

# LEROY COLLACO

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

30<sup>th</sup> April 2019

## TO WHOM SO EVER IT MAY CONCERN

### Title Certificate

This is to certify that we have investigated the title to the aforesaid property for last 60 years i.e. from the year 1959 to 2019 which is more particularly described in the schedule written hereinunder and have perused title deeds and certify that in our opinion the title of Mr. Felix Manvel D'costa, Mr. Paul Manvel D'costa and Mr. Mathew Manvel D'costa, Mrs. Chanda Prakash Vanmali and Mr. Prakash Keshav Vanmali in respect of the property more particularly described in the schedule written hereinunder is clear, marketable and free from encumbrances, charges and/or claims.

### Schedule of the property:-

ALL THAT pieces or parcels of Non- Agricultural Land situated lying and being at Village — Chulne, Taluka- Vasai, District- Palghar within the Registration Sub-District –Vasai and within the limits of Vasai –Virar City Municipal Corporation bearing Survey No. 87, Hissa No. 8, total area admeasuring 1240 sq.mts. assessed at Rs. 12-40 paisa.



LeRoy Collaco  
Advocate

30<sup>th</sup> April 2019

## TO WHOM SO EVER IT MAY CONCERN

We have caused the title to be investigated for last 60 years i.e. from 1959 to 2019 in respect of the Non- Agricultural Land situated lying and being at Village — Chulne, Taluka- Vasai, District- Palghar within the Registration Sub-District –Vasai and within the limits of Vasai –Virar City Municipal Corporation bearing Survey No. 87, Hissa No. 8, total area admeasuring 1240 sq.mts. assessed at Rs. 12-40 paisa, (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 22<sup>nd</sup> April 2019 ;
- b. Mutation Entries No. 683, 361, 435, 1001, 1365, 1609, 1655, 1959, 1960, 2886, 2941, 3164;
- c. A copy of certificate issued by Talathi –Umelman that Mutation Entry No. 75 is not available in the records;

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:-

- By a decree granted by the Andheri Court the said land was purchased by one Mr. Kaitan Jav D'souza on 15th March 1935;
- In the year 1941 the said Mr. Kaitan Jav D'souza released his rights in favour of one Mr. Jaku Anton Soz by giving consent before the Talathi;
- The said Mr. Jaku Anton Soz died intestate on 18<sup>th</sup> August 1963. As per the personal law by which the said Mr. Jaku Anton Soz was governed at the time of his death the said property devolved upon his legal heirs namely- 1) Mr. Anton Jaku Soz, (since Dead) to his legal heirs i) Smt. Kathrin Anton Soz, ii) Ms. Luisa Anton Soz, iii) Ms. Veronika Anton Soz, iv) Mr. Dominic Anton Soz, v) Mr. Victor Anton Soz, 2) Mr. Bastav Jaku Soz (Since Deceased) to his legal heirs – i) Smt. Mary Bastav Soz (Wife), ii) Smt. Terej Anton D'souza, iii) Mr. Jacob Bastav Soz, iv) Mr. Diago Bastav Soz, v) Smt. Ajwen Bastav Soz, vi) Smt. Lucy Bastav Soz, vii) Mr. Lawrence Bastav Soz, viii) Mr. Paul Batyav Soz, 3) Mr. Simon Jaku Soz, 4) Mr. Jambu Jaku Soz, 5) Mr. Dominic Jaku Soz, & daughters namely 6) Smt. Natal Francis Gomes ( since Dead) her legal heirs- i) Mr. Nazareth Francis Goms, ii) Mr. Joseph Francis Goms and iii) Smt. Sicilia John D'costa, 7) Smt. Rosemary Bastav Muskarnes, 8) Smt. Dumna Jack D'Souza, 9) Smt. Isabel Francis Lopes, 10) Smt. Sicilia Bruno Rosaria (as has been recorded by mutation entry no. 1365);



- Mr. Simon Jaku Soz died interstate on 22<sup>nd</sup> April 1988. As per the personal law by which he was governed at the time of his death his share in the said property devolved upon his legal heirs namely- 1) Smt. Ritubai Symon D'souza (Wife), 2) Mrs. Monica John D'souza, 3) Mrs. Dumna Gabriel D'souza, 4) Ms. Fatima Simon D'souza, 5) Ms. Mebal Simon D'souza, 6) Ms. Santosh Simon D'souza, 7) Ms. Sunita Simon D'souza and 8) Mr. Subhash Simon D'souza (as has been recorded by mutation entry no. 1609);
- Smt. Kosu Manvel D'costa filed a Tenancy /easement Case No. 19 of 1990 for declaring herself as a tenant of the said agricultural land. The said case was disposed by an Order dated 6<sup>th</sup> June 1992 in favour of Smt. Kosu Manvel D'costa. As per the said Order dated 6<sup>th</sup> June 1992 by Tahasildar, Vasai, name of Smt. Kosu Manvel D'costa was entered as a tenant of the said land. (as has been recorded by mutation entry no. 1655);
- Smt. Kosu Manvel D'costa filed a case bearing No. 24/ 93 under the provisions of Section 32 G of Bombay Tenancy and Agricultural Land Act, 1947. The said Application was allowed and the certificate under the provisions of Section 32 M of the Bombay Tenancy and Agricultural Lands Act, 1947 was granted to Smt. Kosu Manvel D'costa. Accordingly the names of the original Landlords Mr. Simon Jaku Soz and 22 others was deleted and the name of Smt. Kosu Manvel D'costa was entered into the column of Holder on the 7/12 extract of the said land. (as per the mutation entries no. 1959 and 1960);
- Smt. Kosu Manvel D'costa granted Power of Attorney dated 19<sup>th</sup> May 2012 in favour of her sons Mr. Felix Manvel D'costa and others empowering them to sell, develop and otherwise deal with the said property. The said Power of Attorney is registered at the office of the Sub-Registrar of Assurances Vasai at Sr. No. 5572/2012;
- The said land was converted into N.A. usage vide order dated 16<sup>th</sup> May 2016 granted by the Collector, Thane bearing No. Revenue/K-1/Te-1/NAP/Chulne-Vasai/SR-29/2015;
- Smt. Kosu Manvel D'costa vide Deed of Conveyance dated 7<sup>th</sup> January 2016, registered in the office of the sub-Registrar of Assurances -Vasai at Sr. No. 211/2016 transferred and sold area admeasuring 675 sq.mts. out of the total area of 1240 sq.mts. of the said property to Mrs. Chanda Pravin Vanmali and Mr. Pravin Keshav Vanmali. The said transfer has been mutated by mutation entry no. 2941;
- Smt. Kosu Manvel D'costa died intestate on 11<sup>th</sup> January 2019, leaving behind her legal heirs namely Mr. Felix Manvel D'costa, Mr. Paul Manvel D'costa and Mr. Mathew Manvel D'costa in accordance with the law she was governed at the time of her

death. The balance land admeasuring 565 sq.mts. devolved upon Mr. Felix Manvel D'costa, Mr. Paul Manvel D'costa and Mr. Mathew Manvel D'costa. The same was recorded by mutation entry no. 3164;

One the basis of the search carried out in the office of Sub- Registrar of Assurances and on the basis of the findings recorded by the Mutation Entries and the abovementioned documents we hereby certify that the title of Mr. Felix Manvel D'costa, Mr. Paul Manvel D'costa and Mr. Mathew Manvel D'costa, Mrs. Chanda Prakash Vanmali and Mr. Prakash Keshav Vanmali in respect of the Non- Agricultural Land situated lying and being at Village — Chulne, Taluka- Vasai, District- Palghar within the Registration Sub-District — Vasai and within the limits of Vasai —Virar City Municipal Corporation bearing Survey No. 87, Hissa No. 8, total area admeasuring 1240 sq.mts. assessed at Rs. 12-40 paisamore particularly described in the schedule given hereinunder is clear, unencumbered and marketable.

**Schedule of the property:-**

ALL THAT pieces or parcels of Non- Agricultural Land situated lying and being at Village — Chulne, Taluka- Vasai, District- Palghar within the Registration Sub-District —Vasai and within the limits of Vasai —Virar City Municipal Corporation bearing Survey No. 87, Hissa No. 8, total area admeasuring 1240 sq.mts. assessed at Rs. 12-40 paisa.



LeRoy Collaco  
Advocate

30<sup>th</sup> April 2019

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SEARCH REPORT

**Description of the property:-**

Non- Agricultural Land situated lying and being at Village — Chulne, Taluka- Vasai, District- Palghar within the Registration Sub-District –Vasai and within the limits of Vasai –Virar City Municipal Corporation bearing Survey No. 87, Hissa No. 8, total area admeasuring 1240 sq.mts. assessed at Rs. 12-40 paisa,

I instructed Ms. Chaitali Vernekar to take search who has taken the Search in respect of the above mentioned property and has gone through the available Index II Registers kept in the office of Sub-Registrar of Vasai- I, II, III, IV & V for the period of 60 years that is 1959-2019 a receipt is attached herewith:-

<u>YEAR</u>	<u>Index</u>	<u>Year</u>	<u>Index</u>
1955	Torn	1986	Torn
1956	Torn	1987	Torn
1957	Torn	1988	Torn
1958	Torn	1989	Torn
1959	Torn	1990	Torn
1960	Torn	1991	Torn
1961	Torn	1992	Torn
1962	Torn	1993	Torn
1963	Torn	1994	Nil
1964	Torn	1995	Nil
1965	Torn	1996	Nil
1966	Torn	1997	Nil
1967	Torn	1998	Nil
1968	Torn	1999	Nil
1969	Torn	2000	Nil
1970	Torn	2001	Nil
1971	Torn	2002	Nil
1972	Torn	2003	Nil
1973	Torn	2004	Nil
1974	Torn	2005	Nil
1975	Torn	2006	Nil
1976	Torn	2007	Nil
1977	Torn	2008	Nil
1978	Torn	2009	Nil
1979	Torn	2010	Nil

1981	Torn	2012	Entry
1982	Torn	2013	Nil
1983	Torn	2014	Nil
1984	Torn	2015	Nil
1985	Torn	2016	Entry
		2017	Nil
		2018	Nil
		2019	Nil

**Note:-** This Title Clearance Certificate and Search Report is subject to the indexes which are in torn condition and indexes which are sent to the Thane Collector and the indexes which are not ready for inspection which please note.

• **Entry in 2012**

Power of Attorney

Amount- 0.00/-

Market Value- 0.00/-

Survey No. 87, Group No. 8, Village- Chulne, Hissa No. 8,

Assessed - 0.91 Paise, Area- 12.4 Guntha

Grantor - Smt. Kosubai alias Kosu Manvel D'costa

Grantee - Mr. Felix Manvel D'costa

Document No. 5572/2012,

Registration Date- 19<sup>th</sup> May 2012

Amount- 294170/-,

Stamp Duty- 500.00/-

Dated 19<sup>th</sup> May 2012.

• **Entry in 2016**

Sale Deed

Amount- 25,00,000/-

Market Value- 25,92,000/-

Survey No. 87, Group No. 8, Village- Chulne, Hissa No. 8,

Assessed - 0.91 Paise, Area- 675 sq.mts.

Vendor - Smt. Kosubai alias Kosu Manvel D'costa through her constituted attorneys Mr. Felix Manvel D'costa and Others

Purchasers - Mrs. Chanda Pravin Vanmali and Others

Document No. 211/2016,

Registration Date- 7<sup>th</sup> January 2016

Stamp Duty- 1,55,600/-

Registration Charges - 25920/-

Dated -31<sup>st</sup> December 2015



LeRoy Collaco  
Advocate