

Jayant A. Patel

B.A.,LLB. (Mumbai)
ADVOCATE, HIGH COURT, Mumbai

1

OFFICE :

B-10, New Shantli Ganga Co-op. Hsg. Soc.,
Opp. Rly. Station, Bhayandar (E) - 401 105.
Mob. : 98196 49353

RESIDENCE :

B/A-4, Ashok Nagar, Near Dutt Mandir,
Ultan Road, Bhayandar (West) - 401 101.

Tel. : 2819 5474

17/10/2018

SEARCH CUM TITLE CLEARANCE CERTIFICATE

As per instructions of **MR. ROJES MARCELINE GONSALVES & MRS. RECHAL ROJES GONSALVES**, I have taken search from the record of Sub-Registrar of Vasai for the period of 30 Years (i.e. 1989 to 2018) in respect of the land situated at Village **Juchandra**, Taluka **Vasai** District **Palghar**.

Old Survey No.	New Survey No.	Hissa No.	Area. Sq. Mts.
277	304	1	5660



Year	:	Transaction
1989	:	BOOK NOT AVAILABLE
1990	:	SEE PARA
1991	:	NIL
1992	:	NIL
1993	:	NIL
1994	:	NIL
1995	:	BOOK NOT AVAILABLE
1996	:	NIL
1997	:	NIL
1998	:	NIL
1999	:	NIL
2000	:	NIL
2001	:	SEE PARA
2002	:	NIL
2003	:	NIL
2004	:	NIL
2005	:	NIL
2006	:	NIL
2007	:	NIL
2008	:	NIL
2009	:	NIL
2010	:	NIL



2011	:	SEE PARA
2012	:	NIL
2013	:	NIL
2014	:	NIL
2015	:	NIL
2016	:	NIL
2017	:	NIL
2018	:	SEE PARA

It is noticed that the above-mentioned land is Non-agricultural land and as per 7x12 Extract is stands in the name of **Mr. Anthony John Pereira & others.**

It is seen that Mr. Ramchandra Babu Bhoir & others, executed a Sathekarar (Agreement for Sale) of Agricultural land bearing survey No. **277**, Hissa No. **1**, admeasuring **0-56-6 H.R.P.**, in favour of Mr. Anthony John Pereira & others, for the consideration of Rs. 5,37,700/-, this documents was registered in the office of Sub-Registrar Vasai - 1, under serial No. Photo 1098/90, on 08/03/1990, this transaction was confirmed by Mrs. Laxmibai Versi Vora, Mr. Suresh Versi Vora & Mrs. Indu Mahendra Vora.

It is also seen that on 08/01/2001, Mr. Ramchandra Babu Bhoir & others executed a deed of Conveyance of Agricultural land bearing Survey No. 277, Hissa No.1, area admeasuring 0-56-6 H.R.P. in favour of Mr. Anthony John Pereira & Mrs. Shakunda Anthony Pereira, for the consideration of Rs. 5,37,700/-, this documents was registered in the office of Sub-Registrar Vasai - 1 (Vasai), under serial No. 81/2001, on 08/01/2001, this transaction was confirm by Mrs. Laxmibai Versi Vora, Mr. Suresh Versi Vora & Mrs. Indu Mahendra Vora.

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It is also seen that on 9th November 2011, Mr. Anthony John Pereira & Mrs. Shakunda Anthony Pereira through their Power of Attorney holder Mr. Triloki Prasad Singh execute a Deed of Confirmation of Development Agreement of Development right of building type No. I-4B, I/5B & Q/1, total FSI admeasuring 27263 Sq. Fts., forming part of Old Survey No. 277, New Survey No. 304, Hissa No.1, & Old Survey No. 277, New Survey No. 304, Hissa No. 2/2, for the consideration of Rs. 11,17,793/- in favour of Mrs. Rechal Rojes Gonsalves & Mr. Rojes Marceline Gonsalves, this Deed of Confirmation was registered on 9th November 2011, under serial no. 12626/2011, in office of the Sub-Registrar Vasai-1(Vasai).

On 16th March 2018, Mr. Rojes Marceline Gonsalves & Mrs. Rechal Rojes Gonsalves, execute a Gift Deed of one building Type I/5B, consuming FSI admeasuring 9984.25 Sq. Fts., forming part of Old Survey No. 277, New survey No. 304, Hissa No.1, & Old Survey No. 277, New Survey No. 304, Hissa No. 2/2, without taking any consideration in favour of their son Mr. Shalem Rojes Gonsalves, this Gift Deed was registered on 16th March 2018, under serial no. 1850/2018, in office of the Sub-Registrar Vasai-6 (Vasai).

I have taken search from the relevant records and from the records of the Sub-Registrar Vasai; the search was taken for the year 1989 to 2018, vide receipt No. 12190/2018, dated 12/10/2018, except that of the year 1989 & 1995 records are not available, some pages are torn, volume are not ready I have not noticed any transaction by way of sale, mortgage, and exchange or in any manner encumbering or creating any charge over the land described above.

The said land stands in the name of **Mr. Anthony John Pereira & Mrs. Shakunda Anthony Pereira** in the revenue records and in the Government records. The above said persons are the owners and are in exclusive possession of the land mentioned above.

Whereas the as per above mentioned Development Agreement & Power of Attorney, Mr. Rojes Marceline Gonsalves & Mrs. Rechal Rojes Gonsalves are the owner and in exclusive possession of the land mentioned above and Mr. Rojes Marceline Gonsalves & Mrs. Rechal Rojes Gonsalves are entitled to develop the remaining 2 (TWO) building type No. I-4B & Q/1.

I **Jayant A. Patel**, Advocate do hereby certify that I have gone through the documents referred above subject to what is stated hereinabove the title of Mr. Rojes Marceline Gonsalves & Mrs. Rechal Rojes Gonsalves in respect of land mentioned above is clear and marketable and free from any reasonable doubts and free from any defects of the land in question.

Patel

(JAYANT A. PATEL)

Advocate



JAYANT A. PATEL
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 ADVOCATE HIGH COURT, BOMBAY
 B-10, 1st & 2nd Floor, Sanati Gaaga Co-op. Hsg. Soc.,
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17 OCT 2018

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As per instructions of **MR. ROJES MARCELINE GONSALVES & MRS. RECHAL ROJES GONSALVES**, I have taken search from the record of Sub-Registrar of Vasai for the period of 30 Years (i.e. 1989 to 2018) in respect of the land situated at Village **Juchandra**, Taluka **Vasai**, District **Palghar**.

Old Survey No.	New Survey No.	Hissa No.	Area. Sq. Mts.
277	304	2/2	2070



Year	:	Transaction
1989	:	BOOK NOT AVAILABLE
1990	:	NIL
1991	:	NIL
1992	:	NIL
1993	:	NIL
1994	:	NIL
1995	:	BOOK NOT AVAILABLE
1996	:	SEE PARA
1997	:	NIL
1998	:	NIL
1999	:	NIL
2000	:	NIL
2001	:	NIL
2002	:	NIL
2003	:	NIL
2004	:	NIL
2005	:	NIL
2006	:	NIL
2007	:	NIL
2008	:	NIL
2009	:	NIL
2010	:	NIL

2011	:	SEE PARA
2012	:	NIL
2013	:	NIL
2014	:	NIL
2015	:	NIL
2016	:	NIL
2017	:	NIL
2018	:	SEE PARA



It is noticed that the above-mentioned land is Non-agricultural land and as per 7x12 Extracts is stands in the name of **Mr. Anthony John Pereira & others.**

It is seen that on 24/04/1996, Mr. Mathuradas Narayandas Majithia, executed Deed of Conveyance of Non Agricultural land bearing survey No. 277, Hissa No 2/2, area admeasuring 2070 Sq. Mts. along with other lands in favour of Mr. Anthony John Pereira & Mrs. Shakunda Anthony Pereira, documents was registered under serial No. Photo 36/1996, with sub-registrar Vasai on 24th April 1996.

It is also seen that on 9th November 2011, Mr. Anthony John Pereira & Mrs. Shakunda Anthony Pereira through their Power of Attorney holder Mr. Triloki Prasad Singh execute a Deed of Confirmation of Development Agreement of Development right of building type No. I-4B, I/5B & Q/1, total FSI admeasuring 27263 Sq. Fts, forming part of Old Survey No. 277, New survey No. 304, Hissa No.1, & Old Survey No. 277, New Survey No. 304, Hissa No. 2/2, for the consideration of Rs. 11,17,793/- in favour of Mrs. Rechal Rojes Gonsalves & Mr. Rojes Marceline Gonsalves, this Deed of Confirmation was registered on 9th November 2011, under serial no. 12626/2011, in office of the Sub-Registrar Vasai-1 (Vasai).

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I have taken search from the relevant records and from the records of the Sub-Registrar Vasai; the search was taken for the year 1989 to 2018, vide receipt No. 12190/2018, dated 12/10/2018, except that of the year 1989 & 1995 records are not available, some pages are torn, volume are not ready I have not noticed any transaction by way of sale, mortgage, and exchange or in any manner encumbering or creating any charge over the land described above.

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Whereas the as per above mentioned Development Agreement & Power of Attorney Mr. Rojes Marceline Gonsalves & Mrs. Rechal Rojes Gonsalves are the owner and is in exclusive possession of the land mentioned above and Mr. Rojes Marceline Gonsalves & Mrs. Rechal Rojes Gonsalves are entitled to develop the remaining 2 (TWO) building type No. I-4B & Q/1.

I **Jayant A. Patel**, Advocate do hereby certify that I have gone through the documents referred above subject to what is stated hereinabove the title of Mr. Rojes Marceline Gonsalves & Mrs. Rechal Rojes Gonsalves in respect of land mentioned above is clear and marketable and free from any reasonable doubts and free from any defects of the land in question.

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(JAYANT A. PATEL)

Advocate



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