

Date : 19/10/2015

TITLE CLEARANCE CERTIFICATE

In the matter of Search and Title Clearance Certificate of Agricultural property situate at Village Chulne, Taluka Vasai, District Palghar, described as follows :

Survey No.	Hissa No.	Area H.R.P.	Ass. Rs. Ps.
62	7	0-03-5	0.41
63	6	0-13-10	2.75
63	8	0-15-50	3.25
64	6	0-14-70	3.69
64	7	0-10-60	2.19
Total		0-57-4	

Within the limits of Registration Sub-District Vasai, Registration Sub-District Thane (hereinafter referred to as "THE SAID PROPERTY") for the sake of brevity.

1. Mr. ABHAY YASHWANT CHOUDHARY

2. Mr. PRITAM PRABHAKAR PATIL

3. Mr. ROHIT NARENDRA RAUT

Partners of M/s. SHREE MAHALAXMI ENTERPRISES

..... Owners

This is to CERTIFY that I have taken Search & e-search on IGR Web Portal of 60 years i.e. from 1955 to 2015 in the books of Sub-Registrar of Assurances at Vasai and I have investigated the Owners' Title of the said property and found the same to be clear, marketable title and free from all encumbrances and doubts.

Yours truly,

(Adv. Parag J. Pimple)



SEARCH REPORT

In the matter of Search of Agricultural property situate at Village Chulne, Taluka Vasai, District Palghar, described as follows :

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1. Mr. ABHAY YASHWANT CHOUDHARY

2. Mr. PRITAM PRABHAKAR PATIL

3. Mr. ROHIT NARENDRA RAUT

Partners of M/s. SHREE MAHALAXMI ENTERPRISES

..... Owner

THIS IS TO CERTIFY that I have taken search & e-search on IGR Portal in respect of the said property in the office of Sub-Registrar of Assurances at Vasai for the period of 60 years i.e. from 1955 to 2015 and my findings are as follows :-

<u>Year</u>	<u>Findings</u>	
1955	Index book unavailable	2391
1956	Index book unavailable	2391
1957	Index book unavailable	2391
1958	Index book unavailable	2391
1959	Index book unavailable	2391
1960	Index book unavailable	2391
1961	Index book unavailable	2391
1962	Index book unavailable	2391
1963	Index book in torn condition	2391
1964	Index book in torn condition	2391
1965	Index book in torn condition	2391
1966	Index book in torn condition	2391
1967	Index book in torn condition	2391
1968	Index book in torn condition	2391
1969	Index book in torn condition	2391
1970	Index book in torn condition	2391
1971	Not Available	2391
1972	Index book in torn condition	2391
1973	Index book in torn condition	2391
1974	Index book in torn condition	2391
1975	NIL	2391
1976	NIL	2391
1977	Index book in torn condition	2391
1978	Index book in torn condition	2391
1979	NIL	2391
1980	Index book in torn condition	2391
1981	Index book in torn condition	2391
1982	Index book in torn condition	2391

1983	Index book in torn condition
1984	Index book in torn condition
1985	NIL
1986	NIL
1987	NIL
1988	Index book in torn condition
1989	Index book in torn condition
1990	NIL
1991	NIL
1992	NIL
1993	NIL
1994	NIL
1995	NIL
1996	NIL
1997	NIL
1998	NIL
1999	NIL
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

1. Day book Entry dt. 24th February 2015

Registration No. Vasai-1-1956/2015

Agreement for Sale dt. 23rd February 2015

Vendors :

Vendor No. 1 :

1. Asis Zuzu Dakun

2. Moses Zuzu Dakun

3. Pavlu Zuzu Dakun

4. Monica Elias D'souza

5. Stella J. Lopes

6.1 Stella Sabestian Dakun alias D'cunha

6.2 Delma Dominic Cohello

6.3 Meena Edwin Gonsalves

Vendor No. 2 :

7. Luzan Francis Dakun

8. Calista Francis Dakun

9. Cizar Francis Dakun

10. Sheela Francis Dakun

11. Leela Raymond D'silva alias

Leela Francis Dakun

12. Vincent Francis Dakun alias D'cunha

13. Julie Richard D'silva alias Julie Francis Dakun

14. Vijay Francis Dakun

15. George Francis Dakun alias D'cunha

16. Valerian Francis Dakun alias D'cunha

17. Richard Francis Falcav

18. Izel (Vijay) Francis Falcav

19. Julias Francis Falcav

20.1 Reena Manvel Falcav

(alias Reena William Falcav)

20.2 Sabina Amit Ger

20.3 Sten Manvel Falcav

Vendor No. 3 :

21. Xavier Marceline Dabre

22. Napoleon Marceline Dabre

23. Geldas Marceline Dabre

24. Pius Marceline Dabre

25. Flory Dominic Sirejo

26. Mable Dominic Gonsalves

27. Veronica Ignatius Vincent

28. Janet Reji Colaco

29. Ruby Austine Vaz

Vendor No. 4 :

30. Rosemery Juzya Dakun

31. Patric Juzya Dakun

32. Lujan Inas Dakun

33. Jasin Inas Dakun

34. Sister Menal Inas Dakun

35. Jeffin Inas Dakun

36. Precil Inas Dakun

37.1 Dominic Shaver Almeida

37.2 Joy Dominic Almeida

37.3 Priya Sunil Almeida

38. Diana Dominic Almeida

39. David Jasin Dakun

40. Felshibai John Dakun

41. Stany John Dakun

42. Raju John Dakun

43. Foncy John Dakun

44. Viras John Dakun

45. Callet Jasin Dakun

46. Nirmala Jasin Dakun

47. Jeet Jasin Dakun

48. Sangeeta Jasin Dakun

49. Felu Lopes

50.1 Gabrel Francis Soj

50.2 Leena Jokim Soj

50.3 Sheetal Rajesh Almeida

50.4 Margaret Alex Ferieira

50.5 Irine Albert D'sa

50.6 Felu Augustine Lopes

50.7 Ruby John Gonsalves

51. Stephan Pascal Dakun

52. Santan John Kotin

Vendor No. 5 :

53. Rafayal Philip Dakun

54. Augustine Philip Dakun

55. Anthony Philip Dakun

56. Marshal Philip Dakun

57. Precilla Walter Pereira

Vendor No. 6 :

58. Sibal Jonson Falcav

Vendor No. 7 :

59. Jhonson Pascal Dakun

60. Wilson Pascal Dakun

Vendor No. 8 :

1. Parag Mathew Rodrigues
2. Rohan Mathew Rodrigues
3. Silva Mathew Rodrigues

Vendor No. 9 :

M/s. Ajmera Developers a partnership
Mr. Jayesh Babulal Ajmera

Vendor No. 10 :

Mr. Nicholas Philip Almeida

Purchasers :

1. Mr. Abhay Yashwant Choudhary
2. Mr. Pritam Prabhakar Patil
3. Mr. Rohit Narendra Raut

Partners of M/s. Shree Mahalaxmi Enterprises

Consideration : Rs. 6,26,00,000/-

Market Value : Rs. 7,45,02,000/-

2. Day book Entry dt. 22nd April 2015
Registration No. Vasai-1-3982/2015

Deed of Conveyance dt. 21st April 2015

Vendors :

Vendor No. 1 :

1. Asis Zuzu Dakun
2. Moses Zuzu Dakun
3. Pavlu Zuzu Dakun
4. Monica Elias D'souza
5. Stella J. Lopes

6.1 Stella Sabestian Dakun alias D'cunha

6.2 Delma Dominic Cohello

6.3 Meena Edwin Gonsalves

Vendor No. 2 :

7. Luzan Francis Dakun

8. Calista Francis Dakun

9. Cizar Francis Dakun

10. Sheela Francis Dakun

11. Leela Raymond D'silva alias

Leela Francis Dakun

12. Vincent Francis Dakun alias D'cunha

13. Julie Richard D'silva alias Julie Francis Dakun

14. Vijay Francis Dakun

15. George Francis Dakun alias D'cunha

16. Valerian Francis Dakun alias D'cunha

17. Richard Francis Falcav

18. Izel (Vijay) Francis Falcav

19. Julias Francis Falcav

20.1 Reena Manvel Falcav

(alias Reena William Falcav)

20.2 Sabina Amit Ger

20.3 Sten Manvel Falcav

Vendor No. 3 :

21. Xavier Marceline Dabre

22. Napoleon Marceline Dabre

23. Geldas Marceline Dabre

24. Pius Marceline Dabre

25. Flory Dominic Sirejo

26. Mable Dominic Gonsalves

27. Veronica Ignatius Vincent

28. Janet Reji Colaco

29. Ruby Austine Vaz

Vendor No. 4 :

30. Rosemary Juzya Dakun

31. Patric Juzya Dakun

32. Lujan Inas Dakun

33. Jasin Inas Dakun

34. Sister Menal Inas Dakun

35. Jeffin Inas Dakun

36. Precil Inas Dakun

37.1 Dominic Shaver Almeida

37.2 Joy Dominic Almeida

37.3 Priya Sunil Almeida

38. Diana Dominic Almeida

39. David Jasin Dakun

40. Felshibai John Dakun

41. Stany John Dakun

42. Raju John Dakun

43. Foncy John Dakun

44. Viras John Dakun

45. Callet Jasin Dakun

46. Nirmala Jasin Dakun

47. Jeet Jasin Dakun

48. Sangeeta Jasin Dakun

49. Felu Lopes

50.1 Gabrel Francis Soj

50.2 Leena Jokim Soj

50.3 Sheetal Rajesh Almeida

Parag J. Pimple B.A. LL.B.

ADVOCATE & LEGAL ADVISOR

S/004, Pravin Palace Co-op. Hsg. Soc. Ltd.
Dindayal Nagar, Vasai Road (W.),
Tal. Vasai, Dist. Thane - 401 202.
Tel. : (M) 9890079352 (O) 0250 - 2338600

50.4 Margaret Alex Ferieira

50.5 Irine Albert D'sa

50.6 Felu Augustine Lopes

50.7 Ruby John Gonsalves

51. Stephan Pascal Dakun

52. Santan John Kotin

Vendor No. 5 :

53. Rafayal Philip Dakun

54. Augustine Philip Dakun

55. Anthony Philip Dakun

56. Marshal Philip Dakun

57. Precilla Walter Pereira

Vendor No. 6 :

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Vendor No. 7 :

59. Jhonson Pascal Dakun

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Vendor No. 8 :

1. Parag Mathew Rodrigues

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3. Silva Mathew Rodrigues

Vendor No. 9 :

M/s. Ajmera Developers a partnership

Through partner Mr. Jayesh Babulal Ajmera

Vendor No. 10 :

Mr. Nicholas Philip Almeida

Purchasers :

1. Mr. Abhay Yashwant Choudhary

2. Mr. Pritam Prabhakar Patil

3. Mr. Rohit Narendra Raut

Partners of M/s. Shree Mahalaxmi Enterprises

Consideration : Rs. 0/-

Market Value : Rs. 1/-

I have also checked the 7/12 and mutation entries regarding the said property and my findings are as follows :

Notes :

One Mr. Asis Zuzu Dakun & others were the owners of the subject land above, having their undivided share in the said property. The original owners sold their respective shares to Vendor no. 8, 9 & 10 vide various Agreement for Sale. The said Agreements were not registered.

The said vendors and original owners agreed and sold the said lands to 1. Mr. Abhay Yashwant Choudhary 2. Mr. Pritam Prabhakar Patil 3. Mr. Rohit Narendra Raut partners of M/s. Shree Mahalaxmi Enterprises, vide registered Agreement for Sale dt. 23rd February 2015 registered vide no. Vasai-1-1956-2015 dt. 24th February 2015 for a lumpsum consideration as mentioned above.

The entire consideration amount was paid at the time of execution and registration of Agreement for Sale but the conveyance of lands could not be executed as the land was subject to Sale permission u/s. 43 of BT & AL act.

The sale permission regarding the land dt. 17/04/2015 was granted by SDO Vasai on 17/04/2015 & the said land was converted into freehold land. The said entry was recorded as per mutation entry no. 2866. And after seeking the sale permission the Conveyance Deed was executed and registered on 22/04/2015 vide registration no. 3982/2015.

Parag J. Pimple B.A. LL.B.

ADVOCATE & LEGAL ADVISOR

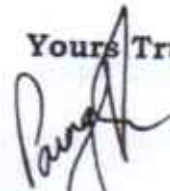
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The names of the purchasers were added as the owners of the said land as per mutation entry no. 2907 dt. 26/06/2015.

Barring these entries their reveal no charge or encumbrance over the said property.

N.B. This search report is subject to torn records and torn registers.

Yours Truly



(Adv. Parag J. Pimple)

PARAG J. PIMPLE, B.A.L.L.E.

Advocate-High Court
S/4, Pravin Palace, Pt. Dindayal
Nagar, Vasai (W) - 401 202.