

BHARAT N. BHOIR

Advocate High court

Add: Opp. IndusInd Bank, Village Gokhivare, Vasai East, Tal -
Vasai, Dist - Palghar 401208

Date: - 21/07/2020

TITLE CERTIFICATE.

TO WHOM -SOEVER IT MAY CONCERN

Ref: In the matter of the non- agriculture Land bearing Survey No. 274, Hissa No. 1, area admeasuring H.R.P 1-83-80 or thereabout assessed at Rs. 1838.00 situate lying and being at village - Gokhivare, Taluka : Vasai, District : Palghar within the Jurisdiction of Sub-Registrar at Vasai / Nallasopara/ Virar is owned by **1) Mulchandra Shyamji Chheda, 2) Mahendra Gangaji Chheda and 3) Piyush Gangaji Chheda** (hereinafter referred to as "THE SAID PROPERTY" for the sake of brevity)



THIS IS TO CERTIFY THAT: -

I have been provided following documents regarding the aforesaid Property i.e. a) Copy of 7/12 extracts, b) copy of mutations Entries, c) Copy of 8A extract, d) Crops Inspection Report e) Copy of Akarband, f) Gut Book Map, g) search report by Adv. Tushar R. Patil from 1952 to 2020 vide receipt No. 5187 dated 20/07/2020.

2. I have investigated the revenue records maintained by Tahsildar Vasai and Talathi Sajja – Gokhivare, and sub-registrar Vasai/Virar/Nallasopara, Taluka-Vasai, and Dist. Palghar with respect to the said property.

AND I FURTHER CERTIFY THAT: -

1. The said 1) **Mulchandra Shyamji Chheda**, 2) **Mahendra Gangaji Chheda** and 3) **Piyush Gangaji Chheda** are absolutely owned seized and possessed of or otherwise well and sufficiently entitled to the said property.
2. The said owner 1) **Mulchandra Shyamji Chheda**, 2) **Mahendra Gangaji Chheda** and 3) **Piyush Gangaji Chheda** have not sold, mortgage, transferred or disposed of the said property to any person/s or any group or association of the persons or have not created any charge, lien or encumbrances of any nature or third party interest over the said Property.
3. On the basis of Title Deed, 7/12 extracts, Mutation Entry and Search Report as provided by Adv. Tushar R. Patil, I opine that the title to the said property of the said owner 1) **Mulchandra Shyamji Chheda**, 2) **Mahendra Gangaji Chheda** and 3) **Piyush Gangaji Chheda** are clear and marketable and the same is free from all encumbrances and reasonable doubts of what so ever.

Dated: 21/07/2020

At: Vasai.



(Signature)
 (SHRI BHARAT N. BHOIR)
 ADVOCATE HIGH COURT
 BHARAT N. BHOIR
 ADVOCATE HIGH COURT
 Vasai, Dist. Palghar

BHARAT N. BHOIR

Advocate High court

Add: Opp. IndusInd Bank, Village Gokhivare, Vasai East, Tal -
Vasai, Dist - Palghar 401208**SEARCH-REPORT**

I have investigated the title of non- agriculture Land bearing Survey No. 274, Hissa No. 1, area admeasuring H.R.P 1-83-80 or thereabout assessed at Rs. 1838.00 situate lying and being at village - Gokhivare, Taluka : Vasai, District : Palghar within the Jurisdiction of Sub-Registrar at Vasai / Nallasopara/ Virar is owned by 1) **Mulchandra Shyamji Chheda**, 2) **Mahendra Gangaji Chheda** and 3) **Piyush Gangaji Chheda** (hereinafter referred to as "THE SAID PROPERTY" for the sake of brevity)

The Search Record is as Following:-

YEARS	FINDINGS
1952	Torn
1953	Torn
1954	Nil
1955	Nil
1956	Entry No. 1 - Conveyance Deed dated 17/01/1956

registered under document No. Vasai 1 - 45/1956, the one 1) Punamchand Atmaram Shah 2) Mr Bipinchand Atmaram Shah and 3) Mrs. Kusumlata Atmaram Shah sold the area admeasuring 2-35-00 H. R. from large property bearing the old survey No. 274/Part to Mr. Anna Budhya Vaity and Mr. Gopal Budhya Vaity.



Entry No. 2— Conveyance Deed dated 7/04/1956 registered under document No. Vasai 1 - 259/1956, the one 1) Punamchand Atmaram Shah 2) Mr Bipinchand Atmaram Shah and 3) Mrs. Kusumlata Atmaram Shah sold the area admeasuring 1-31-00 H. R. from large property bearing the old survey No. 274/Part to Mr. Duming Pavlu Lop.

1957 Nil
 1958 Nil
 1959 Nil
 1960 Nil
 1961 Nil

1962 Entry— Conveyance Deed dated 16/11/1962 registered under document No. Vasai 400/1962 the said Philip Mates Kulas had purchased area admeasuring 1-83-80 H. R. i.e. 18380 sq. mtr. out of the said large property bearing 274/part from the Owner— Mr. Bipin Atmaram Shah.

1963 Torn
 1964 Nil
 1965 Torn
 1966 Nil
 1967 Nil
 1968 Nil
 1969 Torn
 1970 Nil



1971	Torn
1972	Torn
1973	Torn
1974	Nil
1975	Torn
1976	Torn
1977	Torn
1978	Torn
1979	Torn
1980	Torn
1981	Torn
1982	Torn
1983	Torn
1984	torn
1985	torn
1986	torn
1987	Entry - Notice of Lis Pendancy dated 3/02/1987 registere No. Vasai 1 - 2123/1987 by Mr. Michael Mathew Colaco bearing survey No. 274/Pt. area admeasuring 14-83-8 H. R.
1988	Torn
1989	torn
1990	Nil
1991	Nil



1992 Entry - Conveyance Deed dated 9/12/1991 under document No. Chhapil 5476/1991, the said 1] Gangji Shyamji Chheda and 2] Mulchand Shyamji Chheda had purchased the said property from 1] Sebastian Philip Colaco, 2] Mariyam Philip Colaco, 3] James (Jimmy) Philip Colaco, 4] Anny M. Lopes, 5] Merry Peter Dabre, 6] Lucy D. Menezes, 7] Sister Polin Colaco

1993	Nil
1994	Nil
1995	Torn
1996	Torn
1997	Nil
1998	Nil
1999	Torn
2000	Torn
2001	Torn
2002	Nil
2003	Nil
2004	Nil
2005	Nil
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Nil



2012	Nil
2013	Nil
2014	Nil
2015	<p>Entry 1 - Development Agreement dated 1/01/2015 registered under document No. Vasai 4 – 21/2015, M/s. Sai Rhydram Realtors Pvt. Ltd., and M/s. Rashmi Ameya Developers Housing and Estate Realtors granted development rights of FSI admeasuring 4146.99 sq. mtr. Of the said property along with other properties to M/s. Shanti Housing.</p> <p>Entry 2 - Development Agreement dated 3/03/2015 registered under document No. Vasai 4 – 1105/2015, M/s. Sai Rhydram Realtors Pvt. Ltd., and M/s. Rashmi Ameya Developers Housing and Estate Realtors granted development rights of FSI admeasuring 4145.54 sq. mtr. Of the said property along with other properties M/s. Sai Sangam Developers.</p>
2016	Nil
2017	Nil
2018	Nil
2019	Nil
2020	Index II not ready



From the title deeds, 7/12 extract, mutation entries, and from the search as provided by adv. Tushar R. Patil, it establishes that:-

Vide Mutation Entry No. 513, Dated 25/10/1945

Atmaram Manordas Shah, died intestate on 08/09/1945 leaving behind his legal heirs 1] Punamchand Atmaram Shah, 2] Bipinchand Atmaram Shah and 3] Kusumlata Atmaram Shah. Their names were inserted on the records of rights

Vide Mutation Entry No. 872, dated 06/08/195

as per the Oral Partition and Statement given by Mr. Punamchand Atmaram Shah the said land recorded in the name of Mr. Bipin Atmaram Shah.

Vide Mutation Entry No. 1046, dated 15/01/1964

by a Conveyance Deed dated 16/11/1962 registered under document No. Vasai 400/1962, Philip Mates Kulas had purchased the said land from the Owner – Mr. Bipin Atmaram Shah.

Vide Mutation Entry No. 1183, dated 15/09/1966

MR. PHILIP MATES KULAS, died intestate on 23/01/1964 leaving behind his 1] Bastyav Philip Kulas, 2] Maryan Philip Kulas, 3] Mr. Robert Philip Kulas, 4] Jems Philip Kulas, 4] Ani Manvel Lopes, 5] Merry Philip Kulas, 6] Lushy Domanic Minezes, 7] Pali Philip Colaso, 8] Nataliya Philip Kulas as his legal heirs, their names have been inserted on the records of rights. No.5 got married and she went to her husband's house and she don't want her share from the said land, therefore he release her share. Hence the remaining legal heirs's names were inserted on the records of rights.



Vide Mutation Entry No. 1368 dated 25/07/1972

This Mutation Entry is regarding Bombay Weights and measures (Enforcement) Act. 1958 and Indian Coinage Act. 1955 and not much relevant as far as title is concerned.

Vide Mutation Entry No. 2222, dated 06/07/1992

By deed of conveyance dated Conveyance Deed dated 9/12/1991 under document No. Chhapil 5476/1991, the said 1] Gangji Shyamji Chheda and 2] Mulchand Shyamji Chheda had purchased the said land from 1] Sebastian Philip Colaco, 2] Mariyam Philip Colaco, 3] James (Jimmy) Philip Colaco, 4] Anny M. Lopes, 5] Merry Peter Dabre, 6] Lucy D. Menezes, 7] Sister Polin Colaco.

Vide Mutation Entry No. 2739, Dated 30/05/2002

Gangji Shyamji Chheda died intestate on 06/11/2001 living behind his legal heirs 1] Mahendra Gangji Chheda, 2] Piyush Gangji Chheda, 3] Prabhavati Gangji Chheda, 4] Jayaben Chandrakant Shah, 5] Nalini Yogesh Shah, 6] Pramila Dilip Dedhia. Their names were inserted in the records of rights. But No. 3 to 6 have given an affidavit dated 31/01/2002 that they won't their share in the said land and they release their part of share in the above said land in the name of No. 1 & 2. As per the application made by statement 1] Mahendra Gangji Chheda and 2] Piyush Gangji Chheda and Taluka Order No.740, dated 27/05/2002. The name of Gangji Shyamji Chheda has been deleted and the names of 1] Mahendra Gangji Chheda and 2] Piyush Gangji Chheda has been inserted on the records of rights.



Vide Mutation Entry No. 2853, Dated 02/08/2004,

The hissa numbers on 7/12 extract of Survey numbers mentioned bellow are entered without mentioning hissa numbers. Therefore by Circular of जमाबंदी आयुक्त नं. अ.शा.प. क्र.संगणक/सि.आर. 35/स.1/2003, दि. 18/01/2003 and Circular of Government क्रमांक/सी.एल.आर-2000/प्र.क्र. 4/भाग-1, क-1, दिनांक 13/11/2002 hissa numbers are recorded in order to record the said entries of hissa numbers in Computer.

Entry As per 7/12 extract		New Entry made for computerization	
Survey No.	Hissa No.	Survey No.	Hissa No.
274	Part	274	1

Vide Mutation Entry No. 4433, dated 13/10/2018

Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.06/04/2018 and by reference to order stated in the circular with Government क्र.रा.भू.अ/प्र.क्र.180/ल-1, दि.07/05/2016 correction in Computerized 7/12 extract are done & noted.

Vide Mutation Entry No. 4545, dated 01/12/2018

E-revolving projective edited module usage in relation to extract handwritten and enclosed authority records of Government circular No. भू. अ. /प्र. क्र 180/ल - 1 directed by Kiran Magan Surawase dated 7/05/2016 commitment to the participants - REVKMSM7601 the said extract of the said property are computerized and corrected on 26/09/2018.



Vide Mutation Entry No. 4687, dated 05/08/2019,

as per the order bearing No. क्र.महसूल/क-1/टे-1/जमिन बाब/कावि-/एसू आर 129/2019, दि.16/02/2019, issued by The Hon'ble Tahasildar Vasai- the aforesaid land is in the names of Shri. Jayantilal Shyamji Chheda & others. Shri. Jayantilal Shyamji Chheda & others has made an application to The Hon'ble Tahasildar Vasai for obtain Non-Agricultural Permission in respect of S. No.271, 274/1 situated at Village : Gokhivare. As per the provisions made in Ordinance No.2/2017 of Maharashtra Government Gazette Part Four No.3 dt.05/01/2017, the improvement made in Section 42B of Maharashtra Land Revenue Code 1966 according to which the matter had been submitted with The Hon'ble Tahasildar Vasai to do further Proceeding for Assessment of Conversion tax & Non-Agricultural. Applicant has paid the amount of conversion tax and Non-Agricultural Tax to the Government vide Challan No. MH010789679, of Rs.67740/- and MH010789662, dt.17/02/2018 of Rs.13,548/- to the Government as per the provision of Maharashtra Land Revenue Code 1966, Sec. 47A, Accordingly the N. A. permission is granted as per Ordinance No.2/2017 of Maharashtra Government Gazette Part Four No.3 dt.05/01/2017, subject to conditions more particularly described in the said mutation entry.



The one Michael Mathew Colaco has filed notice of lis pendency dated Notice of Lis Pendency dated 3/02/1987 registered under document No. Vasai 1 – 2123/1987 of survey No. 274/Pt. area admeasuring 14-83-8 H. R. and by written statement dated

21/08/1991 given by Michael Mathew Colaco, Hon'ble Civil Judge J. D. Vasai passed order dated 14/08/1991 as "The plaintiff (Michael Mathew Colaco) and Defendants No. 1 to 6 (Bastyav Philip Colaco and other 5) are present in person and admitted the terms in compromise Exn. 21. The suit is allowed to withdraw and it be withdrawn as prayed by plaintiff (Michael Mathew Colaco). No costs, necessary court fee be returned to plaintiff (Michael Mathew Colaco)".

After going through the Title Deed, 7/12 extracts, Mutation Entry and Search Report as provided by Adv. Tushar R. Patil, I opine that the title to the said property of the said owner 1) **Mulchandra Shyamji Chheda**, 2) **Mahendra Gangaji Chheda** and 3) **Piyush Gangaji Chheda** are clear and marketable and the same is free from all encumbrances and reasonable doubts of what so ever.

N.B: This search report is subject to torn registers, unready records and books send to Thane office for computer feeding purpose and binding purpose.

Dated: 21/07/2020

At: Vasai



(Signature)
 (SHRI BHARAT N. BHOIR)
 ADVOCATE HIGH COURT
BHARAT N. BHOIR
 ADVOCATE HIGH COURT
 Tulsi Nagar, Gokhale,
 Vasai (E), Tal. Vasai-401208.