

Tushar R. Patil

B. Com., LL. B.

ADVOCATE - HIGH COURT

Tam Talao, Vasai Gaon, Dist. Thane 401 201

Mobile No. 9767416807

Date-13/01/2020

TITLE CERTIFICATE

Ref – Land bearing, Old Survey. No – 242 ,Hissa No - 1 New Survey. No – 52 Hissa No – 1 Area admeasuring H. R. 0-26-4 + P.K. 0-02-0 Assessment Rs.- 02/- Paise – 00/- lying, being and situate in Village – Tivri ,Taluka Vasai, District –Palghar (Old - Thane) within the limits of Sub - Registrars office at Vasai – 1,2,3, 4, 5,6 with the help of Books of records available for search and Documents submitted to me in respect of above mentioned property

As per your instruction Search is taken by Mr. Sanjay Patil in the Office OF Sub –Registrar of Assurances AT Vasai - 1,2,3,4,5,6.for the period of Sixty Nine (69) Years I.e. from 1952 to 2020

1.From the Search and Document Submitted to me it is found That;-

- a) As recorded in the Mutation Entry No-1664 on Dated - 03/4/1971 Mr.Ramakant Bhikaji Moraje Purchased the Aforesaid Land From Mr. Harishchandra Krushna Bhoir same was incorporated in the revenue records
- b) As recorded in the Mutation Entry No – 1543 Mr. Padman Walji Bhoir And Others made a Partition of their Various Land including the Aforesaid Land by which Mr.Parshuram Govind Bhoir gets the Aforersaid Land same was incorporated in the revenue records
- c) As recorded in the Mutation Entry No – 158 Mr.Parshuram Govind



Bhoir died intestate on Dated-23/01/1999 hence his interest in the aforesaid Land has been transmitted to his Legal Heirs 1) Mrs. Narmdabai Parshuram Bhoir 2) Mr. Kalavati Dasharath Chaudhary 3) Mr. Prabhavati Sitaram Bhatkar same was incorporated in the revenue records

- d) By the virtue of Conveyance Deed Dated - 24/08/1995
Reg. No - 3547/1995 Reg. at The Sub - Register's Office
At Vasai - 1) Mr. Anthony John Pereira 2) Mrs. Shakunda
Anthony Pereira Purchased the Aforesaid Land From Mrs.
Narmdabai Parshuram Bhoir And Others same was
incorporated in the revenue records Mutation Entry No -
59 (only 18.5 Gunthe out of the Total Land)
- e) By the virtue of Agreement To Sale Dated - 01/05/2010
Reg. No - 6097/2010 Reg. at The Sub - Register's Office
At Vasai - 2 1) Mr. Anthony John Pereira 2) Mrs.
Shakunda Anthony Pereira Made Agreement To Sale (
Sathe Karar) of the Aforesaid Land With M/S Unicorn Infra
Projects And Estates Pvt. Ltd. Through Mr. Hemant Patil
(only 18.5 Gunthe out of the Total Land)
- f) By the virtue of Conveyance Deed Dated - 18/08/2017
Reg. No - 8364/2017 Reg. at The Sub - Register's Office
At Vasai - 1 Mr. Ramakant Bhikaji Morje And Others Sold
the Aforesaid Land To M/S Unicorn Infra Projects And
Estates Pvt. Ltd. Through Mr. Hemant Patil (only 10
Gunthe out of the Total Land)
- g) By the virtue of Conveyance Deed Dated - 23/07/2019
Reg. No - 10190/2019 Reg. at The Sub - Register's Office
At Vasai - 2 Mr. Anthony John Pereira And Others Sold
the Aforesaid Land To M/S Unicorn Infra Projects And
Estates Pvt. Ltd. Through Mr. Hemant Patil (only 18.4
Gunthe out of the Total Land)
- h) By the virtue of Transfer Deed Dated - 26/11/2019
Reg. No - 15953/2019 Reg. at The Sub - Register's Office
At Vasai - 2 M/S Unicorn Infra Projects And Estates Pvt.
Ltd. Through Mr. Hemant Patil Transferred the Aforesaid
Land To VVCMC (only 10 Gunthe out of the Total Land)



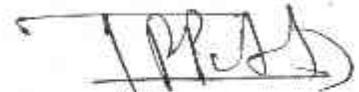
I say that the Title of Land bearing, Old Survey. No - 242 ,
Hissa No - 1 New Survey. No - 52 Hissa No - 1 Area
admeasuring H. R. 0-26-4 + P.K. 0-02-0 Assessment Rs.-
02/- Paise - 00/- lying, being and situate in Village - Tivri
Taluka - Vasai, District - Palghar (Old - Thane) Belongs to
M/S Unicorn Infra Projects And Estates Pvt. Ltd. Through Mr.
Hemant Patil is Clear , Marketable And Free From All
Encumbrances

However

By the virtue of Transfer Deed Dated - 26/11/2019 Reg. No -
15953/2019 Reg. at The Sub - Register's Office At Vasai -
2 M/S Unicorn Infra Projects And Estates Pvt. Ltd. Through
Mr. Hemant Patil Transferred the Aforesaid Land To VVCMC (
only 10 Gunthe out of the Total Land)

Note - 1) The Search & Title Report is given in the basis of documents submitted to me
AND records available for Search 2) Most Pages of all Manual Record of Index -2
is Torn and some books send to Thane for Data Entry

Date- 13/01/2020.


Advocate

TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201

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B. Com., LL. B.

ADVOCATE - HIGH COURT

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Date-13/01/2020

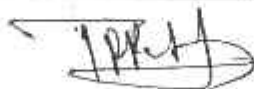
SEARCH REPORT

Ref - Land bearing, Old Survey. No - 242 ,Hissa No - 1 New Survey. No - 52 Hissa No - 1 Area admeasuring H. R. 0-26-4 + P.K. 0-02-0 Assessment Rs.- 02/- Paise - 00/- lying, being and situate in Village - Tivri ,Taluka Vasai, District -Palghar (Old - Thane) within the limits of Sub - Registrars office at Vasai - 1,2,3, 4, 5,6 with the help of Books of records available for search and Documents submitted to me in respect of above mentioned property

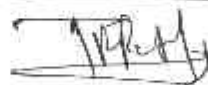
As per your instruction Search is taken by Mr. Sanjay Patil in the Office OF Sub -Registrar of Assurances AT Vasai - 1,2,3,4,5,6.for the period of Sixty Nine (69) Years I.e. from 1952 to 2020

Details of Search is as follows :-

Year	Photo Index Book II	Printed Index Book II
1952	Nil	Nil
1953	Nil	Nil
1954	Nil	Nil
1955	Nil	Nil
1956	Nil	Nil
1957	Nil	Nil
1958	Nil	Nil
1959	Nil	Nil
1960	Nil	Nil
1961	Nil	Nil



1962	Torn	Torn
1963	Nil	Nil
1964	Torn	Torn
1965	Torn	Torn
1966	Nil	Nil
1967	Nil	Nil
1968	Torn	Torn
1969	Nil	Nil
1970	Nil	Nil
1971	Nil	Nil
1972	Torn	Torn
1973	Torn	Torn
1974	Torn	Torn
1975	Torn	Torn
1976	Torn	Torn
1977	Torn	Torn
1978	Torn	Torn
1979	Torn	Torn
1980	Torn	Torn
1981	Torn	Torn
1982	Torn	Torn
1983	Torn	Torn
1984	Torn	Torn
1985	Torn	Torn
1986	Torn	Torn
1987	Torn	Torn
1988	Torn	Torn
1989	Nil	Nil
1990	Nil	Nil
1991	Nil	Nil
1992	Torn	Torn
1993	Torn	Torn



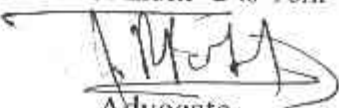
1994	Torn	Torn
1995	Entry - Conveyance Deed Dated - 24/08/1995 Reg. No - 3547/1995 Reg. at The Sub - Register's Office At Vasai -1 Sellers - Mrs. Narmdabai Parshuram Bhoir And Others Purchasers - 1) Mr. Anthony John Percira 2) Mrs. Shakunda Anthony Pereira (only 18.5 Gunthe out of the Total Land)	
1996	Send Thane for Data Entry	Send Thane for Data Entry
1997	Send Thane for Data Entry	Send Thane for Data Entry
1998	Torn	Torn
1999	Torn	Torn
2000	Torn	Torn
2001	Torn	Torn
2002	Nil	Nil
2003	Nil	Nil
2004	Nil	Nil
2005	Nil	Nil
2006	Nil	Nil
2007	Nil	Nil
2008	Nil	Nil
2009	Nil	Nil
2010	Entry - Agreement To Sale Dated - 01/05/2010 Reg. No 6097/2010 Reg. at The Sub - Register's Office At Vasai - 2 First Party - 1) Mr. Anthony John Percira 2) Mrs. Shakunda Anthony Pereira Second Party - M/S Unicorn Infra Projects And Estates Pvt. Ltd. Through Mr. Hemant Patil (only 18.5 Gunthe out of the Total Land)	
2011	Nil	Nil
2012	Nil	Nil
2013	Nil	Nil
2014	Nil	Nil
2015	Nil	Nil

(Signature)

2016	Nil	Nil
2017	Entry -By the virtue of Conveyance Deed Dated - 18/08/2017 Reg. No - 8364/2017 Reg. at The Sub - Register's Office At Vasai - 1 Sellers - Mr. Ramakant Bhikaji Morje And Others Purchasers - M/S Unicorn Infra Projects And Estates Pvt. Ltd. Through Mr. Hemant Patil (only 10 Gunthe out of the Total Land)	
2018	Nil	Nil
2019	Entry - Conveyance Deed Dated - 23/07/2019 Reg. No - 10190/2019 Reg. at The Sub - Register's Office At Vasai - 2 Sellers - Mr. Anthony John Percira And Others Purchasers - M/S Unicorn Infra Projects And Estates Pvt. Ltd. Through Mr. Hemant Patil (only 18.4 Gunthe out of the Total Land) Entry - Transfer Deed Dated - 26/11/2019 Reg. No - 15953/2019 Reg. at The Sub - Register's Office At Vasai - 2 First Party - M/S Unicorn Infra Projects And Estates Pvt. Ltd. Through Mr. Hemant Patil Second Party - VVCMC (only 10 Gunthe out of the Total Land)	
2020	Index II Not Ready	

Note - 1) The Search & Title Report is given in the basis of documents submitted to me AND records available for Search 2) Most Pages of all Manual Record of Index -2 is Torn and some books send to Thane for Data Entry

Date- 13/01/2020.


Advocate

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