

79/0

Monday, 26 September 2016
12:08 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: सांदोर

दस्तावेजाचा अनुक्रमांक: वसई-0-2016

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: नितीन पाटील

वर्णन स.न. जुना 250 नविन 149/1 3 वर्ष 2014 ते 2016

SEARCHFEE

रु. 300.00

एकूण:

रु. 300.00

Sub Registrar Vasai 1

1); देवकाचा प्रकार: By Cash रक्कम: रु 300/-

सह. दुय्यम निबंधक, वसई-१

वर्ग - २

Tushar R. Patil

B. Com., LL. B.

ADVOCATE - HIGH COURT

Tam Talao, Vasai Gaon, Dist. Thane 401 201

Mobile No. 9767416807

Date-27/09/2016.

TITLE CERTIFICATE

Ref - Land bearing Old Survey No - 250, New Survey No - 149, Hissa No - 1 Area admeasuring H.R. 0 - 27- 8 Assessment Rs - 02/- Paise - 76/- lying, being and situate in Village - Sandor, Taluka - Vasai, District- Palghar (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 abovementioned property

As per your instruction Search is taken by My Searcher in the Office OF Sub -Registrar of Assurances AT Vasai-1,2,3,4,5,6 for the period of Three (03) Years I.e. from 2014 to 23/09/2016

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

- a) 1) Mr. Milton Philip Pereira 2) Mr. Richard Philip Carvalho are the Owners of the Aforesaid Land as they Purchased the said Land From Mr. Sebastian Itur Almeida By Registered Conveyance Deed Dated - 23/12/2005 Registered at the Sub - Registrar Office of Assurances at Vasai - 2 Bearing Mutation Entry No - 12430
- b) As recorded in the Mutation Entry No - 14650 1) Mr. Milton Philip Pereira And Others made an application To The Collector, Palghar For the N.A. (Residential use) use of the Aforesaid Land Along with other Land of Chulane on Which the Collector, Palghar by his Order No - Mahasul /K-1/T-9 /N.A.P./Chalane And Sandor - Vasai /Vasai/ S.R. 263/2015 Dated - 24/11/2015 gave the same Permission only for the Area of 958.497 Sq. Mtrs. (including the area of aforesaid Land + area of Chulane Land bearing Survey No - 92) Out of the Total Aforesaid Land OF 4320 Sq. Mtrs. (including the area of aforesaid Land + area of Chulane Land bearing Survey No - 92) on the Terms And Conditions mentioned therein And there Should be No Construction on Area mention follow Area of 956.340 Sq. Mtrs. For 30 Meter wide D.P. Road, R.G. 10 % - 319.50 Sq. Mtrs. And Area not under there possession - 119.24 Sq. Mtrs.
- c) By the Virtue of Development Agreement Dated - 03/05/2016 Reg. No; 2907/2016 Registered at Sub- Registrar office of Assurances Vasai - 6, 1) 1) Mr. Milton Philip Pereira 2) Mr. Richard Philip Carvalho Through his P. O.A. Holder Mr Elias D'Cunha Gave the Aforesaid Land For Development Purpose To 1) M/S Ace Developers Through its Partner Mr. Allen Clement Ghonsalves 2) M/S Ace Developers Through its Partner Mr. Loyyed Pimenta (The F. S.I. of 958.497 Sq. Mtrs. Out of the Aforesaid Land along with Land bearing Survey No - 92 of Village - Chulane)

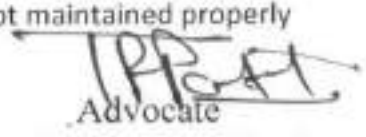
TPP

I, say that The Title of Land bearing Old Survey No – 250, New Survey No – 149, Hissa No – 1 Area admeasuring H.R. 0 – 27- 8 Assessment Rs - 02/- Paise – 76/- lying, being and situate in Village – Sandor, Taluka - Vasai, District - Palghar (Thane.) Standing in the name of 1) Mr. Milton Philip Pereira 2) Mr. Richard Philip Carvalho is Clear and marketable

However By the Virtue of Development Agreement Dated –03/05/2016 Reg. No; 2907/2016 Registered at Sub- Registrar office of Assurances Vasai – 6, 1) 1) Mr. Milton Philip Pereira 2) Mr. Richard Philip Carvalho Through his P. O.A. Holder Mr Elias D'Cunha Gave the Aforesaid Land For Development Purpose To 1) M/S Ace Developers Through its Partner Mr. Allen Clement Ghonsalves 2) M/S Ace Developers Through its Partner Mr. Loyyed Pimenta (The F. S.I. of 958.497 Sq. Mtrs. Out of the Aforesaid Land along with Land bearing Survey No – 92 of Village – Chulane)

- Note -1)** Mutation Entry No – 377 is not Readable and mutation Entry No – 595 is Not Available written statement to that is given by The Concern Talathi
- 2)** The Search & Title Report is given in the basis of documents submitted to me AND records available for Search
- 3)** Most Pages of all Computer Record of Index -2 is not maintained properly

Date - 27/09/2016.


Advocate

TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201

79/0
Monday, 26 September 2016
12:09 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

दिनांक: 26/09/2016

गावाचे नाव: बुळणे
दस्तऐवजाचा अनुक्रमांक: वसई-1-0-2016
दस्तऐवजाचा प्रकार:
सादर करणाऱ्याचे नाव: नितीन पाटील
वर्णन स.न. 92 3 वर्ष 2014 ते 2016

पावती क्र.: 11691

SEARCHFEE

रु. 300.00

एकूण:

रु. 300.00

1); देयकाचा प्रकार: By Cash रक्कम: रु 300/-

Sub Registrar Vasai 1
सह. दुय्यम निबंधक, वसई-१
वर्ग - २

Tushar R. Patil

B. Com., LL. B.

ADVOCATE - HIGH COURT

Tam Talao, Vasai Gaon, Dist. Thane 401 201

Mobile No. 9767416807

Date-27/09/2016.

TITLE CERTIFICATE

Ref - Land bearing Survey No - 92, Area admeasuring H.R. 0 - 15 - 4, Assessment Rs - 01/- Paise - 37/- lying, being and situate in Village - Chulane, Taluka - Vasai, District- Palghar (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 abovementioned property

As per your instruction Search is taken by My Searcher in the Office OF Sub -Registrar of Assurances AT Vasai-1,2,3,4,5,6 for the period of Three (03) Years i.e. from 2014 to 23/09/2016

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

- a) 1) Mr. Milton Philip Pereira 2) Mr. Richard Philip Carvalho are the Owners of the Aforesaid Land as they Purchased the said Land From Mr. Sebastian Itur Almeida By Registered Conveyance Deed Dated - 23/12/2005 Registered at the Sub - Registrar Office of Assurances at Vasai - 2 Bearing Mutation Entry No - 12430
- b) As recorded in the Mutation Entry No - 14650 1) Mr. Milton Philip Pereira And Others made an application To The Collector, Palghar For the N.A. (Residential use) use of the Aforesaid Land Along with other Land of Chulane on Which the Collector, Palghar by his Order No - Mahasul /K-1/T-9 /N.A.P./Chalane And Sandor - Vasai /Vasai/ S.R. 263/2015 Dated - 24/11/2015 gave the same Permission only for the Area of 958.497 Sq. Mtrs. (including the area of aforesaid Land + area of Chulane Land bearing Survey No - 92) Out of the Total Aforesaid Land OF 4320 Sq. Mtrs. (including the area of aforesaid Land + area of Sandor Land bearing Survey No - 149/1) on the Terms And Conditions mentioned therein And there Should be No Construction on Area mention follow Area of 956.340 Sq. Mtrs. For 30 Meter wide D.P. Road, R.G. 10 % - 319.50 Sq. Mtrs. And Area not under there possession - 119.24 Sq. Mtrs.
- c) By the Virtue of Development Agreement Dated - 03/05/2016 Reg. No; 2907/2016 Registered at Sub- Registrar office of Assurances Vasai - 6, 1) 1) Mr. Milton Philip Pereira 2) Mr. Richard Philip Carvalho Through his P. O.A. Holder Mr Elias D'Cunha Gave the Aforesaid Land For Development Purpose To 1) M/S Ace Developers Through its Partner Mr. Allen Clement Ghonsalves 2) M/S Ace Developers Through its Partner Mr. Loyyed Pimenta (The F. S.I. of 958.497 Sq. Mtrs. Out of the Aforesaid Land along with Land bearing Survey No - 149 /1 of Village - Sandor)

TPP-47

I, say that The Title of Land bearing Survey No - 92, Area admeasuring H.R. 0 - 15 - 4 . Assessment Rs - 01/- Paise - 37/- lying, being and situate in Village - Chulane ,Taluka - Vasai, District - Palghar (Thane.) Standing in the name of 1) Mr. Milton Philip Pereira 2) Mr. Richard Philip Carvalho is Clear and marketable

However By the Virtue of Development Agreement Dated -03/05/2016 Reg. No; 2907/2016 Registered at Sub- Registrar office of Assurances Vasai - 6, 1) 1) Mr. Milton Philip Pereira 2) Mr. Richard Philip Carvalho Through his P. O.A. Holder Mr Elias D'Cunha Gave the Aforesaid Land For Development Purpose To 1) M/S Ace Developers Through its Partner Mr. Allen Clement Ghonsalves 2) M/S Ace Developers Through its Partner Mr. Loyyed Pimenta (The F. S.I. of 958.497 Sq. Mtrs. Out of the Aforesaid Land along with Land bearing Survey No - 149/1 of Village - Sandor)

- Note -1)** Mutation Entry No - 595 is Not Available Certificate in that respect is given by The Concern Talathi
- 2)** The Search & Title Report is given in the basis of documents submitted to me AND records available for Search
- 3)** Most Pages of all Manual Record of Index -2 is Torn and some books send to Thane for Data Entry

Date - 27/09/2016.


Advocate

TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201

23/09/2016

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 6

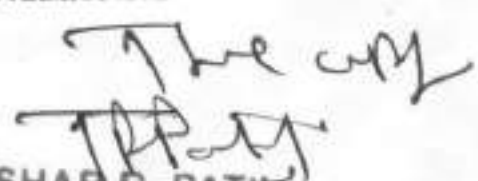
दस्त क्रमांक : 2907/2016

नोदणी :

Regn:63m

गावाचे नाव : 1) सांडोर

(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	17435000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	7922000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती : , इतर माहिती: गाव मौजे सांडोर,ता. वसई,जि. पालघर येथील जुना स.नं. 250,नवीन स.नं. 149,हि. नं. 1,क्षेत्र 0-27-8 हे.आर.आकार 2.76 पैसे आणि गाव मौजे चुळणे ता. वसई,जि. पालघर येथील स.नं. 92,क्षेत्र 0-15-4 हे.आर.आकार 1.37 पैसे या मिळकतीचा एफ एस आय ज्याचे क्षेत्र 958.497 चौ.मीटर((Survey Number : 149 ; HISSA NUMBER : 1 ;))
(5) क्षेत्रफळ	1) 0 NA
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री. रिचर्ड फिलीप कव्हालो तर्फे कु.मु. म्हणून एलायस डिकुन्हा -- वय:-70; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सालोली, वसई पश्चिम, ता. वसई, जि. पालघर, महाराष्ट्र, THANE. पिन कोड:-401201 पॅन नं:-AHAPD3600N 2): नाव:-श्री. मिल्टन फिलीप परेरा -- वय:-54; पत्ता:-, , , , सालोली, वसई पश्चिम, ता. वसई, जि. पालघर, बास्सेईण, MAHARASHTRA, THANE, Non-Government. पिन कोड:-401201 पॅन नं:-AIFPP9920K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जे एस डेव्हलपर्स तर्फे भागीदार श्री. अॅलन क्लेमेंट घोन्साल्वीस -- वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ऑलिव्ह अपार्टमेंट, ब्लॉक नं:-, रोड नं: ब्राम्हण आळी, पापडी, ता. वसई, जि. पालघर, महाराष्ट्र, THANE. पिन कोड:-401207 पॅन नं:-ADOPG1677J 2): नाव:-जे एस डेव्हलपर्स तर्फे भागीदार श्री. लॉइड पिमेंटा -- वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ऑलिव्ह अपार्टमेंट, ब्लॉक नं:-, रोड नं: ब्राम्हण आळी, पापडी, ता. वसई, जि. पालघर, महाराष्ट्र, THANE. पिन कोड:-401207 पॅन नं:-ARMPP5437B
(9) दस्तऐवज करून दिल्याचा दिनांक	02/05/2016
(10) दस्त नोदणी केल्याचा दिनांक	03/05/2016
(11) अनुक्रमांक,खंड व पृष्ठ	2907/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	872000
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) शेष	


TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201

ADVOCATE - HIGH COURT

Turn Talan, Vasai Goen, Dist. Thane-401 201

Mobile No. 9767416807**Date-31/12/2014****TITLE CERTIFICATE**

Ref - Land bearing Survey No - 92, Area admeasuring H.R. 0 - 15 - 4, Assessment Rs - 01/- Paise - 37/- lying, being and situate in Village - Chulane, Taluka - Vasai, District- Palghar (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 abovementioned property

As per your instruction Search is taken by Mr. Sanjay Patil in the Office OF Sub-Registrar of Assurances AT Vasai-1,2,3,4,5,6 for the period of Sixty Three (63) Years i.e. from 1952 to 30/12/2014

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

- a) Mr. Anton Zuju And Others were The Owners of The Aforesaid Land
- b) As recorded in the Mutation Entry No - 260 In The Year 1931 By The Virtue of Conveyance Deed 1) Mr. Anton Zuju (for Himself And For No - 2 and 3) 2) Mr. Assai Zuju - Minor 3) Mrs. Rosemary Mingel (for Herself And For No - 4 and 5) 4) Mrs. Silestin and 5) Mr. Vincent Sold The Aforesaid Land To Mr. Itur Bastiyav Dalmed same was incorporated in the revenue records
- c) As recorded in the Mutation Entry No - 1001 The Maharashtra Enforcement Act 1950 And Indian Coin Act 1955 Applicable to The Aforesaid Land same was incorporated in the revenue records
- d) As recorded in the Mutation Entry No - 1425 The Owner Mr. Itur Bastiyav Dalmed Died intestate on 27/02/1975 hence His aforesaid Land has been transmitted to His Legal Heirs His Son Mr. Sebastian Itur Almeida Alias Mr. Bastiyav Itur Almeida same was incorporated in the revenue records
- e) By The Virtue of Registered Conveyance Deed Dated - 23/12/2005 Registered at the Sub-Registrar Office of Assurances at Vasai - 2 Having Reg. No - 7302/2005 Mr. Sebastian Itur Almeida Sold the aforesaid Land to 1) Mr. Milton Philip Pereira 2) Mr. Richard Philip Carvalho same was incorporated in the revenue records Bearing Mutation Entry No - 1425 2094
- f) By The Virtue of Registered Mortgage Deed Dated - 28/08/2008 Registered at the Sub-Registrar Office of Assurances at Vasai - 1 Having Reg. No - 8618/2008 1) Mr. Olivhero

The copy of the
Tushar R. Patil
TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201

Richard Carvalho Through his P.O.A. Holder 1) Mr. Richard Philip Carvalho 2) Mr. Richard Philip Carvalho Mortgaged the aforesaid Land With The Sadhana Sahakari Patpedhi Ltd.

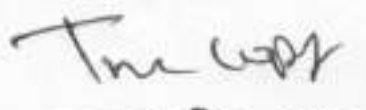

g) By The Virtue of Registered Re - Conveyance of Mortgage Deed Dated - 27/12/2011 Registered at the Sub-Registrar Office of Assurances at Vasai - 1 Having Reg. No - 14486-2011 1) Mr. Oliverio Richard Carvalho Through his P.O.A. Holder Mr. Richard Philip Carvalho 2) Mr. Richard Philip Carvalho Made Re - Conveyance of Mortgaged in respect of The aforesaid Land With The Sadhana Sahakari Patpedhi Ltd. By Paying Fully The Loan Amount To The Sadhana Sahakari Patpedhi Ltd.

I, say that The Title of Land bearing Survey No - 92, Area admeasuring H.R. 0 - 15 - 4 - Assessment Rs - 01/- Paise - 37/- lying, being and situate in Village - Chulane, Taluka - Vasai, District - Palghar (Thane) Standing in the name of 1) Mr. Milton Philip Pereira 2) Mr. Richard Philip Carvalho is Clear and marketable

- Note - 1) Mutation Entry No - 595 is Not Available Certificate in that respect is given by The Concern Talathi
- 2) The Search & Title Report is given in the basis of documents submitted to me AND records available for Search
- 3) Most Pages of all Manual Record of Index - 2 is Torn and some books send to Thane for Data Entry

Date - 31/12/2014.


Advocate



TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201

TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201

ADVOCATE - HIGH COURT

Tam Talao, Vasai-Gaon, Dist. Thane 401 201

Mobile No. 9767416807

Date-31/12/2014.

SEARCH REPORT

Ref - Land bearing Survey No - 92, Area admeasuring H.R. 0 - 15 - 4, Assessment Rs - 01/-
Paise - 37/-lying, being and situate in Village - Chulune, Taluka - Vasai, District- Palghar
(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
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of Assurances AT Vasai-1,2,3,4,5,6 for the period of Sixty Three (63) Years i.e. from 1952
to 30/12/2014

Details of Search is as follows :-

Year	Photo Index Book II	Printed Index Book II
1952	Nil	Nil
1953	Nil	Nil
1954	Nil	Nil
1955	Nil	Nil
1956	Nil	Nil
1957	Nil	Nil
1958	Relevant Pages Torn	Relevant Pages Torn
1959	Nil	Nil
1960	Relevant Pages Torn	Relevant Pages Torn
1961	Nil	Nil
1962	Nil	Nil
1963	Nil	Nil
1964	Nil	Nil
1965	Nil	Nil
1966	Nil	Nil

The copy
Tushar R. Patil
TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201

Tushar R. Patil

1967	Nil	Nil
1968	Nil	Nil
1969	Nil	Nil
1970	Nil	Nil
1971	Nil	Nil
1972	Torn	Torn
1973	Nil	Nil
1974	Nil	Nil
1975	Nil	Nil
1976	Nil	Nil
1977	Torn	Torn
1978	Torn	Torn
1979	Torn	Torn
1980	Nil	Nil
1981	Nil	Nil
1982	Torn	Torn
1983	Torn	Torn
1984	Torn	Torn
1985	Torn	Torn
1986	Torn	Torn
1987	Torn	Torn
1988	Torn	Torn
1989	Nil	Nil
1990	Nil	Nil
1991	Nil	Nil
1992	Nil	Nil
1993	Send Thane for Data Entry	Nil
1994	Nil	Send Thane for Data Entry
1995	Nil	Nil
1996	Nil	Nil

The copy

T.P. Patil

TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201

1997	Nil	Nil
1998	Nil	Nil
1999	Nil	Nil
2000	Nil	Nil
2001	Torn	Torn
2002	Nil	Nil
2003	Nil	Nil
2004	Nil	Nil
2005	Entry - Conveyance Deed Dated - 23/12/2005 Having Reg. No - 7302/2005 Registered at the Sub-Registrar Office of Assurances at Vasai - 2 made By and Between Sellers : Mr. Sebastian Itur Almeida Purchasers : 1) Mr. Milton Philip Pereira 2) Mr. Richard Philip Carvalho (Total Land)	
2007	Nil	Nil
2006	Nil	Nil
2008	Entry - Mortgage Deed Dated - 28/08/2008 Having Reg. No - 8618/2008 Registered at the Sub- Registrar Office of Assurances at Vasai - 1 made By and Between Mortgagor : 1) Mr. Olivhero Richard Carvalho Through his P.O.A. Holder Mr. Richard Philip Carvalho 2) Mr. Richard Philip Carvalho Mortgagee : The Sadhana Sahakari Patpedhi Ltd. (In Respect of Land bearing Survey No - 92, Area admeasuring H.R. 0 - 15 - 4 Assessment Rs - 01/- Paise - 37/-lying, being and situate in Village - Chulane Taluka - Vasai, District- Palghar (Thane.) AND Land bearing Old Survey No - 250, New Survey No - 149, Hissa No - 1 Area admeasuring H.R. 0 - 27- 8 Assessment Rs - 01/- Paise - 37/-lying, being and situate in Village - Sandoor Taluka - Vasai, District- Palghar (Thane.))	
2009	Nil	Nil
2010	Nil	Nil
2011	Entry - Re - Conveyance of Mortgage Deed Dated - 27/12/2011 Having Reg. No - 14486/2011 Registered at the Sub- Registrar Office of Assurances at Vasai - 1 made By and Between First Party : 1) Mr. Olivhero Richard Carvalho Through his P.O.A. Holder Mr. Richard Philip Carvalho 2) Mr. Richard Philip Carvalho Second Party : The Sadhana Sahakari Patpedhi Ltd. (In Respect of Land bearing Survey No - 92, Area admeasuring H.R. 0 - 15 - 4 Assessment Rs - 01/- Paise - 37/-lying, being and situate in	

The copy

TTP Patil


TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 261

Land bearing (Old Survey No - 250) New Survey No - 149 Hissa No - 1 Area measuring H.R.D - 27.8 Assessment Rs - 0/- Paise 37/- lying being and situate in Village - Sandor Taluka - Vasai District - Palghar (Thane.)		
2012	Nil	Nil
2013	Index II books not ready	
2014	Up to 20/12/2014 Index II books not ready	

- Note - 1) The Search & Title Report is given in the basis of documents submitted to me AND records available for Search
- 2) Most Pages of all Manual Record of Index - 2 is Torn and some books send to Thane for Data Entry

Date - 31/12/2014

TP Patil
Advocate

TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201

The way

TP Patil
TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201