

# LEROY COLLACO

Public Auctioneers - Advertisers

22<sup>nd</sup> March 2018

## TO WHOM SO EVER IT MAY CONCERN

We have caused the title to be investigated in respect of the Non- Agricultural Land bearing Survey No. 2, Hissa No. 7, C.T.S No .2690, area admeasuring He-R-P 0-05-1 equivalent to 510 Sq. mts. assessed at Rs. 1-06 paise, lying and being at Village - Dhovali, Taluka- Vasai, District-Palghar within the Registration Sub-District -Vasai and within the limits of Vasai -Virar City Municipal Corporation (hereinafter referred to as the SAID PROPERTY for brevity's sake) more particularly described in the schedule given hereinunder.

We have inspected following documents in this regard:-

- a. 7/12 extract dated 15<sup>th</sup> February 2018;
- b. Mutation Entries No. 2748, 1185, 6291, 3016, 2776, 6291, 6292, 5455;
- c. Death certificate of Mr. Duming alias Dominic Anton Ghosal alias Gonsalves;
- d. Photocopy of Development Agreement dated 28<sup>th</sup> January 2002 granted by John Anton Ghosal alias Gonsalves & Ors. to M/s. Ruby Developers. Registered in the office of the Sub-registrar of Assurances -Vasai-1 at Serial no. 379/2002;
- e. Photocopy of Irrevocable General Power-of-attorney dated 28<sup>th</sup> January 2002 granted by John Anton Ghosal alias Gonsalves & Ors. to M/s. Ruby Developers.

On the basis of the aforesaid inspection and search and on the basis of the documents produced for our perusal we have to state as under:-

- The said land more particularly described in the schedule written hereinunder was originally seized and possessed by Mr. Anton Dumji Ghosal alias Gonsalves.
- Mr. Anton Dumji Ghosal alias Gonsalves died intestate on 3<sup>rd</sup> November 1939 leaving behind his legal heirs Mr. Marceline Anton Ghosal alias Gonsalves, Mr. Duming Anton Ghosal alias Gonsalves and Mr. Johnny Anton Ghosal alias Gonsalves. Names of the legal heirs were recorded by mutation entry no. 1185 of Village -Dhovli;
- Mr. Duming Anton Ghosal alias Gonsalves died intestate on 5<sup>th</sup> June 1947. Mr. Duming Anton Gonsalves was unmarried and therefore had his brothers as only legal heirs. Therefore, the said land devolved upon his brothers Mr. Marceline Anton Ghosal alias Gonsalves and Mr. Johnny Anton Ghosal alias Gonsalves.



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B.L.S., L.L.B., Advocate

- Mr. John Anton Gonsalves created a charge on the said land for the loan facility availed from the Bassein Catholic Co-op Bank Ltd. (recorded by mutation entry no. 3016). Mr. John Anton Gonsalves repaid the loan and the charge of the Bassein Catholic Co-op. Bank Ltd. on the said property was released (recorded by mutation entry no. 2776);
- Mr. Marceline Anton Ghosal died intestate on 11<sup>th</sup> March 1996 and his legal heirs namely- 1) Mr. Dominic Marceline Gonsalves (Son), 2) Smt. Lily Felix Gonsalves (daughter), 3) Bennie Russy Tarapurwala (daughter), 4) Julie Anthony D'mello (daughter), 5) Jacinta Gomes Pereira (daughter), 6) Mrs. Sibal Leslie Dias (daughter) were recorded as owners of the said land (as has been recorded by mutation entry no. 5455);
- By Development Agreement dated 28<sup>th</sup> January 2002, the said Mr. John Anton Gonsalves, Mr. Dominic Marceline Gonsalves, Smt. Lily Felix Gonsalves, Mrs. Bennie Russy Tarapurwala, Mrs. Julie Anthony D'mello, Mrs. Jacinta Gomes Pereira and Mrs. Sible Leslie Dias granted development rights of the said land to M/s. Ruby Developers. The said Agreement is registered at the office of the Sub-Registrar of Assurances –Vasai -1 at Serial No. 379 of 2002. The said owners also granted irrevocable Power-of-attorney dated 28<sup>th</sup> January 2002 authorising Mr. Sunil Ratilal Shah, a partner of M/s. Ruby Developers with various powers to carry on the Development of the said land;

On the basis of the search carried out in the office of Sub- Registrar of Assurances for last 60 years and on the basis of the findings recorded by the Mutation Entries and the abovementioned documents we hereby certify that the title of Mr. John Anton Gonsalves, Mr. Dominic Marceline Gonsalves, Smt. Lily Felix Gonsalves, Mrs. Bennie Russy Tarapurwala, Mrs. Julie Anthony D'mello, Mrs. Jacinta Gomes Pereira and Mrs. Sible Leslie Dias and of M/s. Ruby Developers in respect of the Non- Agricultural Land bearing Survey No. 2; Hissa No. 7, C.T.S No .2690, area admeasuring He-R-P 0-05-1 equivalent to 510 Sq. mts. assessed at Rs. 1-06 paise, lying and being at Village - Dhovali, Taluka- Vasai, District-Palghar within the Registration Sub-District –Vasai and within the limits of Vasai –Virar City Municipal Corporation more particularly described in the schedule given hereinunder is clear, unencumbered and marketable.



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By S. L. B. Advocate

## Schedule of the property:-

ALL THAT pieces or parcels of Non- Agricultural Land bearing Survey No. 2, Hissa No. 7, C.T.S No .2690, area admeasuring He-R-P 0-05-1 equivalent to 510 Sq. mts. assessed at Rs. 1-06 paisa, lying and being at Village — Dhovali, Taluka- Vasai, District-Palghar within the Registration Sub-District –Vasai and within the limits of Vasai –Virar City Municipal Corporation and bounded by –

On or towards the East :- C.T.S. No.2689/2691.

On or towards the West :- C.T.S. No. 2693.

On or towards the South :- C.T.S. No. 2688 & D.P.Road.

On or towards the North :- C.T.S. No. 2690 (Part) Maulik Bungalow.



LeRoy Collaco  
Advocate