

**AKHTAR JAHAN SAYYED
B.A.,LL.B**

ADVOCATE HIGH COURT

**Off. EC/3/4,E/12, Miami Build.
Opp. Bharat Gas Agency
Evershine City, Vasai (E),
Mo.9503524348/9226549293**

Ref. 213

Date: 18/6/16

TITLE CERTIFICATE

Ref - Land bearing Survey, No - 189, Hissa Plot No - 4 pt Area admeasuring H.R. 0-53-6 + P. K. 0-08-4. Assessment Rs.- 06-.Paise-17/- ,lying, being and situated in Village - More Taluka Vasai, District- Palghar (Old - Thane.) within the limits of Sub- Registrars office at Vasai 1,2,3,4,5,6 with the help of Books of records available for search and Documents submitted to me in respect of above mentioned property

As per your instruction Search is taken by Mr. Nitin Patil in the Office OF Sub -Registrar of Assurances AT Vasai-1,2,3,4,5,6 for the period of Thirty Five (35) Years i.e. from 1982 to 12/06/2016

I. From the Search and Document Submitted to me it is found That:-

- a) As recorded in the Mutation Entry No - 405 The Co-Owner Mr. Sakharam Pandurang Vaidya died intestate on Dated - 17/04/1938 hence his right in the aforesaid land has been transmitted to his Legal Heir Mr. Shamrao Pandurang Vaidya same was incorporated in the revenue records
- b) As recorded in the Mutation Entry No - 936 Mr. Zav Manu Dibrit Cultivating the land of Mr. Subhashchandra Bhairavnath hence Mr. Zav Manu Dibrit's name was written as The Kul of the aforesaid land same was incorporated in the revenue records
- c) As recorded in the Mutation Entry No - 1190 By the Virtue of Tenancy Certificate the Kul of the aforesaid land Mr. Zav Manu Dibrit Purchased the aforesaid Land from its Owner Mr. Subhashchandra Bhairavnath.same was incorporated in the revenue records
- d) As recorded in the Mutation Entry No - 416 The Co-Owner Mr. Jakim Zav Dibrit died intestate hence his interest in the aforesaid land has been transmitted to his Legal Heirs 1) Mr. Daigo Jakim Dibrit 2) Mr. Bincent Jakim Dibrit 3) Mrs. Ugibai Jakim Dibrit same was incorporated in the revenue records
- e) As recorded in the Mutation Entry No - 417 The Co-Owner Mr. Luis Zav Dibrit died intestate on Dated - 08/11/1994 hence his interest in the aforesaid land has been transmitted

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to his Legal Heirs 1) Mrs Pilibai Luis Dibrit 2) Mr. Peter Luis Dibrit 3) Mr. Alex Luis Dibrit 4) Mr. John Luis Dibrit 5) Mr. Dominick Luis Dibrit same was incorporated in the revenue records

f) As recorded in the Mutation Entry No – 585 The Co-Owner Mrs Kartin Francis Dibrit died intestate on Dated – 17/04/1983 hence his interest in the aforesaid land has been transmitted to his Legal Heir Mr Joyal John Ghonsalves same was incorporated in the revenue

g) As recorded in the Mutation Entry No – 985 The Co-Owner Mrs Natibai Farsha Dibrit died intestate on Dated – 04/07/2002 hence her interest in the aforesaid land has been transmitted to her Legal Heirs 1) Mrs Kelsibai Rafael Lujar 2) Mrs Lujanbai Francis Dibrit 3) Mrs Roji . Francis Dibrito 4) Mr.Katrin Francis Dibrito 5) Mrs Priscilla Francis Dibrito 6) Mrs. Koshav Francis Dibrito same was incorporated in the revenue records

h) As recorded in the Mutation Entry No – 1157 The Co-Owner Mr. Zav Manu Dibrit died intestate on Dated – 1952 hence his interest in the aforesaid land has been transmitted to his Legal Heirs 1) Mr. Farsha Zav Dibrit 2) Mr. Silu Zav Dibrit 3) Mr. Jakim Zav Dibrit 4) Mr. Luza Zav Dibrit 5) Mrs. Silubai Zav Dibrit same was incorporated in the revenue records

i) By the Virtue of Conveyance Deed Dated - 22/10/2010 Reg. No – 16450/2010 Registered at Sub – Registrar office of Assurances Vasai,- 2 Mr. Pewter Luis Dibrit Alias Dibrito And Others Sold the aforesaid Land to 1) Mr. Chandrakant Govind Patil 2) Mr. Sylvester Simon Ghonsalves (Confirmation Deed in relation to this Deed is Also made Bearing Registration No – 16449/2016 Reg. at Vasai – 2) same was incorporated in the revenue records Having Mutation Entry No – 1012

j) By the Virtue of Conveyance Deed Dated - 12/04/2012 Reg. No – 3734/2012 Registered at Sub – Registrar office of Assurances Vasai,- 2 Mr.Sylvester Simon Ghonsalves Sold his share in the aforesaid Land to 1) Mr.Kapil Rajbahadur Varma 2) Mr. Prakash Kisanlal Chaudhary 3) Mr. Laxmilal Mohanlal Jain 4) Mr. Satej Ramchandra Vinerkar (only Sellers Share of 52 Gunthas out of the Total Land) same was incorporated in the revenue records Having Mutation Entry No – 1115

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- k) As recorded in the Mutation Entry No – 1179 The Owners Mr. Chandrakant Govind Patil, And Other Made an Application to The Collector , Thane for getting N. A. Permission in respect of the Aforesaid Land on which the Collector Thane Gave N.A. Permission for the Aforesaid Land bearing order No- MAHASUL/ K-1/T-9 NAP/MORE – VASAI/ SR/ 862/2013/149/2013 Dated – 18/02/2014 on terms And Conditions mentioned therein By Which area of 5169 . 94 Sq. Mtrs. Should be used for Residential Purpose And Area of 129.7 Sq. Mtrs. Should be used for Commercial Purpose And an area of 504.92 Sq. Mtrs. Should be Used for Wide ring road And an area of 273.06 Sq. Mtrs. For Market area And an area of 20 Sq. Mtrs. Should be used for wide D.P. Road And there should be no construction on the an area of 123.08 Sq. Mtrs .same was incorporated in the revenue records
- l) By the Virtue of Release Deed Dated - 24/06/2013 Reg. No – 5476/2013 Registered at Sub Registrar office of Assurances Vasai,- 2 Mr. Prakash Kisanlal Chaudhary Released his right (Share) in the aforesaid Land For 1) Mr..Kapil Rajbahadur Varma 2) Mr. Laxmilal Mohanlal Jain3) Mr. Satej Ramchandra Vinerkar (in respect of only 52 Gunthas out of the Total Land)
- m) By the Virtue of Conveyance Deed Dated - 26/04/2016 Reg. No – 2545/2016 Registered at Sub – Registrar office of Assurances Vasai,- 2 1) Mr..Kapil Rajbahadur Varma 2) Mr. Laxmilal Mohanlal Jain3) Mr. Satej Ramchandra Vinerkar 4) Mr. Chandrakant Govind Patil Sold the aforesaid Land to M/S Nav Durga Developers Through its Partner Mr. Dayaram M. Sharma same was incorporated in the revenue records Having Mutation Entry No – 1319
- n) By the Virtue of Development Agreement Dated - 27/04/2016 Reg. No – 2221/2016 Registered at Sub – Registrar office of Assurances Vasai,- 5 M/S Nav Durga Developers Through its Partner Mr. Dayaram M. Sharma Gave some part of the aforesaid Land for Development Purpose to M/S Shree Sai Siddhi Builders Through its Proprietor Mr. Indrajit Anant Chaudhary (Building No – 5 F.S.I Area 3958 Sq. ft. i.e. 367.72 Sq. Mtrs. Built up Area of which the Developers Should give 50% of the Developed Building to the Owners as a Consideration)
- o) By the Virtue of Development Agreement Dated - 28/04/2016 Reg. No – 2248/2016

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Registered at Sub – Registrar office of Assurances Vasai,- 5 M/S Nav Durga Developers Through its Partner Mr. Dayaram M. Sharma Gave some part of the aforesaid Land for Development Purpose to M/S Arpita Realtors And Infrastructures Pvt. Ltd. Through its Partner Mr. Satej Ramchandra Vinerkar (Building No – 10 F.S.I Area 9282 Sq. ft. i.e. 862.33 Sq. Mtrs. Built up Area of which the Developers Should give 50% of the Developed Building to the Owners as a Consideration)

I, say that the Title of Land bearing Survey. No – 189, Hissa Plot No – 4 pt Area admeasuring H.R. 0-53-6 + P. K. 0-08-4 Assessment Rs.- 06-.Paise-17/- , lying, being and situated in Village – More Taluka - Vasai, District- Palghar (Old - Thane.) Standing in the name M/S Nav Durga Developers is Clear and marketable

However By the Virtue of Development Agreement Dated - 27/04/2016 Reg. No – 2221/2016 Registered at Sub – Registrar office of Assurances Vasai,- 5 M/S Nav Durga Developers Through its Partner Mr. Dayaram M. Sharma Gave some part of the aforesaid Land for Development Purpose to M/S Shree Sai Siddhi Builders Through its Proprietor Mr. Indrajit Anant Chaudhary (Building No – 5 F.S.I Area 3958 Sq. ft. i.e. 367.72 Sq. Mtrs. Built up Area of which the Developers Should give 50% of the Developed Building to the Owners as a Consideration) And

By the Virtue of Development Agreement Dated - 28/04/2016 Reg. No – 2248/2016 Registered at Sub – Registrar office of Assurances Vasai,- 5 M/S Nav Durga Developers Through its Partner Mr. Dayaram M. Sharma Gave some part of