

R.P. GONSALVES B.L.S., LL.M.

Mob :- 9226135710

ADVOCATE

201, Jai Dhawani Apartment, ICICI Bank Lane, Navsahr, Vasai (W), Tal- Vasai, Dist- Palghar.

Date :- 15.11.2016

SEARCH REPORT AND TITLE VERIFICATION

This is to certify that I have investigated the title of land property being Survey No. 85, Hissa No.5, area admeasuring 0.08.6 and P.K 0.00.5, assessment Rs. 0.64 Ps and Survey No. 85, Hissa No.7, area admeasuring 0.12.6 and P.K 0.00.6, assessment Rs. 1.25 Ps, at Village Chulne, Tal- Vasai, Dist- Thane, which are now combined being as Survey No. 85, Hissa No. 5+7, area admeasuring 2230 sq. mtrs, assessment Rs. 178.40 Ps, at Village Chulne, Tal- Vasai, Dist- Palghar, within the jurisdiction of Vasai Virar City Municipal Corporation. The abovementioned property is hereinafter referred to as "said property". The property is presently and jointly owned by **1) Mr. Alex Anton Gomes, 2) Smt. Philomina Anton Gomes and 3) Mr. Francis Anton Gomes.**

That I have taken search from the office of sub-registrar Vasai, vide receipt No. 13658/2016, dated 08/11/2016 for 4 years i.e. period from **2013 to 2016.**

The findings are as follows;

<u>YEAR</u>	<u>REMARKS</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	NIL
1965	NIL



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1966	NIL
1967	NIL
1968	NIL
1969	NIL
1970	NIL
1971	NIL
1972	NIL
1973	NIL
1974	NIL
1975	NIL
1976	NIL
1977	NIL
1978	NIL
1979	NIL
1980	NIL
1981	NIL
1982	TORN
1983	TORN
1984	TORN
1985	TORN
1986	TORN
1987	TORN
1988	TORN
1989	TORN
1990	TORN
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

NOT READY FOR SEARCH



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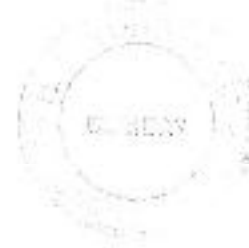
2012	NIL
2013	NIL
2014	ENTRY
2015	ENTRY
2016	INDEX NOT READY FOR SEARCH

I have also gone through the title Deeds and Documents regarding the said properties.

My observation are as follows :

The land was originally a larger property which is divided later on in several numbers. The Search clerk has reported various entries with regard to whole of the property. Many entries are with regard to land owned by other persons from the same survey Number. In this Report we have taken only those entries which have bearing with the subject property.

1. **MUTATION ENTRY No. 35** : That the application is made by Mr. Mandar S. Naik on 11/09/2013 for adopting copy of mutation entry no.35. The said copy cannot be acquired as the said entry is not available and therefore no entry can be passed for the said mutation entry.
2. **MUTATION ENTRY No. 545** : That Vitthu Hari Raut died on 05/11/1942 and names of his legal heirs 1) Moreshwar Vitthu Raut (son), and 2) Mukund Vitthu Raut(son) were recorded vide said mutation entry.
3. **MUTATION ENTRY No.546** : That on 19/12/1942 Anton Alex Gomes Purchased the said land bearing Survey No. 85, Hissa No. 7 from Moreshwar Vitthu Raut and Mukund Vitthu Raut for the consideration of Rs. 200/-.



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4. **MUTATION ENTRY No.551** : On death of Mr. Alex Anton Gomes on 08/02/1943 name of his legal heir Mr. Anton Alex Gomes (son) was recorded vide said mutation entry.
5. **MUTATION ENTRY No.683** : This mutation entry is pursuant to Indian Fragmentation Act 1948 and has no relation with the title of the said land.
6. **MUTATION ENTRY No.1001**: This mutation entry is pursuant to Indian Coinage Act 1955 and has no relation with the title of said land.
7. **MUTATION ENTRY No.1596** : That Mr. Anton Alex Gomes died on 11/11/1975 and names of his Legal heirs i.e:- 1) Mercelbai Anton Gomes, (wife), 2) Tomas Anton Gomes(son who died on 21/11/85)and therefore names of his legal heirs are a) Gonabai Tomas Gomes (daughter of Tomas Anton Gomes) b) Augustine Tomas Gomes (son of Tomas Anton Gomes) and c) Anton Tomas Gomes(son of Tomas Anton Gomes), 3) Alex Anton Gomes (son), 4) Philomina Anton Gomes (daughter), 5) Manvel Anton Gomes(son), and 6) Francis Anton Gomes (son) were recorded vide said mutation entry.
8. **MUTATION ENTRY No.2681** : That Mercelbai Anton Gomes died on 05/09/2000 and names of her Legal heirs i.e:-1) Alex Anton Gomes(son), 2) Philomina Anton Gomes (daughter), 3) Manvel Anton Gomes(son), 4) Francis Anton Gomes(son) and 5) Tomas Anton Gomes(son who died on 21/11/85), and therefore heirs of Tomas Anton Gomes, i.e. a) Gonabai Tomas Gomes (daughter of Tomas Anton Gomes) b) Augustin Tomas Gomes (son of Tomas Anton Gomes),c) Anton Tomas Gomes(son of Tomas Anton Gomes), d) Stela Anthony D'souza (daughter of Tomas Anton Gomes), e) Monika Bastav Nunis (daughter of Tomas Anton Gomes) and f)

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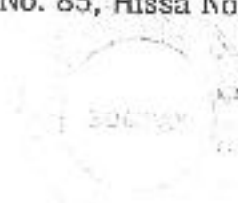
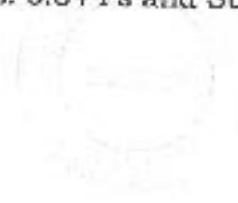
Rosy Domnik Gonsalves (daughter of Tomas Anton Gomes) were recorded vide said mutation entry.

9. **MUTATION ENTRY No.2691:** That on 04/05/2012, Manuel Anton Gomes made release deed in favour of 1) Alex Anton Gomes and 2) Philomina Anton Gomes and therefore name of Manuel Anton Gomes was reduced from 7/12 extracts vide said mutation entry.
10. **MUTATION ENTRY No.2692:** That on 04/05/2012, 1) Anton Tomas Gomes, 2) Augustin Tomas Gomes and 3) Gonabai Tomas Gomes made a release deed in favour of their uncle Alex Anton Gomes.
11. **MUTATION ENTRY No.2693:** That on 04/05/2012, 1) Stela Anthony D'souza, 2) Monika Bastav Nunis and 3) Rosy Domnik Gonsalves made a release deed in favour of their uncle Alex Anton Gomes.
12. **MUTATION ENTRY No.2789 :**

The said Mutation Entry reveals that the owners of the land bearing Survey No. 85, Hissa No.5 and Survey No. 85, Hissa No.7, are granted permission to convert their land from Agricultural to Non Agricultural purpose vide N.A. order no. K-9/T-9/NAP/Chulne/Vasai/S.R-129/2012 dated 17/07/2013. Mutation Entry No. 2789 is effected and certified to that effect.

13. **DEVELOPMENT AGREEMENT DATED 24/07/2014.**

By this Development Agreement dated 24/07/2014 1) Mr. Alex Anton Gomes, 2) Smt. Philomina Anton Gomes and 3) Mr. Francis Anton Gomes., transferred the development rights of the said land bearing Survey No. 85, Hissa No.5, area admeasuring 0.08.6 and P.K 0.00.5, assessment Rs. 0.64 Ps and Survey No. 85, Hissa No.7,



area admeasuring 0.12.6 and P.K 0.00.6, assessment Rs. 1.25 Ps, at Village Chulne, Tal- Vasai, Dist- Thane to M/s. Judith Builders & Developers through Aaral Poshan Futyardo & Johnson Marvel Lopes. The said document is registered under document No. 6935/2014. The said property of 2203 sq. mtrs. is subject of this search report.

14. GIFT DEED DATED 28/01/2015

By this Gift deed dated 28/01/2015 1) Mr. Alex Anton Gomes, 2) Smt. Philomina Anton Gomes and 3) Mr. Francis Anton Gomes., gifted, area admeasuring 909.75 sq.mtrs for drainage (water canal) and area admeasuring 108.77 sq.mtrs for playground i.e. total area admeasuring 1018.52 sq. mtrs out of the said land bearing Survey No. 85, Hissa No. 5+7, area admeasuring 2230 sq. mtrs, assessment Rs. 178.40 Ps, at Village Chulne, Tal- Vasai, Dist- Palghar, to Vasai Virar City Municipal Corporation through Mr. Rajendra Lad. The said document is registered under document No. 1007/2015. The said property of 2203 sq. mtrs. is subject of this search report.

Mutation Entry No. 35 is not available in records and certificate to that extent is obtained. History since 1942 is available and therefore Mutation Entry No. 35 which should be of prior date is hardly of any consequence. Thus from Mutation Entries and Title Deeds it is clear that the property is devolved upon the present owners lawfully and correctly.

During the relevant year i.e. from 2014 till 2016, I did not find any other registered encumbrance on the said property. I have already given Search Report & Title Verification dated 19.09.2013 with regard to the said property for 64 years being 1952 to 2013. Therefore I repeat my earlier observations given in Search Report &

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Title Verification dated 19.09.2013. Therefore on the basis of Title deeds and search as provided by the search clerk, I am of the opinion that subject to the observation made hereinabove, the title of the said property in favour of **1) Mr. Alex Anton Gomes, 2) Smt. Philomina Anton Gomes and 3) Mr. Francis Anton Gomes,** is clear, marketable and free from any other registered encumbrance.



R.P. Gonsalves

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