



**TITLE CLEARANCE CERTIFICATE**

**TO WHOMSOEVER IT MAY CONCERN**

Ref: - In the Matter of Scrutiny of Title in respect of the

Land bearing Survey No. 73, admeasuring 1-06-00 H.R. and P.K. 0-03-80 H.R. total admeasuring 1-09-80 H.R. assessed at Rs. 8.69 Ps. Out of which (1) land admeasuring 0-26-50 H.R. and P.K. 0-00-95 H.R. total admeasuring 0-27-45 H.R. assessed at Rs. 2.17 Ps. Stands in the name of Pascal Jujya (Joseph) Lopes, Philomina Gadfrey Pereira and Clara Paul Lopes and (2) land admeasuring 0-79-50 H.R. and P.K. 0-02-85 H.R. total admeasuring 0-82-35 H.R. assessed at Rs. 6.52 Ps. Stands in the name of Rakesh Rajendrakumar Agarwal, situated at village Gokhivare, Taluka Vasai, District Palghar (Hereinafter referred to as the said property for Brevity's Sake) (as per 7/12 extract dated 15.11.2018).

That the above referred land as mentioned hereinabove is having clear and marketable title and is free of encumbrances. The said land is situated at village Gokhivare, Taluka Vasai, District Palghar on land bearing:

<b>Survey No.</b>	<b>Area</b>	<b>Assessment</b>
	<b>H.R.</b>	<b>Rs. Ps.</b>
73	1-06-00	8.69
	P.K. <u>0-03-80</u>	
	<u>1-09-80</u>	

At the request of M/s. Shantee Housing, I have taken search from the office of Sub-Registrar for Assurance - Vasai, on date 16.11.2018. Accordingly, I have conducted search in the books of Sub-Registrar in respect of the said Property, from the year 1952 to the year 2018. Alongwith this Title Certificate, I have annexed the Search Report. Since

the books and record pertaining to some years are not available and also are in torn conditions, the search report is given on the basis of availability and torn condition of the books records.

IN ORDER TO SCRUTINISE the Title and ownership in respect of the said property I have taken Inspection and search through Search Clerk Mr. Franklin Almeida vide receipt no. 13436/2018 on date 16.11.2018 of the day book of records available with the office of Sub-Registrar:

The search report is annexed herewith

VASAI

Date: 17.11.2018

  
**ANISH KALVERT**  
**ADVOCATE**



## SEARCH REPORT

### TO WHOMSOEVER IT MAY CONCERN

In the Matter of Scrutiny of Title in respect of the land are having clear and marketable title and is free of encumbrances.

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Survey No.	Area	Assessment
	H.R.	Rs. Ps.
73	1-06-00	8.69
	P.K. <u>0-03-80</u>	
	<u>1-09-80</u>	

Ref: - This search is conducted at the instance of M/s. Shantee Housing and asked to investigate into the Ownership and Title in respect of the said property. Since the books and record pertaining to some years are not available and also are in torn conditions, the search report is given on the

  
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basis of availability and torn condition of the books records, which is as follows:

**S.R.O - VASAI-1**

<b>YEAR</b>	<b>FINDING OTHER ENCUMBRANCE</b>
1952	NIL
1953	NIL
1954	NIL
1955	NIL
1956	NIL
1957	NIL
1958	NIL
1959	NIL
1960	NIL
1961	NIL
1962	TORN
1963	NIL
1964	TORN
1965	NIL
1966	NIL
1967	NIL
1968	NIL
1969	NIL
1970	NIL
1971	NIL
1972	TORN
1973	TORN
1974	That vide deed of Mortgage dated 16.11.1974 Mr. Jospch Inas Lopes has mortgage the half share of S. No. 73, admeasuring 1-06-0 H.R. and P.K. 0-03-80





H.R. total admeasuring 1-09-80 H.R. for a sum of Rs. 2,000/- with the Bassien Catholic Co-op Bank Ltd, Papdy. The said document of mortgage was registered at the office of Sub-Registrar Vasai at Volume No. 386-59-86. It is reflected in the Mutation entry No. 1457.

1975	NIL
1976	TORN
1977	TORN
1978	TORN
1979	TORN
1980	TORN
1981	TORN
1982	TORN
1983	TORN
1984	TORN
1985	TORN
1986	TORN
1987	TORN
1988	TORN
1989	TORN
1990	NIL
1991	NIL
1992	NIL
1993	NIL
1994	FOR DATA ENTRY, THANE.
1995	FOR DATA ENTRY, THANE.
1996	FOR DATA ENTRY, THANE
1997	FOR DATA ENTRY, THANE
1998	NIL

  
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1999	TORN
2000	TORN
2001	NIL.
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	That Development Agreement was executed on 31.12.2013 and registered on 21.01.2014 at Serial no. 655/2014 at the Sub-Registrar Office, Vasai-1 with consideration Price Rs. 1 and Market Value Rs. 3,56,30,000/- Between Pascal Jujya (Joseph) Lopes, Philomina Gadfrey Pereira and Clara Paul Lopes as Land Owner AND M/s. DBR Construction Pvt. Ltd. through its Director Mr. Barthol Lawrence Dais in respect of land bearing S. No. 62/4, S. No. 62/5, S. No. 72, S. No. 73, S. No. 84/4, S. No. 84/8, S. No. 84/10, S. No. 84/11 and S. No. 84/12 in all admeasuring ¼ share of 268.7 Gunthas i.e. 67.175, which the land owners are the owners and are in the possession.
2015	NIL.




2016	NIL
2017	NIL
2018	NIL

**S.R.O – VASAI-2**

<b>YEAR</b>	<b>FINDING OTHER ENCUMBRANCE</b>
2005	NIL
2006	NIL
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018	NIL

**S.R.O – VASAI-3**

<b>YEAR</b>	<b>FINDING OTHER ENCUMBRANCE</b>
2002	That vide Agreement was executed and registered on 11.12.2002 at Serial no. 7541/2002 at the Sub-Registrar Office, Vasai-3 for consideration Value of Rs. 20,000/- and Market value Rs. 20,910/- Between Mr. Vasudev Balu Bhoir (Vendors) AND Mr. Rajmani Ramlochan Yadav (Purchaser) bearing Survey No. 73/3, admeasuring 0-99-0 H.R., out of

  
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which 32 Gunthas land out of which 450 Sq. Ft.  
Land.

2003  
2004  
2005  
2006  
2007  
2008  
2009  
2010  
2011  
2012

NIL  
NIL  
NIL  
NIL  
NIL  
NIL  
NIL  
NIL  
NIL

That a Deed of Conveyance was executed on 31.12.2011 and registered on 31.05.2012 at Serial no. 6909/12 at the Sub-Registrar Office, Vasai-3 (EVN No. 424/12, Outward No. 3367/12, dated 10.05.2012) for consideration Value of Rs. 50,00,000/- and Market value Rs. 2,49,62,000/- Between Mr. Sebastian Maryan Lopes and Ors through it Power of Attorney Holder Mr. Vincent Girgol Fargoes (Vendors) **AND** Mr. Rakesh Rajendrakumar Agarwal (Purchaser) hearing Survey No. 62/4, admeasuring 0-14-0 H.R., Survey No. 62/5, admeasuring 0-04-5 H.R., Survey No. 62/1, admeasuring 0-23-0 H.R., Survey No. 72, admeasuring 0-73-6 H.R., Survey No. 73, admeasuring 1-09-8 H.R., Survey No. 84/4, admeasuring 0-26-3 H.R., Survey No. 84/8, admeasuring 0-07-1 H.R., Survey No. 84/10, admeasuring 0-31-4 H.R., Survey No. 84/11, admeasuring 0-01-5 H.R., Survey No. 84/12,





admeasuring 0-00-5 H.R., total admeasuring (9/12 share) of 2-91-7 H.R. i.e. 2-18-8 H.R. It is reflected in the Mutation entry No. 4136.

2013

That a Sale Deed was executed and registered on 23.01.2013 at Serial no. 820/13 at the Sub-Registrar Office, Vasai-3 for consideration Value of Rs. 50,00,000/- and Market value Rs. 2,49,62,000/- Between Mr. Sebastian Maryan Lopes and Ors through it Power of Attorney Holder Mr. Vincent Girgol Fargoes (Vendors) AND Mr. Rakesh Rajendrakumar Agurwal (Purchaser) bearing Survey No. 62/4, admeasuring 0-14-0 H.R., Survey No. 62/5, admeasuring 0-04-5 H.R., Survey No. 62/1, admeasuring 0-23-0 H.R., Survey No. 72, admeasuring 0-73-6 H.R., Survey No. 73, admeasuring 1-09-8 H.R., Survey No. 84/4, admeasuring 0-26-3 H.R., Survey No. 84/8, admeasuring 0-07-1 H.R., Survey No. 84/10, admeasuring 0-31-4 H.R., Survey No. 84/11, admeasuring 0-01-5 H.R., Survey No. 84/12, admeasuring 0-00-5 H.R., total admeasuring (9/12 share) of 2-91-7 H.R. i.e. 2-18-8 H.R. That the said sale deed was registered in the lieu of conveyance executed on 31.12.2011 and registered on 31.05.2012 at Serial no. 6909/12 at the Sub-Registrar Office, Vasai-3 (EVN No. 424/12, Outward No. 3367/12, dated 10.05.2012). that the parties were not present at that time and hence by this document both the Vendors and Purchasers has given their confirmation to the said document

  
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executed on 31.12.2011 and registered on 31.05.2012 at Serial no. 6909/12 at the Sub-Registrar Office, Vasai-3.

2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018	NIL

**S.R.O – VASAI-4**

**YEAR**

**FINDING OTHER ENCUMBRANCE**

2013

That a Deed of Conveyance was executed on 29.11.2013 and registered on 30.11.2013 at Serial no. 5097/13 at the Sub-Registrar Office, Vasai-4 for consideration Value of Rs. 3,26,76,914/- and Market value Rs. 3.07,28,000/- Between Mr. Rakesh Rajendrakumar Agarwal (Vendors) AND Mr. Devendra Rajnikant Ladhani through it Power of Attorney Holder Mr. Ashish Marathe (Purchaser) bearing Survey No. 62/4, admeasuring 0-14-0 H.R., Survey No. 62/5, admeasuring 0-04-5 H.R., Survey No. 73, admeasuring 1-09-8 H.R., Survey No. 84/4, admeasuring 0-26-3 H.R., Survey No. 84/8, admeasuring 0-07-1 H.R., Survey No. 84/10, admeasuring 0-31-4 H.R., Survey No. 84/11, admeasuring 0-01-5 H.R., Survey No. 84/12, admeasuring 0-00-5 H.R., total admeasuring (9/12 share) of 1-95-1 H.R. i.e. 1-46-32 H.R. that this effect is not entered in Revenue record vide mutation entry.



2014

(1) That Development Agreement was executed and registered on 10.01.2014 at Serial no. 214/2014 at the Sub-Registrar Office, Vasai-4 with consideration Price Rs. 1,10,00,000/- and Market Value Rs. 1,12,46,000/- Between Mr. Devendra Rajnikant Ladhani through it Power of Attorney Holder Mr. Ashish Marathe **AND** M/s. Shantee Housing through its partners 1) Raj Abdul Samad Pathan and 2) Niyaz Abdul Samad Pathan in respect of land bearing Survey No. 62/4, admeasuring 0-14-0 H.R., Survey No. 62/5, admeasuring 0-04-5 H.R., Survey No. 73, admeasuring 1-09-8 H.R., Survey No. 84/4, admeasuring 0-26-3 H.R., Survey No. 84/8, admeasuring 0-07-1 H.R., Survey No. 84/10, admeasuring 0-31-4 H.R., Survey No. 84/11, admeasuring 0-01-5 H.R., Survey No. 84/12, admeasuring 0-00-5 H.R., total admeasuring 1-95-1 H.R. out of which 55000 Sq Ft.

(2) That Development Agreement was executed and registered on 10.01.2014 at Serial no. 212/2014 at the Sub-Registrar Office, Vasai-4 with consideration Price Rs. 2,05,00,000/- and Market Value Rs. 2,04,47,000/- Between Mr. Devendra Rajnikant Ladhani through it Power of Attorney Holder Mr. Ashish Marathe **AND** M/s. Shantee Swarg through its partners 1) Raj Abdul Samad Pathan in respect of land bearing Survey No. 62/4, admeasuring 0-14-0 H.R., Survey No. 62/5, admeasuring 0-04-5 H.R., Survey No. 73, admeasuring 1-09-8 H.R., Survey No. 84/4,

  
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admeasuring 0-26-3 H.R., Survey No. 84/8,  
admeasuring 0-07-1 H.R., Survey No. 84/10,  
admeasuring 0-31-4 H.R., Survey No. 84/11,  
admeasuring 0-01-5 H.R., Survey No. 84/12,  
admeasuring 0-00-5 H.R., total admeasuring 1-95-1  
H.R. out of which 100000 Sq Ft.

2015

NIL

2016

That Agreement was executed and registered on 28.04.2016 at Serial no. 2239/2016 at the Sub-Registrar Office, Vasai-4 with consideration Price Rs. 1,08,00,000/- and Market Value Rs. 1,67,02,000/- Between (1) Mr. Devendra Rajnikant Ladhani through it Power of Attorney Holder Mr. Ashish Marathe (2) Mr. Anil Ramchandra Gupta through it Power of Attorney Holder Mr. Ashish Marathe AND Rajesh Saventilal Karodia in respect of area admeasuring 5105 Sq. Mtrs out of the total land area of Survey No. 73. (2) area admeasuring 248 Sq. Mtrs out of the total land area of Survey No. 84/10 (3) area admeasuring 314 Sq. Mtrs out of the total land area of Survey No. 84/7 (4) area admeasuring 52.25 Sq. Mtrs out of the total land area of Survey No. 75/2/1 (5) area admeasuring 395.31 Sq. Mtrs out of the total land area of Survey No. 75/3 (6) area admeasuring 14 Sq. Mtrs out of the total land area of Survey No. 75/5 (7) area admeasuring 57 Sq. Mtrs out of the total land area of Survey No. 82/7

2017

NIL

2018

NIL



**S.R.O - VASAI-5**

**YEAR**

**FINDING OTHER ENCUMBRANCE**

2013

NIL

2014

NIL

2015

That Development Agreement was executed and registered on 30.11.2015 at Serial no. 6022/2015 at the Sub-Registrar Office, Vasai-5 with consideration Price Rs. 3,81,00,000/- and Market Value Rs. 3,50,52,000/- Between M/s. Sai Rhythm Realtors through its Directors Mr. Devendra Rajnikant Ladhani through it Power of Attorney Holder Mr. Ashish Marathe, M/s. Rashmi Ameya Developers Housing & Estate Realtors through its Directors Mr. Devendra Rajnikant Ladhani through it Power of Attorney Holder Mr. Ashish Marathe Paul Lopes as Land Owner AND M/s. Realtek Development Associates through its partners 1) Azizur Rehman Umar Momin, 2) Muzahid I. Dukka, 3) Osama Shoeb Kadiwal and 4) Mr. Altaf Yakub Daaa in respect of land bearing S. No. 72, S. No. 73, Building No. 1, "C" wing Sector No. 3, having stilt - 14 upper floor, FSI area 3048 Sq. Mtrs.

2016

NIL

2017

NIL

2018

NIL

**S.R.O - VASAI-6**

**YEAR**

**FINDING OTHER ENCUMBRANCE**

2013

NIL

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**ADVOCATE**



2014	NIL
2015	NIL.
2016	NIL
2017	NIL
2018	NIL

**Other Findings:**

1916	That vide mutation entry no. 1274, that Mr. Jujya Inas Lop and Mr. Maryan Inas Lop has kept ½ share each has given their written statement and their Mother Smt. Dumahai Inas Lop has given No Objection in writing therefore ½ portion of the land has been noted as per the written statement.
1963	That vide mutation entry no. 1038, after the death of Shri. Inas Mingal Lopes before 5 years his legal heirs (1) Shri. Jujya Inas, (2) Maryan Inas (3) Dumibai Inas Lop, were brought on record.
1991	That vide mutation entry no 2182, loan amount was cleared with The Bassien Catholic Co-op Bank Ltd against the mortgage which was executed for Rs. 2,000/- as the full and final amount was paid on 02.02.1988
2000	That vide mutation entry no 2599, after the death of Maryan Inas Lop on 23.12.1999, his legal heirs (1) Sebastian Maryan Lop – Son, (2) Rok Maryan Lop – Son (3) Joseph Maryan Lop – Son (4) Dumibai Mendosa – Daughter, (5) Mary Michael D'mello – Daughter and (6) Fatema Francis D'sa – Daughter were brought on record.



2005

That vide mutation entry no 2606, after the death of Co-owner Juja Inas Lopes on 08.02.2002, his legal heirs (1) Walter Juja Lopes – Son, (2) Pascal Juja (Joseph) Lopes – Son (3) Inas Juja (Joseph) Lopes – Son (4) Walter Juja (Joseph) Lopes – Son, (5) Philomina Godfry Percira – Daughter and (6) Clara Paul Lopes – Daughter were brought on record.

(RESULT AS PER THE BOOK RECORD AVAILABLE)

The said search is taken by the search clerk Mr. Franklin Almeida of Vasai; vide receipt no. 13436/2018 on date 16.11.2018.

VASAI

Date: 17.11.2018

  
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**ADVOCATE**



