

TO WHOMSOEVER IT MAY CONCERN

I have investigated the title to land bearing Old Survey No.123, Old Hissa No. 6(Part), New Survey No. 123, New Hissa No. 6/B, admeasuring 3010 sq. meters, situate, lying and being at Village Achole, Taluka Vasai and District Palghar, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation owned by Shri Arun Harishchandra Jadhav and have to state as hereunder.

1. Mr. Francis Jao Gharshi alias Gracias was the owner of land bearing Old Survey No.123, Old Hissa No. 6(Part), New Survey No. 123, New Hissa No. 6/B, admeasuring 3010 sq. meters situate, lying and being at Village Achole, Taluka Vasai and District Palghar, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation.

2. Mr. Francis Jao Gharshi alias Gracias died intestate in or about the year 1958 leaving behind Mr. John Francis Gharshi, Mr. Bernard Francis Gharshi, Pascaline Charles D'Mello and Mary Joseph D'Mello as his heirs and legal representatives entitled to the estate of the deceased including the said property.

3. Mrs. Mary Joseph D'Mello died intestate on 16th August, 1979 leaving behind her Anjaline Anthon D'Silva and Albert Joseph D'Mello as her heirs and legal representatives entitled to the undivided share of the deceased in the said property.

4. By a Mutation Entry No. 2820, dated 23rd March, 1982, the names of Mr. John Francis Gharshi, Mr. Bernard Francis Gharshi, Pascaline Charles D'Mello, Mary Joseph D'Mello, Anjaline Anthon D'Silva

and Albert Joseph D'Mello came to be recorded in the 7/12 extract of the said property as the heirs of late Mr. Francis Jao Gharshi and late Mrs. Mary Joseph D'Mello.

5. Pascaline Charles D'Mello died intestate on 25th November, 2002 leaving behind her three sons namely Mr. Ignatius Charles D'Mello, Mr. Mathew Charles D'Mello, Mr. Collin Charles D'Mello, two daughters namely Josphina Charles D'Mello and Bernadette Selvan Pereira as her heirs and legal representatives entitled to the undivided share of the deceased in the said property.

6. By a Mutation Entry No. 5568, dated 26th March, 2012, the names of Mr. Ignatius Charles D'Mello, Mr. Mathew Charles D'Mello, Mr. Collin Charles D'Mello, Josphina Charles D'Mello and Bernadette Selvan Pereira came to be recorded in the 7/12 extract of the said property as the heirs of late Pascaline Charles D'Mello.

7. Mr. John Francis Gharshi alias Gracis died intestate on 15th February, 2005 leaving behind his two married daughters namely Mrs. Silvi John Gracias and Mrs. Natty Peter Fernandes as his heirs and legal representatives entitled to the undivided share of the deceased in the said property.

8. By a Mutation Entry No. 5572, dated 9th April, 2012, the name of Mrs. Silvi John Gracis and Mrs. Natty Peter Fernandes came to be recorded in the 7/12 extract of the said property as the heirs of late Mr. John Francis Gharshi alias Gracias.

9. Mr. Bernard Francis Gharshi died intestate leaving behind him Mr. Francis Bernard Gharshi, Mr. Joseph Bernard Gharshi, Mr. Gregory

Bernard Gharshi, Mrs. Monica Joukim Sequeira, Mrs. Magadaline John Waker and Mrs. Anjaline Peter Menezes as his heirs and legal representatives entitled to the undivided share of the deceased in the said property.

10. In the premises aforesaid, Anjaline Anthon D'Silva, Silvi John Gracias, Natty Peter Fernandes, Albert Joseph D'Mello, Mr. Francis Bernard Gharshi, Mr. Joseph Bernard Gharshi, Mr. Gregory Bernard Gharshi, Mrs. Monica Joukim Sequeira, Mrs. Magadaline John Waker, Mrs. Anjaline Peter Menezes, Mr. Ignatius Charles D'Mello, Mr. Mathew Charles D'Mello, Mr. Collin Charles D'Mello, Josphina Charles D'Mello and Bernadette Selvan Pereira became the joint owners of the said property.

11. By a Deed of Conveyance, dated 17th April, 2012 registered in the office of the Sub-Registrar of Assurance at Vasai under Sr. No.Vasai-2/03912/2012, Mrs. Anjaline Anthon D'Silva, Mr. Albert Joseph D'Mello, Mr. Ignatius Charles D'Mello, Mr. Mathew Charles D'Mello, Mr. Collin Charles D'Mello, Mrs. Josphina Charles D'Mello and Mrs. Bernadette Selvan Pereira had sold, transferred and conveyed their undivided right, title, interest and share in the said property to Shri Arun Harishchandra Jadhav for the consideration mentioned therein.

12. By a Deed of Conveyance, dated 28th May, 2012 registered in the office of the Sub-Registrar of Assurance at Vasai under Sr. No.Vasai-1/05882/2012, Natty Peter Fernandes, Ms. Silvi John Gracias, Mr. Francis Bernard Gharshi alias Gracias, Mr. Joseph Bernard Gharshi alias Gracias, Mr. Gregory Bernard Gharshi alias Gracias, Mrs. Monica Joukim Sequeira, Mrs. Magadaline John Waker and Mrs. Anjaline Peter Menezes had sold, transferred and conveyed their undivided right, title, interest and share in the said property to Shri Arun Harishchandra Jadhav for the consideration mentioned therein.

13. By a Mutation Entry No. 5590 and Mutation Entry No. 5591, dated 12th June, 2012, the name of Shri Arun Harishchandra Jadhav came to be recorded in the 7/12 extract of the said property as the owner thereof.

14. Pursuant to an Application, dated 5th October, 2012 and Application, dated 18th December, 2012, the Collector of Thane had granted non-agricultural permission to Shri Arun Harishchandra Jadhav in respect of the said property vide an Order No. Revenue/K-1/T-9/NAP/Achole-Vasai/SR-135/ 2012, dated 26th March, 2013.

15. The City of Vasai Virar Municipal Corporation had approved the plan of Residential cum Shop line Building No. 1 consisting of Wing A comprising Ground + Seven Upper Floors and Wing B comprising Ground + Four Upper Floors, totally admeasuring 2330.73 sq. meters (built-up) to be constructed on the said property and accordingly, the City of Vasai Virar Municipal Corporation had issued the Commencement Certificate No.VVCMC/TP/CC/VP-5202/7995/2016-17, dated 10th March, 2017.

16. By an Agreement for Sale cum Development, dated 21st September, 2018 registered in the office of the Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/10317/2018, Shri Arun Harishchandra Jadhav has granted the development rights of building comprising Wing A, consisting of Ground + Seven Upper Floors and Wing-B consisting of Ground + Four Upper Floors Residential cum Shop line, totally admeasuring 2330.73 sq. feet of F.S.I. in the layout of the said property to M/s. AV. Crystal Housing-LLP at the price and on the terms and conditions stipulated therein.

17. In pursuance of an Agreement for Sale cum Development, dated 21st September, 2018, Shri Arun Harishchandra Jadhav had executed an Irrevocable General Power of Attorney, dated 21st September, 2018

registered in the office of the Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/10318/2018 in favour of the partners of M/s. AV. Crystal Housing -LLP conferring upon them power of construct building comprising Wing A, consisting of Ground + Seven Upper Floors and Wing-B consisting of Ground + Four Upper Floors Residential cum Shop line, totally admeasuring 2330.73 sq. feet of F.S.I. in the layout of the said property and to sell the flats and other premises to the intending purchasers thereof.

18. Mr. Thomas B. Figer had filed a Regular Civil Suit No. 818 of 2012 in the Court of Civil Judge (J.D) Vasai against Shri Arun Harishchandra Jadhav and others for seeking an order of declaration and injunction in respect of the said property. By an Order, dated 16th February, 2018, the Ld. Jt. Civil Judge (J.D.) Vasai was pleased to dismiss the injunction application filed below Exhibit-64 in Regular Civil Suit No. 818 of 2012. Hence, the said property is the subject matter of Regular Civil Suit No. 818 of 2012 pending in the Court of Civil Judge (J.D) Vasai.

19. Pending the hearing and final disposal of Regular Civil Suit No. 818 of 2012, Mr. Thomas B. Figer had got executed and registered a Deed of Conveyance, dated 9th May, 2012 registered in the office of the Sub-Registrar of Assurance at Vasai under Sr. No. 4754/2015 in his favour from Shri Navin P. Gangar and others in respect of the said property.

20. I have considered the Title Clearance Certificate cum Search Report, dated 15th January, 2016 taken by Advocate Ashok Kumar Tiwari in the office of Sub-Registrar of Assurance at Vasai from the year 1957 to till 15th January, 2016. On perusal of Title Clearance Certificate cum Search Report, dated 15th January, 2016, it appears that the following transactions are effected by and between the parties thereto as stated hereunder.

- i. Deed of Conveyance, dated 17th April, 2012 registered in the office of the Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-2/03912/2012 executed by Mrs. Anjaline Anthon D'Silva, Mr. Albert Joseph D'Mello, Mr. Ignatius Charles D'Mello, Mr. Mathew Charles D'Mello, Mr. Collin Charles D'Mello, Mrs. Josphina Charles D'Mello and Mrs. Bernadette Selvan Pereira in favour of Shri Arun Harishchandra Jadhav in resepct of their undivided right, title and interest and share in the said property.
- ii. Deed of Conveyance, dated 28th May, 2012 registered in the office of the Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-1/05882/2012 executed by Natty Peter Fernandes, Ms. Silvi John Gracias, Mr. Francis Bernard Gharshi alias Gracias, Mr. Joseph Bernard Gharshi alias Gracias Mr. Gregory Bernard Gharshi alias Gracias, Mrs. Monica Joukim Sequeira, Mrs. Magadaline John Waker and Mrs. Anjaline Peter Menezes in favour of Shri Arun Harishchandra Jadhav in respect of their undivided right, title and interest and share in the said property.
- iii. Deed of Conveyance, dated 9th May, 2012 registered in the office of the Sub-Registrar of Assurance at Vasai under Sr. No. 4754/2015 got executed by Mr. Thomas B. Figer in his favour from Shri Navin P. Gangar and others in respect of the said property.
- iv. Agreement for Sale cum Development, dated 21st September, 2018 registered in the office of the Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/10317/2018 executed by Shri Arun Harishchandra Jadhav in favour of

M/s. AV. Crystal Housing-LLP in respect of building comprising Wing A, consisting of Ground + Seven Upper Floors and Wing-B consisting of Ground + Four Upper Floors Residential cum Shop line, totally admeasuring 2330.73 sq. feet of F.S.I. in the layout of the said property.

- v. Irrevocable General Power of Attorney, dated 21st September, 2018 registered in the office of the Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/10318/2018 executed by Shri Arun Harishchandra Jadhav in favour of the partners of M/s. AV. Crystal Housing -LLP in respect of building comprising Wing A, consisting of Ground + Seven Upper Floors and Wing-B consisting of Ground + Four Upper Floors Residential cum Shop line, totally admeasuring 2330.73 sq. feet of F.S.I. in the layout of the said property.

21. On the whole from the searches taken by Advocate Ashok Kumar Tiwari in the office of Sub-Registrar of Assurance at Vasai and also on the basis of documents furnished to me as well as on the basis of information provided to me, I hereby state and certify that the subject to the final decision of Regular Civil Suit No. 818 of 2012 pending in the Court of Civil Judge (J.D) Vasai and also subject to the alleged claim of Mr. Thomas B. Figar, the title to the land bearing Old Survey No.123, Old Hissa No. 6(Part), New Survey No. 123, New Hissa No. 6/B, admeasuring 3010 sq. meters, situate, lying and being at Village Achole, Taluka Vasai and District Palghar, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation is owned by Shri Arun Harishchandra Jadhav is clear, marketable and free from all encumbrances.

22. I further state and certify that M/s. AV. Crystal Housing-LLP is entitled to construct building comprising Wing A, consisting of Ground + Seven Upper Floors and Wing-B consisting of Ground + Four Upper Floors Residential cum Shop line, totally admeasuring 2330.73 sq. feet of F.S.I. in the layout of the said property as per the plan and permissions sanctioned by the authorities concerned.

Date : 9th October, 2018.



Advocate

TC\AV Crystal Housing -TC - 091018