



Date : 07/12/2020

TITLE CLEARANCE CERTIFICATE TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT, I have perused papers of Non-Agricultural lands bearing 1) Survey No.77, Hissa No.5, Area admeasuring 32-90-00 R. Sq. Mtrs., Assessment of Rs.329-00 Ps., 2) Survey No.81, Hissa No.14, Area admeasuring 8-30-00 R. Sq. Mtrs., Assessment of Rs.83-00 Ps., 3) Survey No.81, Hissa No.23, Area admeasuring 3-50-00 R. Sq. Mtrs., Assessment of Rs.35-00 Paise, belonging to MR. DEVENDRA RAJNIKANT LADHANI and 4) Survey No.81, Hissa No.13, Area admeasuring 11-20-00 R. Sq. Mtrs., Assessment Rs.112-00 Paise, belonging to MR. ANIL RAMCHANDRA GUPTA and collectively lying, being and situated at Village GOKHIVARE, Taluka - Vasai, District - Palghar, within the area of Sub-Registrar Vasai

For the Purposed of this Report on Title :

- A. I have perused the photocopies of 7/12 extract and mutation entries in respect of the said property.
- B. I have assumed that:
 - i. All documents submitted to me as photocopies of originals conform to the originals and all such originals are authenticated and complete.
 - ii. All signature and seals on any documents submitted to me are genuine;
 - iii. There have been no amendments or charges to the documents examined by me; and
 - iv. The legal capacity of all natural persons is as they purport it to be.

I HEREBY CERTIFY THAT, I have perused the said Documents/Mutation of the above said property, situated at Village : GOKHIVARE, Taluka : Vasai, District : Palghar and Sub - Registrar at Vasai and in my opinion the above said property is clear and marketable and free from all encumbrances and doubts.

Note : This Title Report is subjected to mutilated records, 7/12 extract & available documents.





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SEARCH REPORT

THIS IS TO CERTIFY THAT, I have perused papers of Non-Agricultural lands bearing 1) Survey No.77, Hissa No.5, Area admeasuring 32-90-00 R. Sq. Mtrs., Assessment of Rs.329-00 Ps., 2) Survey No.81, Hissa No.14, Area admeasuring 8-30-00 R. Sq. Mtrs., Assessment of Rs.83-00 Ps., 3) Survey No.81, Hissa No.23, Area admeasuring 3-50-00 R. Sq. Mtrs., Assessment of Rs.35-00 Paise, belonging to MR. DEVENDRA RAJNIKANT LADHANI and 4) Survey No.81, Hissa No.13, Area admeasuring 11-20-00 R. Sq. Mtrs., Assessment Rs.112-00 Paise, belonging to MR. ANIL RAMCHANDRA GUPTA and collectively lying, being and situated at Village GOKHIVARE, Taluka - Vasai, District - Palghar, within the area of Sub-Registrar Vasai.

I have taken Search from 1952 to 2020. The details of mutation entry year wise are given below.

1952 - Torn	1970 - Torn	1988 - Torn	2006 - Entry
1953 - Torn	1971 - Torn	1989 - Torn	2007 - Entry
1954 - Torn	1972 - Torn	1990 - Torn	2008 - Nil
1955 - Torn	1973 - Torn	1991 - Nil	2009 - Entry
1956 - Torn	1974 - Torn	1992 - Nil	2010 - Entry
1957 - Torn	1975 - Torn	1993 - Nil	2011 - Entry
1958 - Torn	1976 - Entry	1994 - Nil	2012 - Entry
1959 - Torn	1977 - Torn	1995 - Nil	2013 - Nil
1960 - Torn	1978 - Torn	1996 - Nil	2014 - Entry
1961 - Torn	1979 - Torn	1997 - Nil	2015 - Entry
1962 - Torn	1980 - Torn	1998 - Nil	2016 - Nil
1963 - Torn	1981 - Entry	1999 - Nil	2017 - Nil
1964 - Torn	1982 - Torn	2000 - Nil	2018 - Entry
1965 - Torn	1983 - Torn	2001 - Nil	2019 - Entry
1966 - Torn	1984 - Torn	2002 - Nil	2020 - Nil
1967 - Entry	1985 - Torn	2003 - Nil	



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1968 - Torn 1986 - Torn 2004 - Entry
1969 - Torn 1987 - Torn 2005 - Entry

Entries in respect of Survey No.77, Hissa No.5:-

- 1967 : As per Mutation Entry No.1209, Dated 24/05/1967, the aforesaid land was in the name of Mr. Anton Mingel Lop. As per his Statement the said land Transfer in the name of his Son Duming Anton Lop. His name is entered into 7/12 extract records and the changes are made accordingly. The entry is passed in respect of land bearing S.No.77/5.
- 2009 : As per Mutation Entry No.3580, Dated 13/05/2009, Entry of Lis Pendens : Shri. Ulhas Maryan Ghonsalves, R/o. Gokhivare has filed R.C.S. No. 403/2000 in the Court of Hon'ble Civil Judge Vasai. The proceeding of the said Suit yet pending, therefore Lis Pendens has been registered on 05/08/2008 in respect of the said land bearing Sr. No. 794. The entry is passed in respect of land bearing S.No.77/5.
- 2009 : As per Mutation Entry No.3678, Dated 06/02/2010, the name of Duming Anton Lop is recorded as occupant in the said Survey numbers has died on dated 11/05/2009 had during survival has by free will and consent has executed a Registered WILL on dated 22/08/2007. As per the said registered WILL has declared his legal heir as Sons - 1) Raymond Duming @ Dominic Lopes, 2) Nelson Duming @ Dominic Lopes, 3) Richard Duming @ Dominic Lopes, and daughter - 4) Aplonia Martin Lopes. As per the said registered Will Applicant Nelson Duming @ Dominic Lopes has applied to give effect of the said WILL and accordingly Mutation Entry no. 3585 was recorded. Therefore Notice to all legal heirs was issued and it came to the notice that the elder son of Duming Lop i.e. Walter @ Velin Dominic Lopes has expired on 14/01/2008 leaving behind



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following legal heirs are as follows: - 1) Shobhna Walter @ Velin Lopes - Daughter-in-law, 2) Roland Walter @ Velin Lopes - GrandSon, 3) Anna Duming Lopes - Wife are also the legal heirs of deceased but their name was not included in the WILL. That as Smt. Shobhna Walter @ Velin Lopes has within time limits has taken objection on the said Will therefore Takrar Register/Gokhivare-41/09 was enter in to and the case was referred to Tahsildar Vasai and after enquiring and hearing in its Mutation entry No. 3585 has ordered to record the name of the legal heirs of the deceased which are as follows: - 1) Raymond Duming @ Dominic Lopes - Son, 2) Nelson Duming @ Dominic Lopes Dominic Lopes - Son, 3) Richard Duming @ Dominic Lop Dominic Lopes is - Son, 4) Rajan Duming @ Dominic Lopes - Son, 5) Aponia Martin Lopes, 6) Ana Duming Lopes, 7) Walter @ Valin Dominic Lopes - Son- died - through legal heirs Shobhana Walter @ Valin Lopes - Daughter-in-law, Roland Walter @ Valin Lopes- Grandson. The entry is made as per the Mutation Entry No. 3585 of village - Gokhivare of Takrar Registrar. The entry is passed in respect of land bearing S.No.77/5.

2011 : As per Mutation Entry No. 3901 dated 05/11/2011 recorded as the said land was subject to litigation pending before Civil Judge (J.D.) Vasai in R.C.S. No. 403/2000; as no further mutation should be recorded therefore Shri. Ulhas Maryan Ghonsalves has registered Lis Pendense before the Office of Registrar of Assurance Vasai - 2 bearing document no. 7942/07 and accordingly as per the said registered Lis Pendense Mutation Entry No. 3580 came to be recorded and in 7/12 Extract on the column of other rights the said entry of Lis Pendense was recorded. That Shri. Rymond Domnic Lopis and other 6 as per the provision of Maharashtra Land Revenue Code Section 247 has challenged the said Mutation entry and filed Revision Application before Sub-Divisional Office Bhiwandi and the



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said Applicatin was disposed by an Order dated 08/08/2011 which ordered that as per the Maharashtra Land Renevue Code 1966 section 149, 150 does not state about the entries of Lis Pendense in the other rights column of the 7/12 extract. Therefore if any dispute arises with respect to any rights then the person so affected shall obtain a suitable order of Status quo for Civil Court. Therefore Mutation Entry No. 3580 is hereby revoked. And thus as per the order, Mutation Entry 3580 was revoked and the entry in the other rights column of R.C.S. No. 403/2000 is deleted. Thus the same is recorded as per the Order of Sub-Divisional Officer Bhiwandi in RTS/Appeal No. 194/2011 dated 08/08/2011. The entry is passed in respect of land bearing S.No.77/5.

2012 : By a registered Deed of Conveyance dated 29/02/2012, **MR. DEVENDRA RAJNIKANT LADHANI** has purchased the share of owners - 1] **RAYMOND DUMING @ DOMINIC LOPES**, 2] **NELSON DUMING @ DOMINIC LOPES**, 3] **RICHARD DUMING @ DOMINIC LOPES**, 4] **RAJAN DUMING @ DOMINIC LOPES**] 5] **APOLONIA MARTIN LOPES**, 6] **ANNA @ ANIBAI DUMING @ DOMINIC LOPES**, out of the aforesaid lands, which is registered in the office of Sub-Registrar Vasai-III, bearing Sr.No.2506/2012, on 29/02/2012. The entry is passed in respect of land bearing S.No.77/5.

2014 : By a registered Deed of Conveyance dated 23/12/2014, **MR. DEVENDRA RAJNIKANT LADHANI** has purchased the share of owners - 1] **SMT. SHOBHANA WALTER @ VALIN LOPES** & 2] **SHRI. ROLAND WALTER @ VALIN LOPES** out of the aforesaid lands, which is registered in the office of Sub-Registrar Vasai-IV, bearing Sr.No.6476/2014, on 23/12/2014. The entry is passed in respect of land bearing S.No.77/5.



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- 2015 : As per Mutation Entry No. 4381, dated 22/12/2015, N. A. permission is granted for residential and commercial purpose in respect of the land bearing S.No.77/5 by the Collector Officer Thane vide their order No. Mahasul/K-1/T-9/NAP/Gokhivare/SR-51/2014, dt.27/11/2015 in respect of area and subject to terms and conditions No. 1 to 25 more particularly described in the said order. The entry is passed in respect of land bearing S.No.77/5.
- 2018 : As per 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.स.सू.अ/प्र.क्र.180/ल-1, दि.07/05/2016 correction in Computerized 7/12 extract are done & noted. The said Mutation Entry has been passed in respect of Survey No.77/5.
- 2018 : As per Mutation Entry No.4545, dated 01/12/2018, Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.26/09/2018 and by reference to order stated in the circular with Government क्र.स.सू.अ/प्र.क्र.180/ल-1, दि.07/05/2016 correction in Computerized 7/12 extract are done & noted. The said Mutation Entry has been passed in respect of Survey No.77/5.

Entries in respect of Survey No.81, Hissa No.13:-

As per Mutation Entry No.609, Dated 23/06/1951, Shri. Mingel Maryan Lop died on 30/04/1949 leaving behind his legal heir Grandson - Tomu Simav Kulas. His name was instered on the records of rights.

- 2006 : As per Mutation Entry No.3069, Dated 25/08/2006, Shri. Tomu Simav Kulas died on 09/11/1980 living behind his legal heirs 1] Ispras Tomas Kulas, 2] Merry Tomas Kulas, 3] Monika Sitaram Aayare, 4] Santan Tomu Kulas, 5] Anton Tomu Kulas 6] Michel



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Tomu Kulas, 7] simav Tomu Kulas. Their names were inserted on the records of rights.

- 2006 : As per Mutation Entry No.3070, Dated 25/08/2006, Shri. Anton Tomu Kulas died on 30/05/2000 living behind his legal heirs 1] Merry Anton Kulas, 2] Sweedal Anton Kulas, 3] Thomas Anton Kulas, 4] Pascol Anton Kulas. Their names were inserted on the records of rights.
- 2006 : As per Mutation Entry No.3071, Dated 25/08/2006, Shri. Ispras Tomu Kulas died on 03/08/2000 living behind his legal heirs 1] Michel Tomu Kulas, 2] Monika Sitaram Aayare, 3] Santan Tomu Kulas, 4] simav Tomu Kulas, 5] Merry Anton Kulas, 6] Sweedal Anton Kulas, 7] Thomas Anton Kulas, 8] Pascol Anton Kulas. Their names were inserted on the records of rights.
- 2006 : As per Mutation Entry No.3081, dated 19/09/2006, the said land was in the name of 1] Monica Sitaram Achare, 2] Michael Tomu Colaco, 3] Simav Tomu Colaco, 4] Mary Anton Colaco, 5] Swidal Anton Colaco, 6] Thomas Anton Colaco, 7] Pascal Anton Colaco. Ispras Tomu Colaco died on 03/08/2000 and her legal heir's names were inserted in the records of rights. By a Release Deed (Bedavpatra) dated 06/06/1991, Ispras Tomu Colaco and Monica Sitaram Achare released their share, therefore their name were deleted from the records of rights. The entry is made as per the application and copy of Release Deed (Bedavpatra), which is registered in the office of Sub-Registrar Vasai, bearing Sr. No.821, dated 06/06/1991.
- 2006 : As per Mutation Entry No.3082, dated 19/09/2006, As per the Release Deed (Bedavpatra), the said land was in the name of 1] Monica Sitaram Achare, 2] Santan Tomu Colaco, 3] Michael Tomu



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Colaco, 4] Simav Tomu Colaco, 5] Mary Anton Colaco, 6] Swidal Anton Colaco, 7] Pascal Anton Colaco. No. 2 Santan Tomu Colaco released her share; therefore her name was deleted from the records of rights. The entry is made as per the application and copy of Release Deed (Bedavpatra), which is registered in the office of Sub-Registrar Vasai, bearing Sr. No. 635/1995, dated 06/02/1995.

- 2010 : As per Mutation Entry No.3757, Dated 15/07/2010, by a registered Deed of Conveyance dated 12/03/2010, **MR. ANIL RAMCHANDRA GUPTA** has purchased the said land from the owners - 1] **SEMAV TOMU KULAS**, 2] **MERRY ANTON KULS**, 3] **SWIDAL ANTON KULAS**, 4] **THOMAS ANTON KULAS**, 5] **PASCOL ANTON KULAS**, 6] **MICHAEL TOMU KULAS**, which is registered in the office of Sub-Registrar Vasai-II, bearing Sr.No.3908/2010, on 12/03/2010.
- 2018 : As per 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.स. भूअ/प्र.क्र.180/ल-1, दि.07/05/2016 correction in Computerized 7/12 extract are done & noted.
- 2018 : As per Mutation Entry No.4545, dated 01/12/2018, Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.26/09/2018 and by reference to order stated in the circular with Government क्र.स. भूअ/प्र.क्र.180/ल-1, दि.07/05/2016 correction in Computerized 7/12 extract are done & noted.
- 2019 : As per Mutation Entry No.4698, dated 07/08/2019, as per the order bearing No.क्र.महसूल/के-1/टे-1/जमिनबाब-1/कावि-/एस् आर-61/2018, दि. 24/01/2019, issued by The Hon'ble Tahasildar Vasai. Mr. Anil



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Ramchandra Gupta has made an application to The Hon'ble Tahasildar Vasai for obtain Non-Agricultural Permission in respect of S. No. S.No.81/13 & 81/22, situated at Village : Gokhivarc. 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. As per Zone Certificate issued by Vasai-Virar City Municipal Corporation bearing No. दविशम/नर/झोरा/1021/8439/2017-18, दि.27/03/2018 the said land is comes under Development Plan. Applicant has paid the amount of conversion tax and Non-Agricultural Tax to the Government vide Challan No.MH010746606 of RS.2025/-, dt.16/02/2018 and MH0110746321 of Rs.405/-, dt.16/02/2018 to the Government as per the provision of Maharashtra Land Revenue Code 1966, Sec. 47A, Accordingly the NA 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.

Entries in respect of Survey No.81, Hissa No.14:-

- 1976 : As per Mutation Entry No.1502, dated 24/08/1976, the aforesaid land was in the names of 1] Michael Anton Lopes, 2] Dominic Anton Lopes & 3] Francis Anton Lopes. As the statement given by No. 2 & 3, their names were deleted from the records of rights.
- 1981 : As per Mutation Entry No.1661, Dated 14/09/1981, Lt. Bastiyav Mingel Lop died on 16/10/1963 leaving behind his legal heirs 1] Inas Mingel Lop (died) 1/1] Jojeph Inas Lop, 1/2] Maryan Inas Lop, 2] John Mingel Lop (died) 2/1] Michael John Lopes, 2/2] Treza John Lopes, 2/3] Phulubai Anton Lopes, 3] Anton Mingel Lop (died)



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3/1] Michael Anton Lopes, 3/2] Dominic Anton Lopes, 3/3] Francis Anton Lopes, 3/4] Janubai Francis Ghonsalves (died) 3/4/1] Maryan Francis Ghonsalves. The Mutation Entry No.1501 of Village Gokhivare had been recorded and as per the said mutation entry only the names of 1] Michael Anton Lopes, 2] Dominic Anton Lopes & 3] Francis Anton Lopes has been recorded as the legal heirs. But as per the Mutation Entry No.1502 the names of 1] Dominic Anton Lopes & 2] Francis Anton Lopes has been deleted as per their statement. Therefore, except above persons, the names of other legal heirs is hereby recorded as per the documents filed by them. The entry is made as per the Taluka Order No. RTS/WS/1721, dt. 11/12/1980 issued by The Hon'ble Tahasildar Vasai.

- 2004 : As per Mutation Entry No.2870, Dated 21/10/2004, Shri. Michael Anton Lopes died intestate on 15/10/1988 leaving behind his legal heirs 1] Martha Martus Lopes, 2] Bless Michael Lopes, 3] Santan Dominic Po, 4] Louis Michael Lopes, 5] Dolly Johnny D'mello, 6] Robert Michael Lopes, 7] Roma Alex Colaco, 8] Tereja Michael Lopes(died). Their names were inserted in the records of rights.
- 2005 : As per Mutation Entry No. 2925, Dated 02/05/2005, Lt. Maryan Francis Ghonsalves died on dated 04/04/2001 leaving behind his legal heirs 1] Mary Maryan Ghonsalves, 2] Ulhas Maryan Ghonsalves, 3] Sanjeev Maryan Ghonsalves, 4] Sameer Maryan Ghonsalves, 5] Sabina Maryan Ghonsalves. Their names were inserted on the records of rights. The entry is made as per the Mutation Entry No.2696 of Village Gokhivare.
- 2006 : As per Mutation Entry No.3015, Dated 24/02/2006, Shri. Zujiya @ Jojeph Inas Lopes died intestate on 08/09/2002 leaving behind his legal heirs 1] Walter Zujiya (Jojeph) Lopes, 2] Pascol Zujiya (Jojeph) Lopes, 3] Inas Zujiya (Jojeph) Lopes, 4] Victor Zujiya (Jojeph) Lopes, 5] Philomeena Godfrey Pereira, 6] Clara Paul Lopes. Their names



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were inserted on the records of rights. The entry is made as per the Mutation Entry No.2906 of Village Gokhivare.

- 2007 : As per Mutation Entry No.3139, Dated 21/02/2007, as per order issued by Hon'ble Tahasildra Vasai bearing order no.Mahasul/hakkanod/Kavi/1507, the pencil entry of not to make any changes in record of rights had been made as per order issued by Hon'ble Civil (J.D.) Vasai in RCS No. 177/2007.
- 2011 : As per Mutation Entry No.3900, Dated 05/11/2011, as per Taluka Order No. Mahasul/K-1/T-1/Hakkanond/Kavi/539/2011, dt.05/11/2011, the pencil entry of pendency of RCS No.177/07 recorded as per mutation entry no.3139 is cancelled as there is no provision in Government rules to record mutation entry in pencil and without mutation.
- 2011 : As per Mutation Entry No.3905, Dated 28/11/2011, by a registered Deed of Conveyance dated 21/11/2011, **MR. DEVENDRA RAJANIKANT LADHANI** has purchased the said land from the owners - 1] Smt. Martha Martus Lopes, 2] Bless Michael Lopes, 3] Santan Dominic Po, 4] Louis Michael Lopes, 5] Dolly Johnny D'mello, 6] Robert Michael Lopes, 7] Roma Alex Colaco, which is registered in the office of Sub-Registrar Vasai No. III, at Serial No.14636/2011, dated 21/11/2011.
- 2018 : As per 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.07/05/2018 correction in Computerized 7/12 extract are done & noted.
- 2018 : As per Mutation Entry No.4545, dated 01/12/2018, Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.26/09/2018



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and by reference to order stated in the circular with Government क्र.रा.भू.अ/प्र.क्र.180/त-1, दि.07/05/2016 correction in Computerized 7/12 extract are done & noted.

2019 : As per Mutation Entry No.4703, dated 08/08/2019, as per the order bearing No.क्र.महसूल/क-1/टे-1/जमिनबाद-1/कावि-/एस् अर 59/2018, दि.24/01/2019, issued by The Hon'ble Tahasildar Vasai - the aforesaid land is in the names of Devendra Rajnikant Ladhani. Devendra Rajnikant Ladhani has made an application to The Hon'ble Tahasildar Vasai for obtain Non-Agricultural Permission in respect of S. No.81/14, 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. As per Zone Certificate issued by Vasai-Virar City Municipal Corporation bearing No.व.वि.श.न./न.र./झो.रा./1221/8439/2018-19, दि.27/03/2018 the said land is comes under Development Plan. Applicant has paid the amount of Rs.990/- Challan No.MH010748279, Rs.375/- Challan No.MH010748535, Rs.645/- Challan No.MH010750283, Rs.1245/- Challan No.MH010749959 of Conversion Tax and Non-Agricultural Tax of Rs.300/- Challan No.MH010748179, Rs.300/- Challan No.MH010748451, Rs.300/- Challan No.MH010750179, Rs.300/- Challan No.MH010749879, dt.16/02/2018 to the Government as per the provision of Maharashtra Land Revenue Code 1966, Sec. 47A, Accordingly the NA 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.



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Entries in respect of Survey No.81, Hissa No.23:-

- 1976 : As per Mutation Entry No.1502, dated 24/08/1976, the aforesaid land was in the names of 1] Michael Anton Lopes, 2] Dominic Anton Lopes & 3] Francis Anton Lopes. As the statement given by No. 2 & 3, their names were deleted from the records of rights.
- 1981 : As per Mutation Entry No.1661, Dated 14/09/1981, Lt. Bastiyav Mingel Lop died on 16/10/1963 leaving behind his legal heirs 1] Inas Mingel Lop (died) 1/1] Jojeph Inas Lop, 1/2] Maryan Inas Lop, 2] John Mingel Lop (died) 2/1] Michael John Lopes, 2/2] Treza John Lopes, 2/3] Phulubai Anton Lopes, 3] Anton Mingel Lop (died) 3/1] Michael Anton Lopes, 3/2] Dominic Anton Lopes, 3/3] Francis Anton Lopes, 3/4] Janubai Francis Ghonsalves (died) 3/4/1] Maryan Francis Ghonsalves. The Mutation Entry No.1501 of Village Gokhivare had been recorded and as per the said mutation entry only the names of 1] Michael Anton Lopes, 2] Dominic Anton Lopes & 3] Francis Anton Lopes has been recorded as the legal heirs. But as per the Mutation Entry No.1502 the names of 1] Dominic Anton Lopes & 2] Francis Anton Lopes has been deleted as per their statement. Therefore, except above persons, the names of other legal heirs is hereby recorded as per the documents filed by them. The entry is made as per the Taluka Order No. RTS/WS/1721, dt. 11/12/1980 issued by The Hon'ble Tahasildar Vasai.
- 2004 : As per Mutation Entry No.2870, Dated 21/10/2004, Shri. Michael Anton Lopes died intestate on 15/10/1988 leaving behind his legal heirs 1] Martha Martus Lopes, 2] Bless Michael Lopes, 3] Santan Dominic Po, 4] Louis Michael Lopes, 5] Dolly Johnny D'mello, 6] Robert Michael Lopes, 7] Roma Alex Colaco, 8] Tereja Michael Lopes(died). Their names were inserted in the records of rights.



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- 2005 : As per Mutation Entry No. 2925, Dated 02/05/2005, Lt. Maryan Francis Ghonsalves died on dated 04/04/2001 leaving behind his legal heirs 1] Mary Maryan Ghonsalves, 2] Ulhas Maryan Ghonsalves, 3] Sanjeev Maryan Ghonsalves, 4] Sameer Maryan Ghonsalves, 5] Sabina Maryan Ghonsalves. Their names were inserted on the records of rights. The entry is made as per the Mutation Entry No.2696 of Village Gokhivare.
- 2006 : As per Mutation Entry No.3015, Dated 24/02/2006, Shri. Zujiya @ Jojeph Inas Lopes died intestate on 08/09/2002 leaving behind his legal heirs 1] Walter Zujiya (Jojeph) Lopes, 2] Pascol Zujiya (Jojeph) Lopes, 3] Inas Zujiya (Jojeph) Lopes, 4] Victor Zujiya (Jojeph) Lopes, 5] Philomeena Godfrey Pereira, 6] Clera Paul Lopes. Their names were inserted on the records of rights. The entry is made as per the Mutation Entry No.2906 of Village Gokhivare.
- 2007 : As per Mutation Entry No.3139, Dated 21/02/2007, as per order issued by Hon'ble Tahasildra Vasai bearing order no.Mahasul/hakkanod/Kavi/1507, the pencil entry of not to make any changes in record of rights had been made as per order issued by Hon'ble Civil (J.D.) Vasai in RCS No. 177/2007.
- 2011 : As per Mutation Entry No.3900, Dated 05/11/2011, as per Taluka Order No. Mahasul/K-1/T-1/Hakkanond/Kavi/539/2011, dt.05/11/2011, the pencil entry of pendency of RCS No.177/07 recorded as per mutation entry no.3139 is cancelled as there is no provision in Government rules to record mutation entry in pencil and without mutation.
- 2011 : As per Mutation Entry No.3905, Dated 28/11/2011, by a registered Deed of Conveyance dated 21/11/2011, **MR. DEVENDRA RAJANIKANT LADHANI** has purchased the said land from the owners - 1] Smt. Martha Martus Lopes, 2] Bless Michael Lopes, 3]



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Santan Dominic Po, 4] Louis Michael Lopes, 5] Dolly Johny D'mello, 6] Robert Michael Lopes, 7] Roma Alex Colaco, which is registered in the office of Sub-Registrar Vasai No. III, at Serial No.14636/2011, dated 21/11/2011.

- 2018 : As per 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.मू.अ/प्र.क्र.180/ल-1, दि.07/05/2016 correction in Computerized 7/12 extract are done & noted.
- 2018 : As per Mutation Entry No.4545, dated 01/12/2018, Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.26/09/2018 and by reference to order stated in the circular with Government क्र.रा.मू.अ/प्र.क्र.180/ल-1, दि.07/05/2016 correction in Computerized 7/12 extract are done & noted.
- 2019 : As per Mutation Entry No.4703, dated 08/08/2019, as per the order bearing No.क्र.महसूल/क-1/टे-1/जनिनबाव-1/कावि-/एस् आर -59/2018, दि.24/01/2019, issued by The Hon'ble Tahasildar Vasai - the aforesaid land is in the names of Devendra Rajnikant Ladhani. Devendra Rajnikant Ladhani has made an application to The Hon'ble Tahasildar Vasai for obtain Non-Agricultural Permission in respect of S. No.81/14, 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. As per Zone Certificate issued by Vasai-Virar City Municipal Corporation bearing No.व.वि.शम./न.र./झोदा./1221/8439/2018-19, दि.27/03/2018 the said land is

G.P.Pai

ADVOCATE



Reliable Prestige, 1st Floor,
Above IDBI Bank, Achole Road,
Nallasopara (East), Tal. Vasai,
Dist. Palghar, Pin - 401 209
gpsassociates@gmail.com
Mo.No. 9823612613

Date : 07/12/2020

comes under Development Plan. Applicant has paid the amount of Rs.990/- Challan No.MH010748279, Rs.375/- Challan No.MH010748535, Rs.645/- Challan No.MH010750283, Rs.1245/- Challan No.MH010749959 of Conversion Tax and Non-Agricultural Tax of Rs.300/- Challan No.MH010748179, Rs.300/- Challan No.MH010748451, Rs.300/- Challan No.MH010750179, Rs.300/- Challan No.MH010749879, dt.16/02/2018 to the Government as per the provision of Maharashtra Land Revenue Code 1966, Sec. 47A, Accordingly the NA 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.

I HEREBY CERTIFY THAT, I have perused the said Documents/Mutation of the above said property, situated at Village : **GOKHIVARE**, Taluka : Vasai, District : Palghar and Sub - Registrar at Vasai and in my opinion the above said property is marketable and free from all encumbrances and doubts.



Note : This Search Report is subjected to mutilated records, 7/12 extract & available documents.