

RAJESH D.KHOBRAGADE

ADVOCATE HIGH COURT RESI- FLAT NO.A/003, "ANNAPURNA", AT POST BHABOLA,
VASAI (W), TAL-VASAI, DIST- PALGHAR PIN CODE 401207

Date:- 24/12/2018

TITLE CERTIFICATE.

TO WHOM -SOEVER IT MAY CONCERN

Ref: In the matter of the Non Agriculture Land bearing Survey No. 115/B, Plot No. 1, area admeasuring 8498 sq.mrt. or thereabout assessed at Rs. 849.80 Survey No. 115/B, Plot No. 2 area admeasuring 7008 sq.mrt. or thereabout assessed at Rs. 700.80, Survey No. 115/B, Plot No. 3 area admeasuring 7785 sq.mrt. or thereabout assessed at Rs. 778.50, situate lying and being at Village – Gokhivare Taluka : Vasai, District : Palghar within the Jurisdiction of Sub-Registrar at Vasai / Nallasopara/ Virar jointly owned by 1) MR. RAVINDRA PURUSHOTTAM PATIL, 2] MR. MICHAEL JEROME FERNANDES & OTHERS, (hereinafter referred to as "THE SAID PROPERTY" for the sake of brevity)

THIS IS TO CERTIFY THAT: -

1. I have been provided following documents regarding the aforesaid Property i.e. a) Copy of 7/12 extracts, b) copy of mutations Entries, c) Search Report and Title Certificate by advocate KALPANA S. MHATRE dated 9/06/2017 from the year 1952 to 2017 d) Search report of the office of Sub-Registrar at Vasai / Nallasopara/ Virar for 4 years from the year 2017 to 2018 vide receipt No. 15112 dated 24/12/2018.



सत्य प्रत
नगरनेमिका
सौ. देव्यानी किराणे
ग्रभाग अ.
के नारायण धुमाळ नो.
वा.स.स. वि.स.स. 8091

RAJESH D. KHOBRAGADE
& COMPANY
ADVOCATE
HIGHER COURT
VASAI (W), TAL-VASAI, DIST- PALGHAR
PIN CODE 401207

2. I have investigated the revenue records maintained by Tahsildar Vasai and Talathi Sajja – Gokhivare, Taluka - Vasai, Dist. Palghar with respect to the said Property.

3. I have relied upon the information provided to me from the sworn Declaration of the said Owners 1) MR. RAVINDRA PURUSHOTTAM PATIL, 2) MR. MICHAEL JEROME FERNANDES.

AND I FURTHER CERTIFY THAT: -

1. The said owners 1) MR. RAVINDRA PURUSHOTTAM PATIL, 2) MR. MICHAEL JEROME FERNANDES are absolutely owned seized and possessed of or otherwise well and sufficiently entitled to the said property.

2. From the searches conducted it appears that the said owners 1) MR. RAVINDRA PURUSHOTTAM PATIL, 2) MR. MICHAEL JEROME FERNANDES have not 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 advocate KALPANA S. MHATRE, I opine that the title of 1) MR. RAVINDRA PURUSHOTTAM PATIL, 2) MR. MICHAEL JEROME FERNANDES to the said Property is clear and marketable and the same is free from all encumbrances and reasonable doubts of what-so-ever nature.

Dated: 24/12/2018

At: Vasai.


(SHRI RAJESH D. KHOBRAGADE)
ADVOCATE HIGH COURT

RAJESH D.KHOBRAGADE

ADVOCATE HIGH COURT RESI- FLAT NO.A/003, "ANNAPURNA", AT POST BHABOLA,
VASAI (W), TAL-VASAI, DIST- PALGHAR PIN CODE 401207

SEARCH-REPORT

I have investigated the title of Non Agriculture Land bearing Survey No. 115/B, Plot No. 1, area admeasuring 8498 sq.mrt. or thereabout assessed at Rs. 849.80 Survey No. 115/B, Plot No. 2 area admeasuring 7008 sq.mrt. or thereabout assessed at Rs. 700.80, Survey No. 115/B, Plot No. 3 area admeasuring 7785 sq.mrt. or thereabout assessed at Rs. 778.50, situate lying and being at Village – Gokhivare Taluka : Vasai, District : Palghar within the Jurisdiction of Sub-Registrar at Vasai / Nallasopara/ Virar jointly owned by 1) MR. RAVINDRA PURUSHOTTAM PATIL, 2] MR. MICHAEL JEROME FERNANDES & OTHERS (hereinafter referred to as "THE SAID PROPERTY" for the sake of brevity)

The Search Record is as Following:-

YEARS	FINDINGS
1952	Nil
1953	Nil
1954	Nil
1955	Nil
1956	Nil
1957	Nil
1958	Nil
1959	Nil
1960	Nil



1961	Nil
1962	Nil
1963	Nil
1964	Nil
1965	Nil
1966	Nil
1967	Nil
1968	Nil
1969	Nil
1970	Nil
1971	Nil
1972	Nil -
1973	Nil
1974	Nil
1975	Nil
1976	Nil
1977	Nil
1978	Nil
1979	Nil
1980	Nil
1981	Nil
1982	Nil
1983	Nil
1984	Nil
1985	Nil
1986	Nil
1987	Nil



1988	Nil
1989	Nil
1990	Nil
1991	Nil
1992	Nil
1993	Nil
1994	Nil
1995	Nil
1996	Nil
1997	Nil
1998	Nil
1999	Nil
2000	Nil
2001	Nil
2002	Nil
2003	Nil
2004	Nil
2005	Nil
2006	Nil

2007 Entry 1 - By deed of Conveyance dated 24/03/2007

registered under document No. 3789/2007, Mr Deepak Purushottam Shah purchased the said property bearing S. No. 115/8/2, 115/11/3, 115/13/1, 115/15, 115/17, 115/19, 116/1A, 116/2, 116/8 lying being situate at Village Gokhivare, Tal - Vasai, Dist. Palghar from Mr. Cashi Marceline Lopes for the consideration of Rs. 2,15,00,000/-.

Entry 2 - By deed of Conveyance dated 16/01/2007



registered under document No. 647/2007, Mr Deepak Purushottam Shah purchased the said property bearing S. No. 115/6 lyaing being situate at Village Gokhivare, Tal – Vasai, Dist. Palghar from Kokilaben Harendrabhai Patel & others for the consideration of Rs. 42,50,000/-.

2008 Entry 1 - By deed of Conveyance dated 14/07/2008 Mr Ravindra Purushottam Patil and Mr. Michael Jerome D'mello purchased the said property bearing S. No. 115/1, 115/2B, 116/1B lyaing being situate at Village Gokhivare, Tal – Vasai, Dist. Palghar from Mr. Michael Tomu Kulas & others for the consideration of Rs. 18,00,000/-.

Entry 2 - By deed of Conveyance dated 26/11/2008 registered under document No. 11454/2008, Mr Deepak Purushottam Shah purchased the said property bearing S. No. 116/7 lyaing being situate at Village Gokhivare, Tal – Vasai, Dist. Palghar from Mr. Madhukar Govind Patil & Mrs. Kanta Govind Patil for the consideration of Rs. 2,50,000/-

Entry 3 - By deed of Conveyance dated 27/11/2008 registered under document No. 11485/2008, Mr Deepak Purushottam Shah purchased the said property bearing S. No. 115/10B area admn. 0-02-71, S. No. 115/8/1B area admn. 0-02-26, S. No. 115/18, 116/1C area admn. 0-03-23, S. No. 255/A/5B area admn. 0-10-03, S. No. 255A/5C area admn. 0-27-55 lyaing being situate at Village Gokhivare, Tal – Vasai,


 KUNDA RADE
 ADVOCATE
 KUNDA RADE
 11, P. B. ROAD,
 VASAI, DIST. PALGHAR,
 PIN - 401202.
 TEL: 22177000, 22177001

Dist. Palghar from Mrs. Philomeena Alex Gomes & others for the consideration of Rs. 28,25,000/-.

Entry 4 - By deed of Conveyance dated 8/10/2008 registered under document No. Vasai 2 - 10304/2008, Mr Deepak Purushottam Shah purchased the said property bearing S. No. 255A/5B area admn. 0-01-77, S. No. 255A/5C area admn. 0-01-25, S. No. 115/18 area admn. 0-00-28, 115/10B area admn. 0-00-49, S. No. 115/8/1B area admn. 0-00-47, S. No. 116/1C area admn. 0-00-47 lyaing being situate at Village Gokhivare, Tal - Vasai, Dist. Palghar from Mr. Anton Pascol D'souza for the consideration of Rs. 13,00,000/-.

2009 Nil

2010 Entry - By deed of Conveyance dated 28/08/2010 registered under document No. Vasai 2 - 12347/2010, M/s. Swastik Spaces Ltd., through its Director Mr Deepak Purushottam Shah purchased the said property bearing S. No. 115/2A, 115/8/1A, 115/10A, 115/11/1, 115/12/1, 115/13/2, 115/16, 116/1E, 116/4 lyaing being situate at Village Gokhivare, Tal - Vasai, Dist. Palghar from Mr. Thomas Kaitan Kulas & others for the consideration of Rs. 2,71,00,000/-.

2011 Nil

2012 Entry - By deed of Conveyance dated 27/03/2012 registered under document No. 3090/2012, Mr Ravindra Purushottam Patil and Mr. Michael Jerome D'mello purchased the said property bearing S. No. 115/1,



115/2B, 116/1B area admeasuring 0-09-1 out of total area admeasuring 0-77-4 lyaing being situate at Village Gokhivare, Tal – Vasai, Dist. Palghar from Mr. Simao alias Siman Tomu Kulas for the consideration of Rs. 32,76,000/-.

- 2013 Entry - By deed of Conveyance dated 15/06/2013 registered under document No. 5963/2013, Mr Deepak Purushottam shah purchased the said property bearing S. No. 255/A/5C area admeasuring 0-03-225, S. No. 115/8/1B area admeasuring 0-01-005 total area admeasuring 0-04-23 lyaing being situate at Village Gokhivare, Tal – Vasai, Dist. Palghar from Mr. Michael Mates Kulas and others for the consideration of Rs. 37,50,000/-
- 2014 Entry 1 - By deed of Exchange dated 19/11/2014 registered under document No. Vasai 5 - 5540/2014, made and entered between 1) Deepak Purushottam Shah, 2) M/s. Swastik Spaces Ltd., through its Director Deepak Purushottam Shah, 3. Ravindra Purushottam Patil, 4) Michael Jerom D'mello, and the said property bearing S. No. 115/1 area admeasuring 0-04-8, S. No. 115/2B area admeasuring 0-10-1, S. No. 116/1B area admeasuring 0-12-5 lyaing being situate at Village Gokhivare, Tal – Vasai, Dist. Palghar in the shares of 3. Ravindra Purushottam Patil, 4) Michael Jerom D'mello.

Entry 2 - By deed of Conveyance dated 20/11/2014

REGISTRAR
MUMBAI
11/11/2014
11/11/2014

registered under document No. Vasai 5 - 5554/2014, M/s. Chetna Corporation through its partners Pannalal R. Mishra and Santosh M. Tiwari has purchased the said property bearing S. No. 115/8/1B area admeasuring 400 sq. mtr., S. No. 115/6 area admeasuring 1420 sq. mtr. out of 2480 sq. mtr., S. No. 115/13/1 area admeasuring 300 sq. mtr., S. No. 115/13/3 area admeasuring 100 sq. mtr. out of 250 sq. mtr., S. No. 115/14 area admeasuring 150 sq. mtr. S. No. 115/1 area admeasuring 480 sq. mtr. lying being situate at Village Gokhivare, Tal - Vasai, Dist. Palghar from Mr Deepak Purushottam shah and M/s. Swastik Spaces Ltd., through its Director Deepak Purushottam Shah and others for the consideration of Rs. 6,35,00,000/-

Entry 3 - By deed of Conveyance dated 20/11/2014

registered under document No. Vasai 5 - 5553/2014, M/s. Chetna Corporation through its partners Pannalal R. Mishra and Santosh M. Tiwari has purchased the said property bearing S. No. 115/6 area admeasuring 1010 out of 2480 sq. mtr., S. No. 115/8/2 area admeasuring 250 sq. mtr., S. No. 115/9 area admeasuring 300 sq. mtr., S. No. 115/10B area admeasuring 10 sq. mtr. out of 490 sq. mtr., S. No. 115/13/3 area admeasuring 90 sq. mtr. out of 250 sq. mtr. S. No. 115/18 area admeasuring 180 sq. mtr. out of 280 sq. mtr. S. No. 118/19 area admeasuring 1300 sq. mtr. out of 1420 sq. mtr. S. No. 116/1C area



admeasuring 563.40 sq. mtr. out of 570 sq. mtr. S. No. 116/8 area admeasuring 100 sq. mtr. out of 280 sq. mtr., S. No. 115/8/1A area admeasuring 429 sq. mtr. out of 2020 sq. mtr., S. No. 115/11/1 area admeasuring 20 sq. mtr. out of 310 sq. mtr., S. No. 115/13/2 area admeasuring 130 sq. mtr. out of 490 sq. mtr., S. No. 116/1E area admeasuring 230 sq. mtr. out of 1180 sq. mtr., lying being situate at Village Gokhivare, Tal – Vasai, Dist. Palghar from Mr Deepak Purushottam shah and M/s. Swastik Spaces Ltd., through its Directors Deepak Purushottam Shah and others for the consideration of Rs. 5,95,00,000/-.

2015	Nil
2016	Nil
2017	Nil
2018	Index not ready for search

From the title deeds, 7/12 extract, mutation entries, and from the search as provided by the advocate KALPANA S. MHATRE it establishes that:-

Mutation Entry No. 3158, dated 4/04/2007

By deed of Conveyance dated 24/03/2007 registered under document No. 3789/2007, Mr Deepak Purushottam Shah purchased the said property bearing S. No. 115/8/2, 115/11/3, 115/13/1, 115/15, 115/17, 115/19, 116/1A, 116/2, 116/8 lying being situate at Village Gokhivare, Tal – Vasai, Dist. Palghar from Mr. Cashi Marceline Lopes for the consideration of Rs. 2,15,00,000/-.

SEARCHED / INDEXED / SERIALIZED / FILED
 10/04/2017
 TALEGAON / DIST. PALGHAR

Mutation Entry No. 3159, dated 4/04/2007

By deed of Conveyance dated 16/01/2007 registered under document No. 647/2007, Mr Deepak Purushottam Shah purchased the said property bearing S. No. 115/6 lyaing being situate at Village Gokhivare, Tal – Vasai, Dist. Palghar from Kokilaben Harendrabhai Patel & others for the consideration of Rs. 42,50,000/-.

Mutation Entry No. 3476 dated 22/08/2008

By deed of Conveyance dated 14/07/2008 Mr Ravindra Purushottam Patil and Mr. Michael Jerome D'mello purchased the said property bearing S. No. 115/1, 115/2B, 116/1B lyaing being situate at Village Gokhivare, Tal – Vasai, Dist. Palghar from Mr. Michael Tomu Kulas & others for the consideration of Rs. 18,00,000/-.

Mutation Entry No. 3544, dated 5/01/2009

By deed of Conveyance dated 26/11/2008 registered under document No. 11454/2008, Mr Deepak Purushottam Shah purchased the said property bearing S. No. 116/7 lyaing being situate at Village Gokhivare, Tal – Vasai, Dist. Palghar from Mr. Madhukar Govind Patil & Mrs. Kanta Govind Patil for the consideration of Rs. 2,50,000/-.

Mutation Entry No. 3545, dated 5/01/2009

By deed of Conveyance dated 27/11/2008 registered under document No. 11485/2008, Mr Deepak Purushottam Shah purchased the said property bearing S. No. 115/10B area admn. 0-02-71, S. No. 115/8/1B area admn. 0-02-26, S. No. 115/18, 116/1C

area admn. 0-03-23, S. No. 255/A/5B area admn. 0-10-03; S. No. 255A/5C area admn. 0-27-55 lyaing being situate at Village Gokhivare, Tal – Vasai, Dist. Palghar from Mrs. Philomeena Alex Gomes & others for the consideration of Rs. 28,25,000/-.

Mutation Entry No. 3546, dated 5/01/2009

By deed of Conveyance dated 8/10/2008 registered under document No. Vasai 2 - 10304/2008, Mr Deepak Purushottam Shah purchased the said property bearing S. No. 255A/5B area admn. 0-01-77, S. No. 255A/5C area admn. 0-01-25, S. No. 115/18 area admn. 0-00-28, 115/10B area admn. 0-00-49, S. No. 115/8/1B area admn. 0-00-47, S. No. 116/1C area admn. 0-00-47 lyaing being situate at Village Gokhivare, Tal – Vasai, Dist. Palghar from Mr. Anton Pascol D'souza for the consideration of Rs. 13,00,000/-.

Mutation Entry No. 3766, dated 6/09/2010

By deed of Conveyance dated 28/08/2010 registered under document No. Vasai 2 - 12347/2008, M/s. Swastik Spaces Ltd., through its Director Mr Deepak Purushottam Shah purchased the said property bearing S. No. 115/2A, 115/8/1A, 115/10A, 115/11/1, 115/12/1, 115/13/2, 115/16, 116/1E, 116/4 lyaing being situate at Village Gokhivare, Tal – Vasai, Dist. Palghar from Mr. Thomas Kaitan Kulas & others for the consideration of Rs. 2,71,00,000/-.

Mutation Entry No. 4110 dated 8/08/2013

By deed of Conveyance dated 27/03/2012 registered under document No. 3090/2012, Mr Ravindra Purushottam Patil and Mr. Michael Jerome D'mello purchased the said property bearing S. No.

NOTARY
 (SHARASHTRA)
 PUNE, MHARASHTRA
 I - 411007
 020170777670

115/1, 115/2B, 116/1B area admeasuring 0-09-1 out of total area admeasuring 0-27-4 lyaing being situate at Village Gokhivare, Tal – Vasai, Dist. Palghar from Mr. Simao allias Siman Tomu Kulas for the consideration of Rs. 32,76,000/-.

Mutation Entry No. 4111 dated 8/08/2013


By deed of Conveyance dated 15/06/2013 registered under document No. 5963/2013, Mr Deepak Purushottam shah purchased the said property bearing S. No. 255/A/5C area admeasuring 0-03-225, S. No. 115/8/1B area admeasuring 0-01-005 total area admeasuring 0-04-23 lyaing being situate at Village Gokhivare, Tal – Vasai, Dist. Palghar from Mr. Michael Mates Kulas and others for the consideration of Rs. 37,50,000/-.

Mutation Entry No. 4112 dated 8/08/2013

By deed of Conveyance dated 15/06/2013 registered under document No. 5962/2013, Mr Deepak Purushottam shah purchased the said property bearing S. No. 115/12/2 area admeasuring 0-00-375, S. No. 115/8/1B area admeasuring 0-01-005, S. No. 115/13/3 area admeasuring 0-01-875 total area admeasuring 0-03-00 lyaing being situate at Village Gokhivare, Tal – Vasai, Dist. Palghar from Mr. Michael Mates Kulas and others for the consideration of Rs. 37,50,000/-.

Mutation Entry No. 4295 dated 12/01/2015

By deed of Exchange dated 19/11/2011 registered under document No. Vasai 5 - 5540/2014, made and entered between 1) Deepak Purushottam Shah, 2) M/s. Swastik Spaces Ltd., through its Director


 ADVOCATE & NOTARY
 (DIST. OF MUMBAI)
 A/100, ANANDWANI, BHADOLA,
 VASAI - 401207.
 PH - 9175430899 / 7972775766


Deepak Purushottam Shah, 3. Ravindra Purushottam Patil, 4) Michael Jerom D'mello, and the said property bearing S. No. 115/1 area admeasuring 0-04-8, S. No. 115/2B area admeasuring 0-10-1, S. No. 116/1B area admeasuring 0-12-5 lying being situate at Village Gokhivare, Tal – Vasai, Dist. Palghar in the shares of 3. Ravindra Purushottam Patil, 4) Michael Jerom D'mello.

Mutation Entry No. 4309 dated 2/05/2015

By deed of Conveyance dated 20/11/2014 registered under document No. Vasai 5 - 5554/2014, M/s. Chetna Corporation through its partners Pannalal R. Mishra and Santosh M. Tiwari has purchased the said property bearing S. No. 115/8/1B area admeasuring 400 sq. mtr., S. No. 115/6 area admeasuring 1420 sq. mtr. out of 2480 sq. mtr., S. No. 115/13/1 area admeasuring 300 sq. mtr., S. No. 115/13/3 area admeasuring 100 sq. mtr. out of 250 sq. mtr., S. No. 115/14 area admeasuring 150 sq. mtr. S. No. 115/1 area admeasuring 480 sq. mtr. lying being situate at Village Gokhivare, Tal – Vasai, Dist. Palghar from Mr Deepak Purushottam Shah and M/s. Swastik Spaces Ltd., through its Director Deepak Purushottam Shah and others for the consideration of Rs. 6,35,00,000/-.

Mutation Entry No. 4310 dated 2/05/2015

By deed of Conveyance dated 20/11/2014 registered under document No. Vasai 5 - 5553/2014, M/s. Chetna Corporation through its partners Pannalal R. Mishra and Santosh M. Tiwari has purchased the said property bearing S. No. 115/6 area admeasuring 1010 out of 2480 sq. mtr., S. No. 115/8/2 area admeasuring 250 sq.


 DEEPAK PURUSHOTTAM SHAH
 (Sole Proprietor & Notary)
 (M/s. Chetna Corporation)
 20/11/2014, Vasai - 5553/2014
 Dist. Palghar, Tal. Vasai
 Ph. No. 981207
 Mobile No. 981207 / 981207

mtr., S. No. 115/9 area admeasuring 300 sq. mtr., S. No. 115/10B area admeasuring 10 sq. mtr. out of 490 sq. mtr., S. No. 115/13/3 area admeasuring 90 sq. mtr. out of 250 sq. mtr. S. No. 115/18 area admeasuring 180 sq. mtr. out of 280 sq. mtr. S. No. 118/19 area admeasuring 1300 sq. mtr. out of 1420 sq. mtr. S. No. 116/1C area admeasuring 563.40 sq. mtr. out of 570 sq. mtr. S. No. 116/8 area admeasuring 100 sq. mtr. out of 280 sq. mtr., S. No. 115/8/1A area admeasuring 429 sq. mtr. out of 2020 sq. mtr., S. No. 115/11/1 area admeasuring 20 sq. mtr. out of 310 sq. mtr., S. No. 115/13/2 area admeasuring 130 sq. mtr. out of 490 sq. mtr., S. No. 116/1E area admeasuring 230 sq. mtr. out of 1180 sq. mtr., lying being situate at Village Gokhivare, Tal – Vasai, Dist. Palghar from Mr Deepak Purushottam shah and M/s. Swastik Spaces Ltd., through its Director Deepak Purushottam Shah and others for the consideration of Rs. 5,95,00,000/-.

Mutation Entry No. 4362, dated 9/09/2015

As per Taluka Hukum and Kami Jast Patra the record of survey No. 159 has been corrected in their record.

Mutation Entry No. 4547

As per this mutation entry record has been computerized. On the basis of the Title Deed, 7/12 extracts, Mutation entries and Search Report as provided by search clerk, I opine that the Title of 1) MR. RAVINDRA PURUSHOTTAM PATIL, 2] MR. MICHAEL JEROME FERNANDES is clear and marketable and the same is free from all encumbrances and reasonable doubts of what so ever nature.



सत्य प्रत

सौ. देवमानी किरदार धुमाळ
प्रभाग क्र. - ७६
कै. नारायण धुमाळ नगर, वॉलेव,
ता. वसई, जि. पालघर-४०१२०८.

(Handwritten signature)

Digitally signed by Smt. Debmuni Kiradar Dhumale, DN: cn=Smt. Debmuni Kiradar Dhumale, o=Palghar District Office, ou=Palghar District Office, email=debmuni.kiradar@palghar.gov.in, c=IN

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: 24/12/2018

At: Vasai


(SHRI RAJESH D. KHOBRAGADE)
ADVOCATE HIGH COURT
OFFICE OF THE CLERK
COURT OF MUMBAI
100, MARATHI CHAWL, BOMBAY,
INDIA - 400007.
PH - 2375430699 / 707279706


OFFICE OF THE CLERK
COURT OF MUMBAI
100, MARATHI CHAWL, BOMBAY,
INDIA - 400007.
PH - 2375430699 / 707279706