-61
101	1	0-09-9	00-22

Reg. Civil Suit No. 353/2011 dated 6.9.2011 before Civil Judge (J.D.) Vasai.

Executant : Avinash Domic Ghosal.

ENTRY- 4: Conveyance Deed : Rs. 1,20,00,000/-, Market Value : Rs. 45,45,000/-,
Dated: 30.6.2019, Document No. VSI-6-3741/2019.

In respect of land situate at Village Chulane, Tal Vasai bearing:-

Survey No.	Hissa No.	Area Sq. meters	Assessment Rs. Paise
89 1	3/6	4.5000	00 - 41

Vendors : M/s. Raj Enterprises through its partners

(1) Ajiv Yashwant Patil, (2) Bipin Naveenchandra Khokhani,
(3) Sandeep Sankhe, (4) Kundan Jayantibhai Bhatt

the Vendor No.3 for self and power of attorney holder of the Vendors
No.1, 2 & 4.

Purchasers : PNR Enterprises through its partners

(1) Sandesh P. Pawar, (2) Sanjay V. Raut.

Except the above, no other transaction being sale, mortgage, exchange, lease
and lien or otherwise is noticed.

*** Mutation Entries ***

In pursuance of the supplementary Akar Fod Patrak No.3 dated 26.7.1937, the
details of several lands and its description were mentioned. In front of the Survey
No.89, Hissa No.3/6 name of Duma Mingel Ghosal is shown and accordingly an entry


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to that effect was recorded on 7/12 extract vide Mutation Entry No.425 dated 26.8.1917.

The said Duma Mingel Ghosal expired on or about 1979 leaving behind him his legal heirs and representatives i.e. (1) Domnic Pavlu Ghosal (grandson), (2) Degin Pavlu Ghosal (grandson), (3) Francis Pavlu Ghosal (grandson), (4) Bastiyav Pavlu Ghosal (grandson), (5) Santan Felix Asav (grand-daughter), (6) Terej Marvel Lopes (grand-daughter), (7) Emel Inas D'costa (grand-daughter), (8) Inas Duma Ghosal (son), (9) Zujya Duma Ghosal (son), (10) Andrya Duma Ghosal (son), (11) Siju Mingel D'souza (daughter), (12) Natal Anton Feroj (daughter), (13) Ani Joseph Gomes (daughter) and accordingly an entry to that effect is recorded on 7/12 extract vide Mutation Entry No.1436 dated 25.8.1988.

The said Duma Mingel Ghosal had executed wills on 2.1.1958 and 22.4.1970 and the said Duma Mingel Ghosal. The said Duma Mingel Ghosal expired on 27.4.1975 and pursuant to the order in Suit No.1389/81 (Civil Judge Thane) the said land was transferred in the name of (1) Pavalu Duma Ghosal, (2) Mingel Duma Ghosal, (3) Zujya Duma Ghosal, (4) Andrya Duma Ghosal and accordingly as per the will, an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.1793 dated 3.2.2000.

As per the registered Partition Deed dated 8.5.2000, vide Document No.1057/2000 executed by and between the owners thereof. In view of the said Partition deed, the said land came to exclusive share and ownership of (i) Domnic Pavalu Ghosal, (ii) Degin Pavalu Ghosal, (iii) Francis Pavalu Ghosal, (iv) Sebestin (Bastyav) Pavalu Ghosal, (v) Santan Felix Asav, (vi) Terej Michael Lopes, (vii) Imel Inas D'costa as absolute owners thereof and accordingly as per the will, an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.1811 dated 23.5.2000.

The said Pavalu Duma Ghosal executed registered will in his lifetime and the said Pavalu Duma Ghosal expired on 11.7.1986. Sebastian Duma Ghosal obtained probate on 5.5.2001. Further, as per the order dated 31/12/2003 in the Takrar Register Case No.3/2003 by the Tahasildar the names of legal heirs of Pavalu Duma Ghosal were discarded from the 7/12 of the said land and other lands and accordingly the name of Sebastian Duma Ghosal and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.1916 dated 1.1.2002.

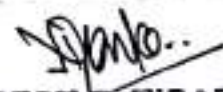

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By deed of Conveyance dated 14.2.2011 registered vide Document No.01973/2011 executed by Sebestin Pavalu Ghosal ("the Owner") in favour of M/s Raj Enterprises through its Partners (1) Ajiv Yashvant Patil, (2) Bipin Navinchandra Khokhani, (3) Sandeep Vishnu Sankhe, (4) Kundan Jayantilal Bhatta ("the Purchaser") and in pursuance of the said Conveyance Deed, the Owner therein sold and conveyed the said land and other lands for total consideration of Rs.71,00,000/- in favour of the Purchaser therein and accordingly an entry to that effect is recorded on 7/12 extract vide Mutation Entry No.2566 dated 15.2.2011.

Santanbai Dornic Ghosal and others filed Regular Civil Suit No.353/2011 in the court of Civil Judge (JD) Vasai against Sebestian Pavalu Ghosal and in that regard a Notice of Lis-pendens dated 30.8.2013 vide Document No.10147/2013 was registered in the office of the Sub Registrar Vasai-I and accordingly an entry to that effect is recorded in the column of other rights "R.C.S. No.353/2011 Lis-pendens" was recorded on 7/12 extract of the said land vide Mutation Entry No.2803 dated 11.10.2013.

As per the order No.महसूल/क १/टे १/जमिनबाब/कावि ११३५/एसआर १३२/२०१७ passed on 16.8.2017, passed by the Tahasildar Vasai the permission for recovery of the conversion tax and amount of Non Agricultural Assessment was granted as per the section 42 (B) of the Maharashtra Land Revenue Code 1966 and Maharashtra Gazette Part IV No.3 dated 5.1.2017 (No.2 of 2017) on the terms conditions mentioned therein. As per the Section 47 A of the Maharashtra Land Revenue Code, 1966, the non-agricultural land conversion tax and Non-Agricultural assessment amount is deposited vide Challan No.MH004548323 dated 16.8.2017 and Challan No.MH004548509 dated 16.8.2017 and accordingly in the record of 7/12 entry of Non Agricultural land is taken. In view of the said order an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.3025 dated 16.9.2017.

There is entry of Lis-pendens vide Mutation Entry No.2566 and 2803. In view of settlement between the Parties and an order bearing No.महसूल/क १/टे २/हक्कनौद/कावि १३९९/२०१७ passed on 26.12.2017 by the Tahasildar Vasai the entry of Lis-pendens was deleted and accordingly an entry to that effect is recorded on 7/12 extract vide Mutation Entry No.3075 dated 19.3.2018.


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By deed of Conveyance dated 1.7.2019 registered vide Document No 3741/2019 executed by M/s Raj Enterprises through its Partners (1) Ajiv Yashvant Patil, (2) Bipin Navinchandra Khokhani, (3) Sandeep Vishnu Sankhe, (4) Kundan Jayantilal Bhatta ("the Owners") in favour of M/S. PNR Enterprises through its partners (1) Sandesh Purushottam Pawar, (2) Sanjay Vasudev Raut ("the Purchaser") and in pursuance of the said Conveyance Deed, the Owners sold and conveyed the said land for total consideration of Rs.1,20,00,000/- in favour of the Purchaser therein and accordingly an entry to that effect is recorded on 7/12 extract vide Mutation Entry No.3210 dated 13.1.2020.

Please, note that the Books for the years 2001 to 2020 are not perfectly ready and the pages are found mixed and not properly maintained and not arranged properly and some of them are not yet ready for inspection. The record kept with the sub Registrar found torn and in ruinous condition.

From the above facts (subject to the above facts and findings), I do hereby certify that the title of the above said land as per 7/12 Extract belonging to M/s. PNR Enterprises, through its partners (i) Sandesh Purushottam Pawar, (ii) Sandesh Vasudev Raut is clean, clear, marketable and free from encumbrances beyond reasonable doubts. The title Certificate is given subject to availability of the records.


(YOGESH P. VIRARKAR)
Advocate

YOGESH P. VIRARKAR
B.A., LL.M.

ADVOCATE

A/303, Vidarbha Trust, C.P. Road, P.O. 1st School,
Kargd Road, Near 12th Tola, Tola, Tal. Jalgaon.