



Date : 25/06/2013

**TITLE CLEARANCE CERTIFICATE**  
**TO WHOMSOEVER IT MAY CONCERN**

THIS IS TO CERTIFY THAT, I have taken search in the Office of Sub-Registrar at Vasai, bearing FSI area admeasuring **58772 Sq. Ft.** (Wing C & D area 40668.58 + Wing E area 18103.65) Built-up area (including balcony, staircase, cupboard but excluding shit-out, flower bed, patio) **in Wing C, D & E of Building No. 3, in Sector No. IIA, Phase - I in Building known as "DREAMS TOWER",** to be constructed on said land bearing **S. No. 199, H. No. Part, Area admeasuring H.R.- 0-40-5, Assessed at Rs.1.56 paise, out of this area admeasuring 0-24-19 H. R.** lying, being and situated at Village **NILEMORE**, Taluka Vasai, Dist. Thane, within the area of Sub-Registrar at Vasai, belonging to **M/S. DREAMS CONSTRUCTION COMPANY** through its Partner **MOHAMMAD CHAND HANIF SHAIKH.**

That the title to the said land is clear, marketable and free from all encumbrances and doubts.

I HERE BY CERTIFY THAT, I have persuade the said Document/ Mutation of the above said property, situated at Village **NILEMORE**, Taluka Vasai, District Thane and Sub- Registrar at Vasai and in my opinion the above said property is clear and marketable.



*NIL: - This search report is subjected to mutilated records and torned pages.*



Date : 25/06/2013

## **SEARCH REPORT**

THIS IS TO CERTIFY THAT, I have taken search in the Office of Sub-Registrar at Vasai, bearing FSI area admeasuring **58772 Sq. Ft.** (Wing C & D area 40668.58 + Wing E area 18103.65) Built-up area (including balcony, staircase, cupboard but excluding shit-out, flower bed, patio) **in Wing C, D & E of Building No. 3, in Sector No. IIA, Phase - I in Building known as "DREAMS TOWER",** to be constructed on said land bearing **S. No. 199, H. No. Part, Area admeasuring H.R.- 0-40-5, Assessed at Rs.1.56 paise, out of this area admeasuring 0-24-19 H. R.** lying, being and situated at Village **NILEMORE**, Taluka Vasai, Dist. Thane, within the area of Sub-Registrar at Vasai, belonging to **M/S. DREAMS CONSTRUCTION COMPANY** through its Partner **MOHAMMAD CHAND HANIF SHAIKH.**

I have taken search from 1983 to 2013. The details mutation entry year wise is given below.

1983 - Torn	1991 - Nil	1999 - Nil	2007 - Nil
1984 - Entry	1992 - Nil	2000 - Nil	2008 - Nil
1985 - Torn	1993 - Torn	2001 - Nil	2009 - Nil
1986 - Torn	1994 - Nil	2002 - Nil	2010 - Nil
1987 - Torn	1995 - Nil	2003 - Nil	2011 - Nil
1988 - Entry	1996 - Nil	2004 - Nil	2012 - Nil
1989 - Nil	1997 - Nil	2005 - Entry	
1990 - Torn	1998 - Nil	2006 - Nil	

1984 : As per Mutation Entry No. 2444, dated 1/8/1984, Mr. Thomas Dis, died intestate leaving behind him 1] Mr. Remand T. Dais, 2] Alfeda T. Dais, 3] Rafin T. Dais, 4] Leo A. Dais, 5] Jemas T. Dais, 6] Alan T. Dais, 7] Filomena M. Kutino, 8] Dolsi T. Dais, 9] Jon T. Dais, 10] Santhan T. Dais, their names have been inserted on the records of rights.



- Date : 25/06/2013
- 1988 : As per Mutation Entry No.325, Dated 14/01/1988, by Deed of Conveyance, dated 7/1/1988, MR. Harendra Waman Patil, Purchased the said from 1] Mr. Remand Tomas Dais, 2] Alfred Tomas Dais, 3] Rufin Tomas Dais, 4] Leo Tomas Dais, 5] James Tomas Dais, 6] Alan Tomas Dais, 7] Phelomina Marshal Kutino, 8] Dollcy Tomas Dais, 9] John Tomas Dais, 10] Santan Tomas Dais, Through P. O. A. Holder Mr. Nazareth Selvester Lobo.
- 2005 : As per Mutation Entry No.1224, Dated 01/01/2005, by Deed of Conveyance dated 27/12/2004, 1] Mr. Rajiv Yashwant Patil 2] Mr. Praful Jagannath Sane, 3] Mr. Umesh Dattatray Naik, 4] Mr. Ramji Pramji Vira, Purchased the said Land from Mr. Harendra Waman Patil, & Confirming Party Mr. Karu John Fernandes. which is Registered in the office of Sub-Registrar Vasai - III, bearing Sr.No.08858/2004, dated 27/12/2004.
- 2013 : By Deed of Conveyance dated 05/03/2013, **M/S. SHREE SHANTINATH BUILDERS THROUGH ITS PARTNER MR. NARESH SUNDARLAL JAIN** have purchased 0-24-19 H. R. area admeasuring out of the said Land from 1] **MR. RAJIV YASHWANT PATIL**, 2] **MR. PRAFUL JAGANNATH SANE**, 3] **MR. UMESH DATTATRAY NAIK**, 4] **MR. RAMJI PRAMJI VIRA**, which is Registered in the office of Sub-Registrar Vasai - III, bearing Sr.No.2131/2013, dated 05/03/2013.
- 2013 : By a registered Development Deed dated 2nd May, 2013 entered into between **M/S. SHREE SHANTINATH BUILDERS THROUGH ITS PARTNER MR. NARESH SUNDARLAL JAIN** had transfer their development rights in favour of **M/S. DREAMS CONSTRUCTION COMPANY**, a Partnership Firm through its Partner **MOHAMMAD CHAND HANIF SHAIKH** in



CAURAV P. PAI  
ADVOCATE



Reliable Prestige, 1st Floor,  
Opp. Aakanksha Com. Complex,  
Achole Road, Nallasopara (East),  
Dist. Thane. Pin - 401 209.  
gppaiassociates@gmail.com  
Mob. : 9923499391.

Date : 25/06/2013

respect of Residential with Shopline FSI area admeasuring  
**58772 Sq. Ft.** (Wing C & D area 40668.58 + Wing E area  
18103.65) Built-up area (including balcony, staircase, cupboard  
but excluding shit-out, flower bed, patio) **in Wing C, D & E of**  
**Building No. 3, in Sector No. IIA, Phase - I in Building known**  
**as "DREAMS TOWER", to be constructed on said land bearing S.**  
**No. 199, H. No. Part, Area admeasuring H.R.- 0-40-5,**  
**Assessed at Rs.1.56 paise, out of this area admeasuring 0-**  
**24-19 H. R.** lying, being and situated at Village **NILEMORE,**  
Taluka Vasai, District Thane. Which is registered in the office  
of Sub-Registrar Vasai - IV, bearing Sr. No. 2467/2013,  
dated 02/05/2013.

I HERE BY CERTIFY THAT, I have persuade the said  
Document / Mutation of the above said property, situated at **Village**  
**NILEMORE,** Taluka Vasai, District Thane and Sub- Registrar at Vasai  
and in my opinion the above said property is clear and marketable.



*NIL: This search report is subjected to mutilated records and torned pages.*