

**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.

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

In the matter of land owned by **MR. JAGDISH VITHU MHATRE AND OTHERS** situate lying and being at village - Agashi, Taluka: Vasai, District: Thane within the Jurisdiction of Sub-Registrar at Vasai bearing Survey No. 20 (old 237 Hissa No. 2) Hissa No. 2, admeasuring 0-03-3 H-R or thereabout assessed at Rs. 0.34 hereinafter referred to as "THE SAID LAND" for the sake of brevity) The Search was taken for the purpose of verifying the registered transactions, if any. The Search was taken for the year 2016 to 2018. The findings on the Search Records available are as under:

YEAR	FINDINGS	
	PHOTO	PRINTED
2016	NIL	MIX (SOME PAGES UNAVAILABLE)
2017	NIL	MIX (SOME PAGES UNAVAILABLE)
2018	ENTRY - 1, 2, 3 and 4	

(TILL 04.05.2018 SEARCH IS TAKEN)

**ENTRY-1**

**Power Of Attorney Dated 16/04/2018**

Registered with Sub Registrar Vasai - 2

At Sr. No. 4017/2018

Executants : Jagdish Vithu Mhatre and Others

in favour of

Power Of Attorney Holder : 1. Mr. Naimesh Ranchodbhai Prajapati  
2. Mr. Swapnil Vilas Vartak

**ENTRY- 2**

**Cancellation Deed Dated 16/04/2018**

Registered with Sub Registrar Vasai - 2

At Sr. No. 4018/2018

Owners : Jagdish Vithu Mhatre and Others





Developers : 1. Mr. Sudeep Vilas Vartak  
 2. Mr. Suyog Vilas Vartak  
 For Cancellation Of Development Agreement Dated  
 09/06/2014 and Power of Attorney dated 09/06/2014  
 registered with Sub Registrar Vasai -2 respectively at Sr. No.  
 3650/2014 and 3651/2014

**ENTRY- 3**

**Development Agreement** Dated 16/04/2018

Registered with Sub Registrar Vasai - 2

At Sr. No. 4019/2018

Party Of The First Part : Jagdish Vithu Mhatre and Others  
 ( Owners)

Party Of The First Part : 1. Mr. Naimesh Ranchodbhai Prajapati  
 2. Mr. Swapnil Vilas Vartak

**ENTRY- 4**

**Power Of Attorney** Dated 16/04/2018

Registered with Sub Registrar Vasai - 2

At Sr. No. 4020/208


Executants : Jagdish Vithu Mhatre and Others  
 in favour of

Power Of Attorney Holder : 1. Mr. Naimesh Ranchodbhai Prajapati  
 2. Mr. Swapnil Vilas Vartak

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 25/07/2016 issued in respect of land situated at village – Agashi, Taluka: Vasai, District: Palghar bearing Survey No. 20 (old 237 Hissa No. 2) Hissa No. 2, admeasuring 0-03-3 H-R or thereabout assessed at Rs. 0.34

Dated this 04th day of May 2018.

  
 (PUSHPAK VASUDEO RAUT)  
 ADVOCATE  
 PUSHPAK VASUDEO RAUT  
 ADVOCATE & NOTARY  
 215, 2ND FLOOR, GOKUL PLAZA,  
 VEER SAVARKAR MARG, VIRAR (E),  
 TAL. VASAI, DIST. PALGHAR  
 PIN - 401 305, MOB: 9960332999

**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.

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

In the matter of land owned by **MR. JAGDISH VITHU MHATRE AND OTHERS** situate lying and being at village – Agashi, Taluka: Vasai, District: Thane within the Jurisdiction of Sub-Registrar at Vasai bearing Survey No. 21 (old 236 Hissa No. 8) Hissa No. 8, admeasuring 0-06-1 H-R or thereabout assessed at Rs. 0.28 hereinafter referred to as “THE SAID LAND” for the sake of brevity) The Search was taken for the purpose of verifying the registered transactions, if any. The Search was taken for the year 2016 to 2018. The findings on the Search Records available are as under:

	PHOTO	PRINTED
2014	ENTRY - 1 and 2	
2015	NIL	MIX (SOME PAGES UNAVAILABLE)
2016	NIL	MIX (SOME PAGES UNAVAILABLE)
2017	NIL	MIX (SOME PAGES UNAVAILABLE)
2018	ENTRY - 3, 4, 5 and 6	

(TILL 04.05.2018 SEARCH IS TAKEN)

**ENTRY-1**

**Development Agreement Dated 09/06/2014**

Registered with Sub Registrar Vasai - 2

At Sr. No. 3650/2014

Party Of The First Part : Jagdish Vithu Mhatre and Others  
( Owners)

Party Of The First Part : 1. Mr. Sudip Vilas Vartak  
2. Mr. Suyog Vilas Vartak



**ENTRY-2****Power Of Attorney Dated 09/06/2014**

Registered with Sub Registrar Vasai - 2

At Sr. No. 3651/2014

Executants : Jagdish Vithu Mhatre and Others

in favour of

Power Of Attorney Holder : 1. Mr. Sudip Vilas Vartak  
2. Mr. Suyog Vilas Vartak**ENTRY-3****Power Of Attorney Dated 16/04/2018**

Registered with Sub Registrar Vasai - 2

At Sr. No. 4017/2018

Executants : Jagdish Vithu Mhatre and Others

in favour of

Power Of Attorney Holder : 1. Mr. Naimesh Ranchodbhai Prajapati  
2. Mr. Swapnil Vilas Vartak**ENTRY- 4****Cancellation Deed Dated 16/04/2018**

Registered with Sub Registrar Vasai - 2

At Sr. No. 4018/2018

Owners : Jagdish Vithu Mhatre and Others

Developers : 1. Mr. Sudeep Vilas Vartak  
2. Mr. Suyog Vilas VartakFor Cancellation Of Development Agreement Dated  
09/06/2014 and Power of Attorney dated 09/06/2014  
registered with Sub Registrar Vasai -2 respectively at Sr. No.  
3650/2014 and 3651/2014**ENTRY- 5****Development Agreement Dated 16/04/2018**

Registered with Sub Registrar Vasai - 2

At Sr. No. 4019/2018



Party Of The First Part : Jagdish Vithu Mhatre and Others  
( Owners)

Party Of The First Part : 1. Mr. Naimesh Ranchodbhai Prajapati  
2. Mr. Swapnil Vilas Vartak

**ENTRY- 6**

**Power Of Attorney Dated 16/04/2018**

Registered with Sub Registrar Vasai - 2

At Sr. No. 4020/208

Executants : Jagdish Vithu Mhatre and Others

in favour of

Power Of Attorney Holder : 1. Mr. Naimesh Ranchodbhai Prajapati  
2. Mr. Swapnil Vilas Vartak

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 20/11/2014 issued in respect of land situated at village – Agashi, Taluka: Vasai, District: Palghar bearing Survey No. Survey No. 21 (old 236 Hissa No. 8) Hissa No. 8, admeasuring 0-06-1 H-R or thereabout assessed at Rs. 0.28

Dated this 04th day of May 2018.

  
(PUSHPAK VASUDEO RAUT)  
ADVOCATE

PUSHPAK VASUDEO RAUT  
ADVOCATE & NOTARY  
215, 2ND FLOOR, GOKUL PLAZA  
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