

YOGESH P. VIRARKAR

(B.A., LL.M.)

A D V O C A T E

Add: 304, Third Floor, Laxman Apt., Waman Nagar, Manvelpada Rd., Virar (E), Tal. Vasai, Dist Thane.

Date:- 21/11/2013.

To,
 M/s. Ritu Reality,
 Shop No.23/24, Pushpa Niketan,
 Temba Road, Behind Maxus Mall,
 Bhayandar (W), Tal. & Dist. Thane.

SEARCH REPORT & TITLE REPORT

THIS IS TO CERTIFY THAT I have taken search in the office of the Sub-Registrar at Vasai, vide Application Receipt No.13187 dated 21/11/2013 (the Sub Registrar Vasai-1) in respect of the Non Agricultural land bearing Survey No.88 (Old Survey No.189), Hissa No.4+8, Area 7960 square meters, Assessment Rs.796/- of Village Tivari (Old Village Rajavali), Tal. Vasai, Dist. Thane. The Search was taken for the purpose of verifying the registered transactions, if any. The search was taken from the year 1984 to 21/11/2013. The Books and Records for the years 1995, 1996, 1997 are sent to Thane for data entry. The Books for the years 2001 to 2013 are not perfectly ready and they are found mixed and not properly maintained and arranged and some of them are not yet ready for inspection. The most of the record kept with the sub Registrar found torn and in ruinous condition. The search has been done till the date of the application. The findings on the search of the records are as under :

<u>YEAR</u>	<u>FINDINGS</u>
	PHOTO PRINTED
1984	Torn. Torn.
1985	Torn. Torn.
1986	Torn. Torn.
1987	Nil. Torn.
1988	Torn. Torn.

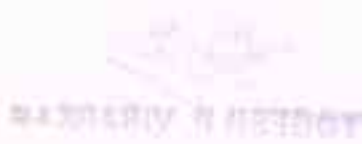
1989	Torn.	Torn.
1990	Nil.	Nil.
1991	Nil.	Nil.
1992	Nil.	Nil.
1993	Nil.	Torn.
1994	Nil.	Nil.
1995	Not available.	Nil.
1996	Nil.	Not available.
1997	Nil.	Not available.
1998	Nil.	Nil.
1999	Nil.	Nil.
2000	Nil.	Nil.
2001	Binding not arranged properly/pages mixed/Nil.	
2002	Binding not arranged properly/pages mixed/Nil.	
2003	Binding not arranged properly/pages mixed/Nil.	
2004	Binding not arranged properly/pages mixed/Nil.	
2005	Binding not arranged properly/pages mixed/Nil.	
2006	Binding not arranged properly/pages mixed/Nil.	
2007	Binding not arranged properly/pages mixed/Nil.	
2008	Binding not arranged properly/pages mixed/Nil.	
2009	Binding not arranged properly/pages mixed/Nil.	
2010	Binding not arranged properly/pages mixed/Nil.	
2011	Binding not arranged properly/pages mixed/Entry - 1 & 2.	
2012	Binding not arranged properly/pages mixed/Entry - 3.	
2013	Binding not arranged properly/pages mixed/Entry - 4 & 5.	

ENTRY - 1:- The Sub Registrar Vasai – 3.

Deed of Confirmation for Rs.10,00,000/- (Rs.10,42,000/-),

Dated: 8.6.2011, Document No.7890/2011.


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Stamp Duty Rs.36,470/- and penalty Rs.72,940/- has been paid to the said Document as per EVN- 514/11 (OW No.5865) dated 7.5.2011 as per order of the Joint District Registrar Class-1 (Rural).

In respect of Village Tivari, Tal Vasai, Dist Thane bearing:-

Survey No.	Hissa No.	Area	Assessment
New/Old		(H-R-P)	Rs. Paise
88 / 189	2	0-09-4	1-37
88 / 189	4	0-38-9	5-00
88 / 189	6	0-05-1	0-80
88 / 189	8	0-40-7	1-31
88 / 189	9	0-10-1	0-75

Vendors : (1) Vinayak Pandurang Bhoir for self and power of Attorney of,
(2) Demubai Jagannath Bhoir, (3) Rohidas Pandurang Bhoir,
(4) Kusum Harishchandra Patil, (5) Kishori Ashok Patil.

Purchasers : (1) Nelson Simon Rebello, (2) John Michael Tuscano,
(3) Richard Sebastian Corricea, (4) Stany Silvester Machado.

ENTRY - 2:- The Sub Registrar Vasai - 3.

Deed of Conveyance for Rs.10,00,000/- (Rs.10,42,000/-),

Dated: 8.6.2011, Document No.7891/2011.

Deed of Confirmation registered vide Document No.7890/2011 dated 8.6.2011.

In respect of Village Tivari, Tal Vasai, Dist Thane bearing:-

Survey No.	Hissa No.	Area	Assessment
New/Old		(H-R-P)	Rs. Paise
88 / 189	2	0-09-4	1-37
88 / 189	4	0-38-9	5-00
88 / 189	6	0-05-1	0-80
88 / 189	8	0-40-7	1-31
88 / 189	9	0-10-1	0-75

Vendors : (1) Vinayak Pandurang Bhoir for self and power of Attorney of,
(2) Demubai Jagannath Bhoir, (3) Rohidas Pandurang Bhoir,


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(4) Kusum Harishchandra Patil, (5) Kishori Ashok Patil.

Purchasers : (1) Nelson Simon Rebello, (2) John Michael Tuscano,
(3) Richard Sebastian Corriea, (4) Stany Silvester Machado.

ENTRY - 3:- The Sub Registrar Vasai – 2.

Bandhpatra (Transfer Deed).

Dated: 28.8.2012 (Regd. on 29.8.2012), Document No.8335/2012.

In respect of Village Tivari, Tal Vasai, Dist Thane bearing:-

Survey No.	Hissa No.	Area	Assessment
New/Old		(H-R-P)	Rs. Paise
88 / 189	4	0-38-9	5-00
88 / 189	8	0-40-7	1-31

Out of the said land area 396.26 square meters land for existing Road and 1069.66 square meters land for DP Road.

Assignors : (1) Nelson Simon Rebello, (2) John Michael Tuscano,
(3) Richard Sebastian Corriea, (4) Stany Silvester Machado.

Assignee : The Gram Panchayat Tivari through its _____ Vinod Patil.

ENTRY - 4:- The Sub Registrar Vasai – 2.

Development Agreement for Rs.2,35,60,000/- (Rs.1,49,10,500/-),

Dated: 28.10.2013 (29.10.2013), Document No.8989/2013.

In respect of sanctioned FSI admeasuring 2864.08 square meters built up area + FSI of staircase with Balcony of 587.39 square meters (Total FSI of 3451.47 square meters) of the Non Agricultural land bearing Survey No.88 (Old Survey No.189), Hissa No.4 & 8, area admeasuring 7960 square meters, Assessment Rs.796/-, situated at Revenue Village Tivari (Old Rajawali village), Taluka Vasai, District Thane.

Owners: (1) Nelson Simon Rebello, (2) John Michael Tuscano,
(3) Richard Sebastian Corriea, (4) Stany Silvester Machado.

Developers: M/s. Ritu Reality thru' its Partner Rajaram Nekaram Bhati.


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ENTRY - 5- The Sub Registrar Vasai - 2.

Power of Attorney dated 29.10.2013, Document No.8990/2013.

In respect of sanctioned FSI admeasuring 2864.08 square meters built up area + FSI of staircase with Balcony of 587.39 square meters (Total FSI of 3451.47 square meters) of the Non Agricultural land bearing Survey No.88 (Old Survey No.189), Hissa No.4 & 8, area admeasuring 7960 square meters, Assessment Rs.796/-, situated at Revenue Village Tivari (Old Rajawali village), Taluka Vasai, District Thane.

Executants: (1) Nelson Simon Rebello, (2) John Michael Tuscano,

(3) Richard Sebestian Corriea, (4) Stany Silvester Machado.

Power of Attorney: Rajaram Nekaram Bhati the partner of M/s. Ritu Reality.

Except the above, no other transaction being sale, mortgage, lease, lien or otherwise is noticed in respect of the said Land.

*** Mutation Entries ***

One Dhago Narayan Bhoir expired on 9.1.1945 leaving behind him his only legal heir and representative Anant Dhago Bhoir (son) and his name was recorded as the legal heir of the said deceased in the record of rights of the said land and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.413 dated 4.11.1945 of Old Village Rajavali.

Anant Dhago Bhoir expired on or before 1968 leaving behind him his legal heirs and representatives (1) Jagannath Anant Bhoir (son), (2) Rohidas Pandurang Bhoir (grand-son), (3) Vinayak Pandurang Bhoir (grand-son), (4) Kusum Harishchandra Patil (grand-daughter), (5) Kishori Ashok Patil (grand-daughter), (6) Sakhubai Pandurang Bhoir (daughter in law) and their names were recorded as the legal heirs of the said deceased in the record of rights of the said land and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.1770 dated 9.10.1978 of Old Village Rajavali.

Anant Dhago Bhoir expired on 29.7.1967 and Gauru Anant Bhoir expired on or before 1965 leaving behind them their legal heirs and representatives (1) Jagannath Anant Bhoir (son), (2) Rohidas Pandurang Bhoir (grand-son), (3) Vinayak Pandurang


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Bhoir (grand-son), (4) Kusum Harishchandra Patil (grand-daughter), (5) Kishori Ashok Patil (grand-daughter), (6) Sakhubai Pandurang Bhoir (daughter in law) and their names were recorded as the legal heirs of the said deceased in the record of rights of the said land and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.2006 dated 11.12.1987 of Old Village Rajavali.

Sakhubai Pandurang Bhoir expired on 25.3.2004 leaving behind her legal heirs and representatives (1) Rohidas Pandurang Bhoir (son), (2) Vinayak Pandurang Bhoir (son), (3) Kusum Harishchandra Patil (daughter), (4) Kishori Ashok Patil (daughter) and their names were recorded as the legal heirs of the said deceased in the record of rights of the said land and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.412 dated 24.06.2011 of New Village Tivari.

Jagannath Anant Bhoir expired on 29.9.2004 leaving behind him his only legal heir and representative Demubai Jagannath Bhoir (wife) and her name was recorded as the legal heir of the said deceased in the record of rights of the said land and accordingly an entry to that effect was recorded on 7/12 extract vide Mutation Entry No.413 dated 24.06.2011 of New Village Tivari.

By a Conveyance Deed dated 8.6.2011 registered vide Document No.7891/2011 (1) Demubai Jagannath Bhoir, (2) Vinayak Pandurang Bhoir, (3) Rohidas Pandurang Bhoir, (4) Kusum Harishchandra Patil, (5) Kishori Ashok Patil, No.2 for self and power of attorney holder of No.1, 3 to 5 sold, conveyed, assigned and transferred the said land and other lands to (1) Mr. Nelson Simon Rebello, (2) Mr. John Michael Tuscano, (3) Mr. Richard Sebastian Corriea, (4) Mr. Stany Silvester Machado for consideration amount of Rs.10,00,000/- and an entry to that effect is recorded on 7/12 extract of the said land vide Mutation Entry No.414 dated 24.6.2011 of New Village Tivari.

By an Order No.REV/DESK-1/T-9/NAP/VIVARI-VASAI/SR/8/2012 dated 30.5.2012 the Collector Thane granted Non Agricultural Permission in respect of the said Land on the terms and conditions mentioned therein and an entry to that effect is recorded on 7/12 extract of the said land vide Mutation Entry No.459 dated 31.5.2012 of New Village Tivari.

By a Transfer Deed dated 29.8.2012 registered vide Document No.8335/2012 (1) Mr. Nelson Simon Rebello, (2) Mr. John Michael Tuscano, (3) Mr. Richard

BARBARA P. HODSON


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Sebastian Corriea, (4) Mr. Stany Silvester Machado conveyed, assigned and transferred for without consideration the land area admeasuring 396.26 square meters for existing Road and reserved land area admeasuring 1069.66 square meters for DP Road out of the said Land to Gram Panchayat Tivari and an entry to that effect is recorded on 7/12 extract of the said land vide Mutation Entry No.484 dated 10.9.2012 of New Village Tivari.

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The Collector Thane has granted Non-Agricultural permission vide No.REV/D-1/T-9/NAP/TIVARI-VASAI/SR-8/2012 dated 30/5/2012 in respect of the said Land.

The City and Industrial Development Corporation Vasai (CIDCO) has granted Development Permission to construct residential with Shopline Building to construct on the said Land vide orders No.CIDCO/ATPO(BP)/VVSRCBP-18/CC/2013/56 and 57 dated 6/5/2010.

By a registered Development Agreement dated 29/10/2013 vide Document No.8989/2013 in the office of the Sub Registrar Vasai-2, executed by and between (1) Mr. Nelson Simon Rebello, (2) Mr. John Michael Tuscano, (3) Mr. Richard Sebastian Corriea, (4) Mr. Stany Silvester Machado ("the Owners" therein) entrusted, assigned, granted and transferred the development rights of the sanctioned FSI admeasuring 2864.08 square meters built up area + FSI of staircase with Balcony of 587.39 square meters (Total FSI of 3451.47 square meters) of the plot of Land admeasuring 6494.08 square meters out of Non Agricultural land bearing Survey No.88 (Old Survey No.189), Hissa No.4 & 8, area admeasuring 7960 square meters, Assessment Rs.796/-, situated at Revenue Village Tivari (Old Rajawali village), Taluka Vasai, District Thane in favour of M/s. Ritu Reality ("the Developers" therein) for total consideration amount of Rs.2,35,60,000/ AND according to the said Development Agreement the said Owners (1) Mr. Nelson Simon Rebello, (2) Mr. John Michael Tuscano, (3) Mr. Richard Sebastian Corriea, (4) Mr. Stany Silvester Machado have executed registered Power of Attorney dated 29/10/2013 vide Document No.8990/2013 in the office of the Sub Registrar Vasai-2, in favour of Mr. Rajaram Nekaram Bhati the Partner of M/s. Ritu Reality for the purpose of development of the said Land.


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I had published a notice in Marathi Newspaper "Nav-Shakti" on 2/11/2013 in respect of the said land and the FSI thereof for the purpose of investigating the title of the said Land. I hereby certify that have not received any objection to the said notice, till the date of issuance of this Certificate.

From the above facts (subject to the above facts and findings) I hereby certify that the title of the above said Land is clear beyond reasonable doubts and M/s. Ritu Reality have obtained development rights of the sanctioned FSI admeasuring 2864.08 square meters built up area + FSI of staircase with Balcony of 587.39 square meters (Total FSI of 3451.47 square meters) of the said Land. The title Certificate is given subject to availability of the records.


(YOGESH P. VIRARKAR)

Advocate.

YOGESH P. VIRARKAR

B.A., LL.M.

ADVOCATE

304, Laxman Apt., Waman
Nagar, Manvel Pada, Road,
Virar (E), Tal-Vasai, Dist-Thane