

**Tushar R. Patil**

B. Com., LL. B.

**ADVOCATE - HIGH COURT**

Tam Talao, Vasai Guon, Dist. Thane 401 201

Mobile No. 9767416807

Date-03/03/2015.

**CERTIFICATE OF TITLE**

1. This is to certify that we have scrutinised various Revenue Records, Deeds and Documents for the purpose of investigating title of one M/s. DDPL GLOBAL INFRASTRUCTURE PRIVATE LIMITED, a private limited company having its Registered Office at Unicorn House, Shreeji Vihar, Opp. MTNL, S.V.Road, Kandivali (W), Mumbai-400067, with respect to the property bearing Old Survey No.241 Hissa No. 1A corresponding to New Survey No. 51 Hissa No. 1A admeasuring about 0H-10R-1P equivalent to 1010Sq.Mtrs or thereabouts lying, being and situated at Village Tivri, Taluka Vasai, District Palghar (erstwhile part of Thane District) in the Registration District and Sub-District of Thane- Bassein and within the jurisdiction of Sub Registrar of Assurances, Vasai and (hereinafter referred to as "THE SAID PROPERTY"). A copy of 7/12 dated 21/11/2014 is annexed hereto and marked as ANNEXURE "A".
2. We have perused the Revenue Records namely the 7/12 extract and corresponding Mutation Entry extracts issued by the concerned authority with respect to the said property which shows that the said property is in the name of M/s. DDPL GLOBAL INFRASTRUCTURE PRIVATE LIMITED through its Director Mr. Hemant Anant Patil as the Occupiers.

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3. We have taken the year 1927 as the root of the title and proceeded on the basis that in the year 1927 one, Shri.Toku Shinvar Bhoir was the owner of the said property..
4. Shri.Toku Shinvar Bhoir died on or about 22/08/1928 leaving behind his son Shri. Shankar Toku Bhoir as his legal heir. Since from the date of inheritance the said person was in continuous ownership, possession, occupation and enjoyment over the said property. Mutation Entry No.140 dated 20/11/1928 records the above said inheritance to the said property.

The facts as appear from the documents available with us including the Mutation Entries are as under:

- (i) By and Under a Deed of Conveyance dated 29/10/1928, the said Shri. Shankar Toku Bhoir, conveyed, transferred, granted, assigned or assured into the name of Shri.Gajanan Ramchandra Joshi for a valuable consideration. Mutation Entry No.141 dated 20/11/1928 records the above said inheritance to the said property.
- (ii) Shri.Gajanan Ramchandra Joshi died on or about 16/07/1930 leaving behind his son Shri. Jaganiwas and Others as his legal heirs. The said Shri. Jaganiwas name has been recorded in the record of rights as a Karta of HUF. Since from the date of inheritance the said persons were in continuous ownership, possession, occupation and enjoyment over the said property. Mutation Entry No.179 dated 12/10/1930 records the above said inheritance to the said property.
- (iii) One Shri.Krushna Shankar Bhoir was the cultivating tenants of the said property. His name has been entered in the Other Rights Column of the 7/12 as a Tenant of the

said property. Mutation Entry No.524 dated 25/11/1953 records the above said reference.

- (ii) Under the provisions Section 32G of the Bombay Tenancy and Agricultural Lands Act, 1948, the said tenants has been declared as a Deemed Purchasers vide order No: 414/1975 dated 27/06/1975 issued by the Agricultural Land Tribunal and Additional Mamlatdar of Vasai. The same is reflected in the Mutation Entry No: 1694 dated 04/01/1977.
- a. The said Tenants have paid complete Purchase Price as per the order issued to them under Section 32G of the said Act. Thereafter a Certificate of Purchase has been issued to the said Tenants under the provisions of the Section 32M of the said Act vide Order No: M/Certificate 1262 dated 31/05/1985. The same is reflected in the Mutation Entry No: 1912 dated 28/04/1986. Since the said tenant has paid complete purchase price an encumbrance of purchase price has been removed from the 7/12.
- b. By and under an oral partition effectuated by and between Shri.Krushna Shankar Bhoir and his brother Shri.Balchandra Shankar Bhoir, equal share of the said property had fallen into the share of his brother Shri.Balchandra Shankar Bhoir. Since then they were in joint in complete possession, occupation and enjoyment over the said property. Mutation Entry No.1937 dated 07/01/1977 records the above said transaction of oral partition.
- c. Shri.Krushna Shankar Bhoir died on or about 04/10/1993 leaving behind his legal heir namely (1) Jashoda Kirushna Bhoir and Shri.Jaywant Krushna Bhoir and Others. The same is reflected in Mutation Entry No. 2298 dated 14/10/1993.
- d. By Order of Supt. Land Records, Thane bearing No. Survey No/ New Village/ Akar Band/S.R.-281/1994 dated 30/8/1994 Village

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Rajavli of Taluka Vasai was divided into two new revenue villages namely Village Rajavli and Village Tivri. Accordingly all Survey Numbers old Village Rajavli got assigned with new Survey Numbers and the said property bearing Old Survey No: 241 Hissa No: 1A has been assigned with new Survey No. 51 Hissa No: 1A of Village Tivri. The same is reflected in Mutation Entry No: 1 dated 5/1/1996.

- e. The said tenants have obtained a Sale Permission under Section 43 C of the said Bombay Tenancy and Agricultural Land Act, 1948, from the Sub Divisional Officer, Bhiwandi vide Order No.BD/KV/Vasai/NA/SR/57/2011 dated 07/03/2011.
- f. By and under a Deed of Conveyance dated 15/03/2011 duly registered with the Sub-Registrar of Assurances under document Serial No. 3749/2011 on 15/03/2011, the said (1) Jashoda Kirushna Bhoir and Shri.Jaywant Krushna Bhoir and Others (therein to referred to as "Vendors") did thereby conveyed, granted, sold, transferred and assured unto M/s. DDPL GLOBAL INFRASTRUCTURE PRIVATE LIMITED, a private limited company having its Registered office at Unicorn House, Shreeji Vihar, Opp. MTNL, S.V. Road, Kandivali (W), Mumbai-400067, acting its Director Mr. Hemant Anant Patli (therein referred to as the "Purchasers") the said property for a valuable consideration as recorded in the said Deed of Conveyance and for the terms and conditions mentioned therein. Mutation Entry No.385 dated 05/04/2011 records the above said references.
- g. The Collector of Thane has granted permission for Non- agricultural User of various properties including the said property vide Order No: Mahsul/1/T-9/N.A.P./S.R.-91/2011 dated 21/04/2012. The same is reflected in Mutation Entry No: 499 dated 17/12/2012.

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3. Under the circumstances narrated herein above M/s DDPL GLOBAL INFRASTRUCTURE PRIVATE LIMITED had become the absolute owners of or otherwise well and sufficiently entitled to all the rights, title and interest in the said property and they have absolute possession, ownership and enjoyment over the said property.

We have perused photocopies of under mentioned documents and the following documents:

4. The City and Industrial Development Corporation of (Maharashtra) Limited (CIDCO) being the Special Planning Authority for the Vasai Virar Sub-Region has issued Development Permission in the name of the M/s. DDPL GLOBAL INFRASTRUCTURE PRIVATE LIMITED, vide No: CIDCO/VVSR/CC/BP-4622/E/730 dated 02.7.2010. And for the better and proper implementation of the development, said Company have revised the said Development Permission, the same has been approved and sanctioned by the CIDCO by issuing Revised Development Permission on 01.06.2011 vide CIDCO/VVSR/RDP/BP-4622/E/007. And for the better and proper implementation of the said development said Company have revised the said Development Permission and building permission, the same has been approved and sanctioned by the CIDCO by issuing Revised Development Permission No: CIDCO/ATPO/VVSR/CBP-4622/CC/2013/28 dated 29/05/2013. The said company has submitted its amended plans to the said CIDCO for optimal utilization of their resources, the said CIDCO has granted a revised/amended Development Permission for Building No: 2 with Wings A-I and Building No: 12 with Wing A-D vide its order No: CIDCO/ATPO(VVSR)/BP-4622/CC/53 dated 02/09/2013.

The said Company again submitted its proposal to the said CIDCO for amendment of its already sanction plans, the said CIDCO has granted a revised/amended development permission for Building Nos: 5, 6, 7

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and 8 with several Wings vide its order No: CIDCO/ATPO (VVSR)/BP-4622/RDP/172 dated 09/01/2015.

5. After perusal of the all the above said records, deeds and documents, we came to conclusion that said company has absolute rights, title and interest in the said property and thereby we certify that, in our opinion, the title of M/s. DDPL GLOBAL INFRASTRUCTURE PRIVATE LIMITED as Owners to the said property appears to be free from encumbrances and reasonable doubts. And they have a clear, valid marketable title to the said property.

Dated this 3<sup>rd</sup> day of March 2015



Advocate

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

# Tushar R. Patil

B. Com., LL. B.

## ADVOCATE - HIGH COURT

Tam Talao, Vasai Gaon, Dist. Thane 401 201

Mobile No. 9767416807

Date-03/03/2015.

### Search Report

**Ref -** landed property bearing Old Survey No.241 Hissa No. 1A corresponding to New Survey No. 51 Hissa No. 1A admeasuring about 0H-10R-1P equivalent to 1010Sq.Mtrs or thereabouts lying, being and situated at Village Tivri, Taluka Vasai, District Palghar (erstwhile part of Thane District) in the Registration District and Sub-District of Thane-Bassein and within the jurisdiction of Sub Registrar of Assurances, Vasai and (hereinafter referred to as "THE SAID 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 Four (64) Years I,e. from 1952 to 28/02/2015

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

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1958	Relevant Pages Torn	Relevant Pages Torn
1959	Nil	Nil
1960	Relevant Pages Torn	Relevant Pages Torn
1961	Nil	Nil
1962	Nil	Nil
1963	Nil	Nil
1964	Nil	Nil
1965	Nil	Nil
1966	Nil	Nil
1967	Nil	Nil
1968	Nil	Nil
1969	Nil	Nil
1970	Nil	Nil
1971	Nil	Nil
1972	Torn	Torn
1973	Nil	Nil
1974	Nil	Nil
1975	Nil	Nil
1976	Nil	Nil
1977	Torn	Torn
1978	Torn	Torn
1979	Torn	Torn
1980	Nil	Nil
1981	Nil	Nil
1982	Torn	Torn
1983	Torn	Torn
1984	Torn	Torn
1985	Torn	Torn
1986	Torn	Torn
1987	Torn	Torn
1988	Torn	Torn

TAPALY



1989	Nil	Nil
1990	Nil	Nil
1991	Nil	Nil
1992	Nil	Nil
1993	Send Thane for Data Entry	Nil
1994	Nil	Send Thane for Data Entry
1995	Nil	Nil
1996	Nil	Nil
1997	Nil	Nil
1998	Nil	Nil
1999	Nil	Nil
2000	Nil	Nil
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	Nil	Nil
2011	<b>Entry -</b> Conveyance Deed Dated – 15/03/2011 Having Reg. No 3749/2011 Registered at the Sub- Registrar Office of Assurances at Vasai made By and Between <b>Sellers</b> ; Mrs. Jashoda Kirushna Bhoir and Shri. Jaywant Krushna Bhoir and Others <b>Purchaser</b> ; M/s. DDPL GLOBAL INFRASTRUCTURE PRIVATE LIMITED, through its Director Mr. Hemant Anant Patil	
2012	Nil	Nil
2013	Nil	Nil
2014	Index II books not ready	

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- Note -1) The Search 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
  - 3) Computer Recode is also not Properly Maintained Most of The Pages of Computer Index - II are Missing

Dated this 3<sup>rd</sup> day of March 2015

  
Advocate

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