

FORMAT- A

(Circular No. :-28/2021)

To,
Maha RERA,
Bandra, Mumbai

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to plot no. CTS/C.S. / Survey No. **324, 303** situated at **Viva City, Besides J P Nagar, Olanada Naka, Bolinj Agashi Road, Virar West, Taluka- Vasai, District- Palghar , Pin Code - 401303** (hereinafter referred as the "said plot".

1. I have investigated the title of the said plot on the request of VIVA WINNER VENTURE REALTORS LLP, and following documents i. e :-

a) Description of the property: - Survey No. **324, 303** situated at **Viva City, Besides J P Nagar, Olanada Naka, Bolinj Agashi Road, Virar West, Taluka- Vasai, District- Palghar, Pin Code - 401303.**

2. The documents of allotment of plot.

a) Conveyance Deed, Dated 13th April 2006, duly registered under serial No. 03143/2006 at the office of Sub-registrar of registration Vasai II, Taluka Vasai, District Palghar,

b) Conveyance Deed Dated 16th May 2006, duly registered under serial No. 04226/2006 at the office of Sub-registrar of registration Vasai II, Taluka Vasai, District Palghar,



- c) Mortgage Deed Dated 28th September 2009, duly registered under serial No. 09449/2012, at the office of Sub-registrar of registration Vasai II, Taluka Vasai, District Palghar,
- d) Release Deed Dated 27th August 2018, duly registered under serial No. 8568/2018, at the office of Sub-registrar of registration Vasai II, Taluka Vasai, District Palghar,
3. 7 /12 extract or property card issued by Talathi of Village Bolinj, Taluka- Vasai, District- Palghar, Pin Code – 401303, dated 06-02-2022 mutation entry no. 5365, 7179 & 5552.
4. Search report for 30 years from 1995 till 2024.
5. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of VIVA WINNER VENTURE REALTORS LLP is clear, marketable and without any encumbrances.
6. The report reflecting the flow of the title of the VIVA WINNER VENTURE REALTORS LLP on the said Plot is enclosed herewith as annexure.

Encl : Annexure.

Date: 28/06/2024


PUSHPAK VASUDEO RAUT
PUSHPAK VASUDEO RAUT
ADVOCATE & NOTARY
110, 1st FLOOR, BALAJI CENTER
VEER SAVARKAR MARG, VIRAR (E)
TAL.VASAI, DIST. PALGHAR - 401305
MOB.9960332999 / 7030833321

PUSHPAK VASUDEO RAUT

ADVOCATE AND NOTARY

MOB: 9960332999 / 7030833321

OFFICE : 110, 1st FLOOR, BALAJI CENTER,
VEER SAVARKAR MARG, VIRAR (EAST),
OPP. RAILWAY FLYOVER, TAL.- VASAI,
DIST - PALGHAR, PIN - 401 305.

OFFICE TIME : 11.00 AM TO 07.00 PM.

FORMAT- A

(Circular No. :-28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7 /12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 5365, 7179 & 5552.
- 3) Search report for 30 years from Sub-Registrar' office at Vasai I to VI
- 4) Any other relevant title
- 5) No Litigations

Date: 28/06/2024



PUSHPAK VASUDEO RAUT

PUSHPAK VASUDEO RAUT

ADVOCATE & NOTARY

110, 1st FLOOR, BALAJI CENTER
VEER SAVARKAR MARG, VIRAR (E)
TAL. VASAI, DIST. PALGHAR - 401305
MOB.9960332999 / 7030833321

गाव नमुना सार
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, 1961 यातील नियम 3,4,5 आणि 6]

गाव :- बोळीज

तालुका :- वसई

जिल्हा :- पालघर

शेवटचा केवळार क्रमांक : 7179 व दिनांक : 15/12/2018

भुमापन क्रमांक व उपविभाग : 324/1

भुमापन क्रमांक व उपविभाग 324/1	अ.धारणा पद्धती अभिव्यक्ताद्वारे वर्ग - I	अभिव्यक्ताद्वारे नोंद	क्षेत्र	आकार	चौ.अ.	फे.फा.	आलेख क्रमांक
शेताचे व्यापारिक नोंद :-							
क्षेत्र एकक	आर चौ.मी.	रियाका जयदेव ठाकरे				(5552)	2546
विन शेती	319.90.00	राहन जयदेव ठाकरे				(5552)	कळायें नाव
विन शेती आकारणी	3199.00	सिद्धार्थ दिपक ठाकरे				(5552)	ईतर अधिकार
जिवायत	-	मेहुल दिपक ठाकरे				(7179)	[नोंदीस ओपन विस पॅटन्सी (7146)
बारायत	-	सामाईक क्षेत्र	319.90.00	3199.00			[ना. दिवाणी व्यवस्थाप (व स्तर) यांचे कोर्टात द्यावा क
तरी	-						लेख. नं. 27/2013 न्यायपद्धी (7146)
वस्ती	-						[चौका - राष्ट्रीयकृत बँक महाराष्ट्र] 7168)
उत्तर	-						[युनियन बँक ऑफ इंडिया शाखा विलेपार्ले यांचा रु. 75,00,00,000/- (अक्षरी कपडे पण्यहतर कोटी नाव)
तहसील क्षेत्र	-						कळायें रकनेचा क्षेत्र] (7168)
नॉट-खतब (सामाईक अभियंता)	-						
वर्ग (अ)	-						
वर्ग (ब)	-						
एकरा चौ.अ.	0.00.00						
आकारणी	0.00						
अडी किता विशेष	-						
अधिकारणी	-						
जल केवळार क्र. (11/8),(1627),(1638),(1908),(2120),(2578),(2960),(3000),(3002),(4014),(5082),(5279),(5552),(6538),(6740),(7541),(5818),(6864),(6865),(6921)							सीमा आणि भुमापन प्लॅट :

गाव नमुना सार

पिकाची नोंदवह्या

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, 1961 यातील नियम 29]

गाव :- बोळीज

तालुका :- वसई

जिल्हा :- पालघर

शेवटचा केवळार क्रमांक : 7179 व दिनांक : 15/12/2018

भुमापन क्रमांक व उपविभाग : 324/1

		पिकाबाबतील क्षेत्राचा तपशील						निर्मित पिकाबाबतील क्षेत्र			सामवतीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	बारा
		सिंच पिकाबाबतील क्षेत्र												
		घटक पिके व प्रत्येकाबाबतील क्षेत्र												
वर्ष	हंगाम	सिंचगाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर चौ.मी	आर चौ.मी		आर चौ.मी	आर चौ.मी		आर चौ.मी	आर चौ.मी		आर चौ.मी		
2018-19 संपूर्ण वर्ष														
											जिन्नोली	319.9000		

"या प्रमाणित प्रतीसाठी की म्हणून 19/- रुपये जिळावे."

दिनांक :- 27/05/2019

सांकेतिक क्रमांक :- 272100080273090000520191193

(नाव :- एच.बी. मुळगे)

तलाठी साक्षात :- ता. वसई जि. पालघर

तलाठी अजा बोळीज
ता. वसई, जि. पालघर

[महाराष्ट्र उन्नीस महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुविधातील ठेवणे) नियम, १९७१ यातील नियम १७.६ आणि ७]

गाव : शेळीज

तालुका :- बसंदे

जिल्हा : पालघर

शेवट्या फेरफार क्रमांक : 7179 व दिनांक : 15/12/2018

अभ्यास क्रमांक ४ उपविभाग : १०१

भुगतान क्रमांक व उपविभाग 303	भू-धारणा पद्धती मजिस्ट्रेट/एम.वर्ग-1	श्रीमंतवट/महापौर नांव			
वैधानिक न्याय :-	लीज	आकार	फ.अ.	फ.एच	खाते क्रमांक
अन्न एकक	अन्न.पो.मी			(5365)	2649
बिना शेती	45.00.00			(5365)	कळारण नांव
बिना शेती आकारणी	450.00			(5365)	इतर अधिकार
जिवायल	-			(7179)	(बोझा - राष्ट्रीयकृत बँक महाराष्ट्र 7168)
बागायत	-	45.00.00	450.00		(युनिफाईड अफ इंडिया शाखा विल्हेमार्ड यांचा र.नं. 73
सती	-				मोटी (अलरी रुमर परगनाहतर कोटी) हा कळारणा रकमचा
संपत्कर	-				पोझा (7168)
इतर	-				
एकूण क्षेत्र	-				
पोट-कारण (लागवड/अन्य)	-				
वर्ग (अ)	-				
वर्ग (ब)	-				
एकूण पत्र ख	0.09.00				
आकारणी	0.00				
जुडी किंवा विशेष	-				
आकारणी	-				

जमने पत्रकार क्र. (199)(667)(1317)(2595)(2652)(13365)(6741)(7016)(7054)

सोळा जागी भुगतान घिन्तु :-

गांधी भवनवासी
मिकांशी नोंदवही

महाराष्ट्र अनीन गृहसुत अधिकार अलिलेख आणिल नोंदवहवा (तवहर करणे व सुविषयित ठेवणे) निवग, १९७१ भातील निवग २९

नाम - बौद्धीज

ता.क्रुष्णा - बसई

जिल्हा - पालघर

शेवटचा फेरफार क्रमांक : 7179 व दिनांक : 13/12/2018

भूभाषण जगन्नाथ व उपविमान : 303

वर्ष		पिकाखानौन बोवाणा तपसोन							नायबजल्ला उपत्यका मसल्ला जमोन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखानौन क्षेत्र				निर्मळ पिकाखानौन क्षेत्र						
		गटक पिके व धान्यकाखानौल क्षेत्र										
हंगाम	मिश्रनाचा संकल क्रमांक	जल सिंचित	अजल सिंचित	पिकेचे नाव	जल सिंचित	अजल सिंचित	पिकेचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र	
(१)	(२)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१५)
		अमर चौ.मो	अमर चौ.मो		अमर चौ.मो	अमर चौ.मो		अमर चौ.मो	अमर चौ.मो		अमर चौ.मो	
2018-19	संपूर्ण वर्ष									विनचिनी	45.0000	

"यह प्रमाणित प्रतीतिदी की मंजूर १५/- रुपये मिलाने."
दिनांक :- 27/06/2019
सांकेतिक क्रमांक :- 272100080273450000620191404

(नमः - एव वी. मुकुन्द)

तत्वाती साक्षा :- बौलीज ता :- वसई जि :- सातदार

तलाठी सजा बोर्डीज
ता. वसई, जि. पालघर

- 1 -
PUSHPAK VASUDEO RAUT
ADVOCATE AND LEGAL ADVISOR
MOB: 9960332999

OFFICE: 215, 2ND FLOOR, GOKUL PLAZA,
VEER SAVARKAR MARG, VIRAR (E),
OPP. RAILWAY PHATAK, TAL - VASAI,
DIST - THANE, PIN CODE - 401 305.
OFFICE TIME: 06.00 PM TO 09.00 PM.

SEARCH REPORT-CUM-TITLE CERTIFICATE

THIS IS TO CERTIFY that I have caused Search to be taken in the all offices of the Sub-Registrar Vasai i.e No. I to VI in respect of Land bearing Survey No. 296 Hissa No. -, admeasuring 0-78-9 H-R or thereabout assessed at Rs. 1.62, lying being situated at Village Bolinj, Tal. Vasai, Dist. Palghar. The Search was taken for the purpose of verifying the registered transactions, if any. The Search was taken for the years 2015. The findings on the Search Records available are as under:

YEAR	FINDINGS	
	PHOTO	PRINTED
2015	NIL	MIX (SOME PAGES UNAVAILABLE)
(TILL 27.08.2015 SEARCH IS TAKEN)		

No transaction for sale, mortgage, lease, lien, transfer or otherwise is noticed.

NOTE: This title and search certificate is always subject to title search dated 10/03/2015 in respect of Survey No. 296 Hissa No. -, admeasuring 0-78-9 H-R or thereabout assessed at Rs. 1.62.

Dated this 28th day of August 2015.


(PUSHPAK VASUDEO RAUT)
ADVOCATE

PUSHPAK VASUDEO RAUT
ADVOCATE & LEGAL ADVISOR
215, 2nd Floor, Gokul Plaza
Veer Savarkar Marg
Virar (E), Dist. Thane
Pin - 401305

- 1 -
PUSHPAK VASUDEO RAUT
ADVOCATE AND LEGAL ADVISOR
MOB: 9960332999

OFFICE: 215, 2ND FLOOR, GOKUL PLAZA,
VEER SAVARKAR MARG, VIRAR (E),
OPP. RAILWAY PHATAK, TAL - VASAI,
DIST - THANE, PIN CODE - 401 305.
OFFICE TIME: 06.00 PM TO 09.00 PM.

TITLE CERTIFICATE
TO WHOM SO IT MAY EVER CONCERN

In the matter of land lying and being situate at village - Bolinj, Taluka: Vasai, District: Palghar within the Jurisdiction of Sub-Registrar at Vasai bearing Survey No. 297 Hissa No. -, admeasuring 10,370 Sq. Meters or thereabout assessed at Rs. 1037.00 (hereinafter referred to as "THE SAID LAND" for the sake of brevity) owned by 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur.

THIS IS TO CERTIFY THAT: -

1. Search in respect of said Land taken at various the office of Sub-Registrar Vasai from the year 1952 TO 2015 and acquire mutation entries from Talathi Saja Bolinj.
2. The said land was originally owned by Govind Dharmaji Vartak.
3. The said Govind Dharmaji Vartak Expired on 14/07/1953 leaving behind him 1. Hari Govind Vartak 2. Narshing Govind Vartak 3. Mahadev Govind Vartak 4. Parshuram Govind Vartak 5. Raghunandan Govind Vartak 6. Harihar Govind Vartak as his only legal heirs, as per Taluka order bearing No. RTS. SR-I-814 dated 23/10/1953 and wide mutation entry bearing No. 1670 dated 29/05/1954 of Village bolinj their names were entered as owners on 7/12 extract of the said land.
4. Whereas Bhau Mahadu Bhoir was cultivating the said land own by Haribhau Govind Vartak hence wide mutation entry bearing No. 1797 dated 07/02/1957 his name was entered as tenant on 7/12 extract of the said land.


PUSHPAK VASUDEO RAUT
ADVOCATE & LEGAL ADVISOR
215, 2nd Floor, Gokul Plaza
Veer Savarkar Marg
Virar (E), Dist. Thane
Pin - 401305

5. The said land was in possession of Hari Govind vartak and other 6 hence as per taluka order bearing No. RTS/WS/57 dated 09/02/1968 and Mutation entry bearing No. 2481 dated 02/04/1968 Name of Bhau Mahadu Bhoir was deleted from Tenant Column of 7/12 extract of the said land.

6. Wide Re-conveyance date 12/10/1976 registered with Sub Registrar Vasai-I at Sr. No. 534 on 12/10/1976 and Correction Deed dated 25/11/1976 registered with Sub Registrar Vasai-I at Sr. No. 583/906 on 25/11/1976 1. Janardan Ramchandra Joshi 2. Jagannath Bavaji Joshi 3. Narayan Shantaram Joshi 4. Savita Shankar Joshi purchase the said land from 1. Hari Govind Vartak 2. Narsingh Govind Vartak 3. Mahadev Govind Vartak 4. Parshuram Govind Vartak 5. Raghunath Govind Vartak as per Taluka Order bearing No. RTS/VS/2084 dated 08/01/1980, Index No. II dated 12/11/1976 and 25/11/1976 and wide mutation entry bearing No. 2936 date 08/01/1980 of Village Bolinj their names was entered as Owner on 7/12 extract of the said land. (ENTRY-1 and 2)

7. Jagannath Bavaji Joshi Expired on 18/06/1984 leaving behind him Pramodani Jagannath Joshi As his only legal heir hence wide mutation entry bearing No. 3420 dated 01/09/1987 her name was entered as owner of the said land.

8. Narayan Shantaram Joshi expired on 22/07/1985 leaving behind him 1. Nita Narayan Joshi 2. Kirtikumar Narayan Joshi as his only legal heirs hence wide mutation entry bearing No. 3421 dated 01/09/1987 of village Bolinj their names were entered as owners on 7/12 extract of the said land.

9. Janardan Ramchandra Joshi Expired on 25/09/1987 leaving behind him Jyoti Janardan Joshi and Sanyogita Janardan Joshi as his lonely legal heirs hence wide mutation entry bearing No. 3459 dated 20/11/1987 their names were entered as owners on 7/12 extract of the said land.

10. Wide Registered Conveyance deed dated 30/07/1987 registered with Sub Registrar Vasai-I at (old Sr. No. 2087/1987) New Sr. No. 4386/1988 1. Janardan Ramchandra Joshi 2. Pramodini Jagannath Joshi 3. Nita Narayan Joshi 4. Savita Shankar Joshi 5. Jayant Ramchandra Joshi 6. Bhaichandra Ramchandra Joshi 7. Sanyogita Janardan Joshi 8. Kirtikumar Narayan Joshi 9. Vasudev Ramchandra Joshi 10. Balam Shankar Joshi sold the said land to Parasmal Jugraj Jain and as per mutation entry bearing No. 3627 date 07/12/1988 of village Bolinj his names was entered as Owner on 7/12 extract of the said land.

(ENTRY-3)

11. Wide Registered Conveyance deed dated 05/06/2006 registered with Sub Registrar Vasai-II at Sr. No. 4928/2006 the said Parasmal Jugraj Jain sold the said land to 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur and as per mutation entry bearing No. 5400 date 05/07/2006 of village Bolinj Their Names were entered as Owners in 7/12 extract of the said land. (ENTRY-4)

12. Wide Registered Joint Development Agreement dated 31/12/2011 registered with Sub Registrar Vasai-II at Sr. No. 2034/2012 On 28/02/2012 the said 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur 4. Priyanka Jayendra Thakur as partner of M/s Viva Holding along with Mr. Deepak H. Thakur Grant Development rights in respect of the said Property to M/s Viva Winner Venture (LLP) (ENTRY-5).

13. Wide Simple mortgage dated 28/09/2012 M/s Viva Winner Venture (LLP) along with 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur and M/s Viva Holdings obtain loan from Union Bank Of India, Vile Parle (West) Branch in respect of said land. Notice in respect of said mortgage deed was registered with Sub-registrar Vasai -2 at Sr. No. 9449/2012 on 28/09/2012.

(ENTRY-6)

14. I have investigated the revenue records maintained by Talathi Sajja - Bofinj, Taluka-Vasai, Dist: Palghar with respect to the said Land.

From documents produce before me and Search take in various offices of Sub Registrar Vasai I opine that: -

1. Wide Registered Joint Development Agreement dated 31/12/2011 registered with Sub Registrar Vasai - II at Sr. No. 2034/2012 On 28/02/2012 the said 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur 4. Priyanka Jayendra Thakur as partner of M/s Viva Holding along with Mr. Deepak H. Thakur Grant Development rights in respect of the said Property to M/s Viva Winner Venture (LLP),
2. Wide Simple mortgage dated 28/09/2012 M/s Viva Winner Venture (LLP) along with 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur and M/s Viva Holdings obtain loan from Union Bank Of India, Vile Parle (West) Branch in respect of said land.
3. Except above not transaction for sale, mortgage, or transfer in respect of the said Land to any person/s or any group or association of the persons is noticed.

Dated: 10/03/2015

At: Virar.

P. Vasudeo Raut
PUSHRAK VASUDEO RAUT
ADVOCATE
 PUSHRAK VASUDEO RAUT
 ADVOCATE & LEGAL ADVISOR
 215, 2nd Floor, Gokul Plaza,
 Veer Savarkar Marg, Virar (E),
 Dist - Thane, Pin - 401 305
 Mob: 9960332999

PUSHRAK VASUDEO RAUT
ADVOCATE AND LEGAL ADVISOR
 MOB: 9960332999

OFFICE: 215, 2ND FLOOR, GOKUL PLAZA,
 VEER SAVARKAR MARG, VIRAR (E),
 OPP. RAILWAY PHATAK, TAL - VASAI,
 DIST - THANE, PIN CODE - 401 305
 OFFICE TIME : 06.00 PM TO 09.00 PM

SEARCH-REPORT

I have taken search at the Various offices of Sub-Registrar Vasai of piece and parcel of land situate lying and being at village - Bofinj, Taluka: Vasai, District: Palghar within the Jurisdiction of Sub-Registrar at Vasai bearing Survey No. 297 Hissa No. -, admeasuring 10,370 Sq. Meters or thereabout assessed at Rs. 1037.00 owned by 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur from years 1952 to 2015.

YEAR	FINDINGS	
	PHOTO	PRINTED
1952	NIL	----
1953	NIL	----
1954	NIL	----
1955	NIL	----
1956	NIL	----
1957	NIL	----
1958	NIL	----
1959	NIL	----
1960	NIL	----
1961	Index II Torn	----
1962	Index II Torn	----
1963	Index II Torn	----
1964	Index II Torn	----
1965	NIL	----
1966	NIL	----
1967	NIL	----
1968	TORN	----
1969	NIL	----

P. Vasudeo Raut
PUSHRAK VASUDEO RAUT
ADVOCATE & LEGAL ADVISOR
 215, 2nd Floor, Gokul Plaza,
 Veer Savarkar Marg, Virar (E),
 Dist - Thane, Pin - 401 305
 Mob: 9960332999

Year	Status	Notes
1970	NIL	6
1971	NIL	---
1972	TORN	TORN
1973	TORN	NIL
1974	NIL	NIL
1975	TORN	TORN
1976	ENTRY 1 and 2	NIL
1977	TORN	TORN
1978	TORN	TORN
1979	TORN	TORN
1980	TORN	TORN
1981	TORN	TORN
1982	TORN	TORN
1983	TORN	TORN
1984	TORN	TORN
1985	TORN	TORN
1986	TORN	TORN
1987	ENTRY-3 (OLD)	TORN
1988	ENTRY-3 (NEW)	TORN
1989	TORN	TORN
1990	NIL	NIL
1991	NIL	NIL
1992	NIL	TORN
1993	NIL	NIL
1994	NIL	NIL
1995	TORN	TORN
1996	TORN	TORN
1997	TORN	TORN
1998	TORN	TORN
1999	TORN	TORN
2000	TORN	TORN
2001	TORN	TORN
2002	NIL	MIX (SOME PAGES UNAVAILABLE)
2003	NIL	MIX (SOME PAGES UNAVAILABLE)
2004	NIL	MIX (SOME PAGES UNAVAILABLE)

PUSHPAK VASUDEO RAUT
 ADVOCATE & LEGAL ADVISOR
 215, 2nd Floor, Gokul Plaza,
 Virar (W), Dist. Thane-401 301
 Mob: 9822111111

Year	Status	Notes
2005	NIL	MIX (SOME PAGES UNAVAILABLE)
2006	ENTRY-4	MIX (SOME PAGES UNAVAILABLE)
2007	NIL	MIX (SOME PAGES UNAVAILABLE)
2008	NIL	MIX (SOME PAGES UNAVAILABLE)
2009	NIL	MIX (SOME PAGES UNAVAILABLE)
2010	NIL	MIX (SOME PAGES UNAVAILABLE)
2011	NIL	MIX (SOME PAGES UNAVAILABLE)
2012	ENTRY-5 & 6	MIX (SOME PAGES UNAVAILABLE)
2013	NIL	MIX (SOME PAGES UNAVAILABLE)
2014	NOT READY	FOR BINDING PROCESS
2015	NOT READY	FOR BINDING PROCESS (TILL 04/03/2015 SEARCH IS TAKEN)

Dated: 10/03/2015

At: VIRAR.

PUSHPAK VASUDEO RAUT
 ADVOCATE

PUSHPAK VASUDEO RAUT
 ADVOCATE & LEGAL ADVISOR
 215, 2nd Floor, Gokul Plaza,
 Virar (W), Dist. Thane-401 301
 Mob: 9822111111

- 1 -
PUSHPAK VASUDEO RAUT
ADVOCATE AND LEGAL ADVISOR
MOB: 9960332999

OFFICE: 215, 2ND FLOOR, GOKUL PLAZA,
VEER SAVARKAR MARG, VIRAR (E),
OPP. RAILWAY PHATAK, TAL - VASAI,
DIST - THANE, PIN CODE - 401 305.
OFFICE TIME - 06.00 PM TO 09.00 PM.

TITLE CERTIFICATE
TO WHOM SO IT MAY EVER CONCERN

In the matter of land lying and being situate at village - Bolinj, Taluka: Vasai, District: Palghar within the Jurisdiction of Sub-Registrar at Vasai bearing Survey No. 298 Hissa No. -, admeasuring 0-72-6 H. R. or thereabout assessed at Rs. 726.00 (hereinafter referred to as "THE SAID LAND" for the sake of brevity) owned by 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur.

THIS IS TO CERTIFY THAT: -

1. Search in respect of said Land taken at various the office of Sub-Registrar Vasai from the year 1952 TO 2015 and acquire mutation entries from Talathi Saja Bolinj.
2. The said land was originally owned by Motya Atu Kurel and Silya Atu Kurel.
3. As per Order passed by Sub Divisional Officer Bhivandi bearing No. BD/NAP/SR/94/1973 dated 29/03/1974 and wide mutation entry bearing No. 2662 dated 08/09/1974 the said land was converted use of the said land was transfer from Agriculture to None Agricultural use.
4. Motya Atu Kurel expired on 10/07/1972 and as per register will executed by him his property was transferred in name of Zuju Silu Kurel wide Mutation entry bearing No. 2964 dated 15/11/1980.
5. Zuju Silu Kurel Expired on 04/04/1969 leaving behind him 1. Thomas Joseph Kurel 2. Austin Joseph Kurel 3. Rojibai Joseph Kurel 4. Maximus Joseph Kurel 5. Luice Joseph Kurel 6. Mery Joseph Kurel 7. Veronika Joseph Kurel 8.



2
Jokmin Joseph Kurel as her only legal heirs hence wide Mutation entry bearing No. 2965 dated 15/11/1980 their Names were entered as owner of the said Land.

6. Rojibai Joseph Kurel as Karta Of Joint Family Wide Registered sale deed dated 25/03/1981 registered with Sub Registrar Vasai - I at Sr. No. 299 - 1981 sold land admeasuring 0-36-3 H. R out of the said land to Alex Pedru Rumao and hence wide mutation entry bearing No. 3122 dated 22/04/1983 his name was entered as Owner of the said land. **ENTRY- 1**

7. Silya Atu Kurel expired on 01/10/1937 leaving behind him Simav Silya Kurel as his only legal heir wide Taluka order bearing No RTS - 30/09/1936 hence wide mutation entry bearing No. 3313 dated 04/12/1986 his name was entered as owner in respect of land admeasuring 0-36-3 H. R out of the said land on 7/12 extract of the said land.

8. Simav Silya Kurel expired on 02/09/1965 leaving behind him 1. Silu Simav Kurel 2. John Simav Kurel as his only legal heirs hence wide mutation entry bearing No. 3314 dated 04/12/1986 their names were entered as owners in respect of land admeasuring 0-36-3 H. R out of the said land on 7/12 extract of the said land.

9. Wide Agreement for sale dated 17/11/1986 Registered along with Confirmation Deed Dated 18/03/2008 registered with Sub Registrar Vasai - II at Sr. No. 3674/2008 on 24/03/2008 the said 1. Silu Simav Kurel and 2. John Simav Kurel agreed to sale land admeasuring 0-36-3 H. R out of the said land to Vilas Devnath Patil. **ENTRY- 2**

10. Wide Registered Conveyance deed dated 24/03/2008 registered with Sub Registrar Vasai - II at Sr. No. 3675/2008 on 24/04/2008 the said 1. Silu Simav Kurel and 2. John Simav Kurel sold land admeasuring 0-36-3 H. R out of the said land to Vilas Devnath Patil and as per mutation entry bearing No. 5646



date 27/03/2008 of village Bolinj his names was entered as Owner in respect of 1/2 share on 7/12 extract of the said land. **ENTRY- 3**

11. Wide Agreement for sale dated 17/01/1987 Registered along with Confirmation Deed Dated 18/11/2008 registered with Sub Registrar Vasai - II at Sr. No. 11257/2008 on 18/11/2008 the said Alex Pedru Rumao agreed to sale land admeasuring D-36-3 H. R out of the said land to Vasant Laxman Patil.

ENTRY- 4

12. Alex Pedru Rumao wide sale deed dated 18/11/2008 Registered with Sub-Registrar Vasai -II at Sr. No. 11258/2008 sold land admeasuring D-36-3 H. R out of the said land to Vasant Laxman Patil and wide mutation entry bearing No. 5814 dated 04/06/2009 of Village Bolinj name of Vasant Laxman Patil was entered as Owners in 7/12 extract of the said land. **ENTRY- 5**

13. Wide Registered Conveyance deed dated 30/12/2011 registered with Sub Registrar Vasai - II at Sr. No. 2018/2012 the said Vasant Laxman Patil and Vilas Devnath Patil sold the said land to 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur and as per mutation entry bearing No. 6299 date 22/03/2012 of village Bolinj Their Names were entered as Owners in 7/12 extract of the said land. **ENTRY- 6**

14. Wide Registered Joint Development Agreement dated 31/12/2011 registered with Sub Registrar Vasai - II at Sr. No. 2034/2012 On 28/02/2012 the said 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur 4. Priyanka Jayendra Thakur as partner of M/s Viva Holding along with Mr. Deepak H. Thakur Grant Development rights in respect of the said Property to M/s Viva Winner Venture (LLP). **(ENTRY-7).**

15. Wide Simple mortgage dated 28/09/2012 M/s Viva Winner Venture (LLP) along with 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur and M/s Viva Holdings obtain loan from Union Bank Of India, Vile Parle (West)

Raw
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ADVOCATE & LEGAL ADVISOR
214, 2nd Floor, Gokul Plaza,
Vile Parle (W), Mumbai - 400 056
Mob: 9821111111

Branch in respect of said land. Notice in respect of said mortgage deed was registered with Sub-registrar Vasai -2 at Sr. No. 9449/2012 on 28/09/2012.

(ENTRY-8)

16. I have investigated the revenue records maintained by Talathi Sajja - Bolinj, Taluka-Vasai, Dist. Palghar with respect to the said Land.

From documents produce before me and Search take in various offices of Sub Registrar Vasai I opine that:-

1. Wide Registered Joint Development Agreement dated 31/12/2011 registered with Sub Registrar Vasai - II at Sr. No. 2034/2012 On 28/02/2012 the said 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur 4. Priyanka Jayendra Thakur as partner of M/s Viva Holding along with Mr. Deepak H. Thakur Grant Development rights in respect of the said Property to M/s Viva Winner Venture (LLP),
2. Wide Simple mortgage dated 28/09/2012 M/s Viva Winner Venture (LLP) along with 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur and M/s Viva Holdings obtain loan from Union Bank Of India, Vile Parle (West) Branch in respect of said land.
3. Except above not transaction for sale, mortgage, or transfer in respect of the said Land to any person/s or any group or association of the persons is noticed.

Dated: 10/03/2015

At: Virar.

Puspa
PUSHPAK VASUDEO RAUT
ADVOCATE

PUSHPAK VASUDEO RAUT
ADVOCATE & LEGAL ADVISOR
214, 2nd Floor, Gokul Plaza,
Vile Parle (W), Mumbai - 400 056
Mob: 9821111111

PUSHPAK VASUDEO RAUT
ADVOCATE AND LEGAL ADVISOR
MOB: 9960332999

OFFICE: 215, 2ND FLOOR, GOKUL PLAZA,
VEER SAVARKAR MARG, VIRAR (E),
OPP. RAILWAY PHATAK, TAL - VASAI,
DIST - THANE, PIN CODE - 401305.
OFFICE TIME: 06.00 PM TO 09.00 PM.

SEARCH-REPORT

I have taken search at the Various offices of Sub-Registrar Vasai of piece and parcel of land situate lying and being at village - Bolinj, Taluka: Vasai, District: Palghar within the Jurisdiction of Sub-Registrar at Vasai bearing Survey No. 298 Hissa No. -, admeasuring 0-72-6 H. R. or thereabout assessed at Rs. 726.00 owned by 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur from years 1952 to 2015.

YEAR	FINDINGS	
	PHOTO	PRINTED
1952	NIL	----
1953	NIL	----
1954	NIL	----
1955	NIL	----
1956	NIL	----
1957	NIL	----
1958	NIL	----
1959	NIL	----
1960	NIL	----
1961	Index II Torn	----
1962	Index II Torn	----
1963	Index II Torn	----
1964	Index II Torn	----
1965	NIL	----
1966	NIL	----
1967	NIL	----
1968	TORN	----
1969	NIL	----

PUSHPAK VASUDEO RAUT
ADVOCATE & LEGAL ADVISOR
215, 2nd Floor, Gokul Plaza,
Virar (E), Dist. Thane - 401305
Mob: 9960332999

PAGE 5 OF 7

1970	NIL	----
1971	NIL	----
1972	TORN	TORN
1973	TORN	NIL
1974	NIL	NIL
1975	TORN	TORN
1976	TORN	NIL
1977	TORN	TORN
1978	TORN	TORN
1979	TORN	TORN
1980	TORN	TORN
1981	ENTRY-1	TORN
1982	TORN	TORN
1983	TORN	TORN
1984	TORN	TORN
1985	TORN	TORN
1986	TORN	TORN
1987	TORN	TORN
1988	TORN	TORN
1989	TORN	TORN
1990	NIL	NIL
1991	NIL	NIL
1992	NIL	TORN
1993	NIL	NIL
1994	NIL	NIL
1995	TORN	TORN
1996	TORN	TORN
1997	TORN	TORN
1998	TORN	TORN
1999	TORN	TORN
2000	TORN	TORN
2001	TORN	TORN
2002	NIL	MIX (SOME PAGES UNAVAILABLE)
2003	NIL	MIX (SOME PAGES UNAVAILABLE)
2004	NIL	MIX (SOME PAGES UNAVAILABLE)

PUSHPAK VASUDEO RAUT
ADVOCATE & LEGAL ADVISOR
215, 2nd Floor, Gokul Plaza,
Virar (E), Dist. Thane - 401305
Mob: 9960332999

PAGE 6 OF 7

2005 NIL MIX (SOME PAGES UNAVAILABLE)
 2006 NIL MIX (SOME PAGES UNAVAILABLE)
 2007 NIL MIX (SOME PAGES UNAVAILABLE)
 2008 ENTRY- 2- 5 MIX (SOME PAGES UNAVAILABLE)
 2009 NIL MIX (SOME PAGES UNAVAILABLE)
 2010 NIL MIX (SOME PAGES UNAVAILABLE)
 2011 NIL MIX (SOME PAGES UNAVAILABLE)
 2012 ENTRY-6- 8 MIX (SOME PAGES UNAVAILABLE)
 2013 NIL MIX (SOME PAGES UNAVAILABLE)
 2014 NOT READY FOR BINDING PROCESS
 2015 NOT READY FOR BINDING PROCESS

(TILL 04/03/2015 SEARCH IS TAKEN)

Dated: 10/03/2015

At: VIRAR.

Pushpak Raut
 PUSHPAK VASUDEO RAUT
 ADVOCATE

PUSHPAK VASUDEO RAUT
 ADVOCATE & LEGAL ADVISOR
 215, 2nd Floor, Gokul Plaza,
 Veer Savarkar Marg, Virar (E), Dist. Thane-401 305
 Mob: 9960332999

PUSHPAK VASUDEO RAUT
 ADVOCATE AND LEGAL ADVISOR
 MOB: 9960332999

OFFICE: 215, 2nd FLOOR, GOKUL PLAZA,
 VEER SAVARKAR MARG, VIRAR (E),
 OPP. RAILWAY PHATAK, TAL - VASAI,
 DIST - THANE, PIN CODE - 401 305.
 OFFICE TIME: 06.00 PM TO 09.00 PM.

TITLE CERTIFICATE
TO WHOM SO IT MAY EVER CONCERN

In the matter of land owned by 1. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur 4. Priyanka Jayendra Thakur situate lying and being at village - Bolinj, Taluka: Vasai, District: Thane within the Jurisdiction of Sub-Registrar at Vasai bearing Survey No. 299 Hissa No. -, admeasuring 0-21-5 H.R. or thereabout assessed at Rs. 0.59 (hereinafter referred to as "THE SAID PROPERTY" for the sake of brevity)

THIS IS TO CERTIFY THAT:-

1. Search in respect of said property was taken by Advocate C. P. Solanki & as per Search report & Title certificate both dated 17th July 1998 issued by them the said land was belong to Dyneshwar Jagannath Raut (H.U.F.) their title in respect of said property as H.U.F. is clear, marketable & free from all encumbrances.
2. Search in respect of said property taken at the office of Sub-Registrar at Vasai then at Virar then at Nallasopara for 14 years from the year 1998 TO 2011 and acquire mutation entries from Talathi Saja Bolinj.
3. As per Search report & Title certificate both dated 17th July 1998 issued by Advocate C. P. Solanki the said land was belong to Dyneshwar Jagannath Raut (H.U.F.) & their title in respect of said property is clear, marketable & free from all encumbrances.
4. As per application made by the said As per application made by the said Dyneshwar Jagannath Raut and other 4 as owners to Sub-divisional officer Bhivandi and wide order passed by them bearing No. BD/KV/VP/Vasai/SR/214/2005 the said land was converted in to N.A land and accordingly mutation entry baring no. 5372 dated 02/05/2006 of village Bolinj was prepared in respect of said land.
5. Wide registered conveyance deed dated 14/11/2006 the said Dyneshwar Jagannath Raut and others sold the said land to 1. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur 4. Priyanka Jayendra

Thakur the said conveyance deed was registered with sub registrar Vasai - 2 there after sr. no. 9991 dated 14/11/2006 & mutation entry baring no. 5564 dated 20/08/2007 of village Bolinj their names were entered as owners in respect of said property.

6. Thereafter the said land is held and possessed as owners thereof by the said 1. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur 4. Priyanka Jayendra Thakur without any encumbrances of whatever nature.
7. I have investigated the revenue records maintained by Talathi Sajja - Bolinj, Taluka-Vasai, Dist. Thane with respect to the said property.

AND I FURTHER CERTIFY THAT: -

1. The said owners 1. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur 4. Priyanka Jayendra Thakur have absolutely owned, seized and possessed of or otherwise well and sufficiently entitled to the said property.
2. The said owners 1. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur 4. Priyanka Jayendra Thakur have not sold, mortgage, transferred or disposed of the said property to any person/s or any group or association of the persons or have not created any charge, lien or encumbrances of any nature or third party interest over the said Property.
3. Under the circumstances the title to the said property of the said owners 1. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur 4. Priyanka Jayendra Thakur is clear and marketable and the same is free from all encumbrances and reasonable doubts of what so ever nature.

Dated: 11/01/2011.

At: Virar.


PUSHPAK VASUDEO RAUT
ADVOCATE

PUSHPAK VASUDEO RAUT
ADVOCATE AND LEGAL ADVISOR
 MOB: 9960332999

OFFICE: 215, 2ND FLOOR, GOKUL PLAZA,
 VEER SAVARKAR MARG, VIRAR (E),
 OPP. RAILWAY PHATAK, TAL - VASAI,
 DIST - THANE, PIN CODE - 401 305.
 OFFICE TIME : 06.00 PM TO 09.00 PM.

SEARCH-REPORT

I have taken search at the office of Sub-Registrar at Vasai Nalasopara and Virar of piece and parcel of land situate lying and being at village - Bolinj, Taluka: Vasai, District: Thane within the Jurisdiction of Sub-Registrar at Vasai bearing Survey No. 299 Hissa No. -, admeasuring 0-21-5 H./l. or thereabout assessed at Rs. 0.59 owned by 1. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur 4. Priyanka Jayendra Thakur for 14 Years from 1998 to 2011.

YEAR	FINDINGS	
	PHOTO	PRINTED
1998.	TORN	TORN
1999.	TORN	TORN
2000.	TORN	TORN
2001.	TORN	TORN
2002.	MIX (TORN)	MIX (TORN)
2003.	NIL	MIX (SOME PAGES UNAVAILABLE)
2004.	NIL	MIX (SOME PAGES UNAVAILABLE)
2005.	NIL	MIX (SOME PAGES UNAVAILABLE)
2006.	Entry - 1 & 2	MIX (SOME PAGES UNAVAILABLE)
2007.	NIL	MIX (SOME PAGES UNAVAILABLE)
2008.	NIL	MIX (SOME PAGES UNAVAILABLE)
2009.	NOT READY	FOR BINDING PROCESS
2010.	NOT READY	FOR BINDING PROCESS
2011.	NOT READY	FOR BINDING PROCESS

(TILL 11.01.2011 SEARCH IS TAKEN)

Entry - 1

Confirmation Deed dated 14/11/2006 Agreement For Sale
dated 04/12/2004 registered with sub registrar Vasai - 2 Sr. no.
9990

Vendors : Dyneshwar Jagannath Raut & others

Purchasers : 1. Mehul Deepak Thakur
2. Rohan Jayendra Thakur
3. Siddharth Deepak Thakur
4. Priyanka Jayendra Thakur

Entry - 2

Conveyance deed dated 14/11/2006 registered with sub
registrar Vasai - 2 Sr. no. 9991

Vendors : Dyneshwar Jagannath Raut & others

Purchasers : 1. Mehul Deepak Thakur
2. Rohan Jayendra Thakur
3. Siddharth Deepak Thakur
4. Priyanka Jayendra Thakur

Dated: 11.01.2011
At: VIRAR.


PUSHPAK VASUDEO RAUT
ADVOCATE

PUSHPAK VASUDEO RAUT
ADVOCATE AND LEGAL ADVISOR
MOB: 9960332999

OFFICE: 215, 2ND FLOOR, GOKUL PLAZA,
VEER SAVARKAR MARG, VIRAR (E),
OPP. RAILWAY PHATAK, TAL - VASAI,
DIST - THANE, PIN CODE - 401 305,
OFFICE TIME : 09.00 PM. TO 09.00 PM.

**TITLE CERTIFICATE
TO WHOM SO IT MAY EVER CONCERN**

In the matter of land lying and being situate at village - Bolinj, Taluka: Vasai,
District: Palghar within the Jurisdiction of Sub-Registrar at Vasai bearing Survey
No. 390 Hissa No.: B, admeasuring 2-56-0 Sq. Meters or thereabout assessed at
Rs. 8.25 (hereinafter referred to as "THE SAID LAND" for the sake of brevity)
owned by 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth
Deepak Thakur and 4. Priyanka Jayendra Thakur.

THIS IS TO CERTIFY THAT:-

1. Search in respect of said Land taken at various the office of Sub-Registrar
Vasai from the year 1952 TO 2015 and acquire mutation entries from Talathi
Saja Bolinj.
2. The said land was originally owned by Jilu Lusu Kurel.
3. As per Kamil Jasti Patrak bearing No. 1/1937 dated 04/01/1938 the said
land was allotted to Manya Agu Ludric by imposing certain conditions hence
wide mutation entry bearing No. 845 dated 02/02/1938 of village Bolinj Name
of Manya Agu Ludric was entered on 7/12 extract of the said land.
4. Manya Agu Ludric Expired on 06/10/1951 leaving behind him 1. Agu
Manu Ludric 2. Zav Manu Ludric and 3. Pasku Manu Ludric as his only legal
heirs hence wide mutation entry bearing No. 1565 dated 18/07/1952 their
names were entered as owners on 7/12 extract of the said land.
5. Pasku Manu Ludric expired on or before 1984 leaving behind him 1.
Manohar Paskal Ludric 2. Sanjav Paskol Ludric and 3. Janubai Paskol Ludric as
his only legal heirs and as per mutation entry bearing No. 3372 date
27/04/1987 of village Bolinj Their Names were entered as Owners in 7/12
extract of the said land.


PUSHPAK VASUDEO RAUT
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Opp. Railway Phatak, Tal - Vasai,
Dist - Thane, Pin Code - 401 305,
Mob: 9960332999

6. Agu Manu Ludrik Expired on 28/03/2005, his wife expired on 05/07/1998 leaving behind them 1. Mahendra Agu Ludrik 2. Syman Agu Ludrik 3. Wilson Agu Ludrik 4. Merry Mathew Rumao 5. Lujan Igneshious Lopice as their only legal heirs and as per mutation entry bearing No. 5248 date 03/08/2005 of village Bolinj their names were entered as Co- Owners on 7/12 extract of the said land.

7. Wide Agreement For Sale Dated 23/12/2004 registered along with Confirmation Deed Dated 17/11/2006 with Sub Registrar Vasai - II at Sr. No. 10173/2006 1. Jav Manu Ludrik 2. Manohar Paskal Ludric 3. Sanjav Paskol Ludric 4. Janubai Paskol Ludric 5. Mahendra Agu Ludrik 6. Syman Agu Ludric 7. Wilson Agu Ludrik 8. Merry Mathew Rumao and 9. Lujan Igneshious Lopice Agreed to sale, the said land to 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur. **ENTRY-1**

8. Wide Registered Conveyance deed dated 17/11/2006 registered with Sub Registrar Vasai - II at Sr. No. 10174/2006 the said 1. Jav Manu Ludrik 2. Manohar Paskal Ludric 3. Sanjav Paskol Ludric 4. Janubai Paskol Ludric 5. Mahendra Agu Ludrik 6. Syman Agu Ludric 7. Wilson Agu Ludrik 8. Merry Mathew Rumao and 9. Lujan Igneshious Lopice sold the said land to 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur and as per mutation entry bearing No. 5567 date 21/08/2007 of village Bolinj Their Names were entered as Owners in 7/12 extract of the said land. **ENTRY-2**

9. Wide Registered Joint Development Agreement dated 31/12/2011 registered with Sub Registrar Vasai - II at Sr. No. 2034/2012 On 28/02/2012 the said 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur 4. Priyanka Jayendra Thakur as partner of M/s Viva Holding along with Mr. Deepak H. Thakur Grant Development rights in respect of the said Property to M/s Viva Winner Venture (LLP) **(ENTRY-3)**.



10. Wide Simple mortgage dated 28/09/2012 M/s Viva Winner Venture (LLP) along with 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur and M/s Viva Holdings obtain loan from Union Bank Of India, Vile Parle (West) Branch in respect of said land. Notice in respect of said mortgage deed was registered with Sub-registrar Vasai -2 at Sr. No. 9449/2012 on 28/09/2012. **(ENTRY-4)**

11. I have investigated the revenue records maintained by Talathi Sajja - Bolinj, Taluka-Vasai, Dist. Palghar with respect to the said Land.

From documents produce before me and Search take in various offices of Sub Registrar Vasai I opine that: -

1. Wide Registered Joint Development Agreement dated 31/12/2011 registered with Sub Registrar Vasai - II at Sr. No. 2034/2012 On 28/02/2012 the said 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur 4. Priyanka Jayendra Thakur as partner of M/s Viva Holding along with Mr. Deepak H. Thakur Grant Development rights in respect of the said Property to M/s Viva Winner Venture (LLP).

2. Wide Simple mortgage dated 28/09/2012 M/s Viva Winner Venture (LLP) along with 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur and M/s Viva Holdings obtain loan from Union Bank Of India, Vile Parle (West) Branch in respect of said land.

3. Except above not transaction for sale, mortgage, or transfer in respect of the said Land to any person/s or any group or association of the persons is noticed.

Dated: 10/03/2015

At: Virar.

**PUSHPAK VASUDEO RAUT
ADVOCATE**

