

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 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. 390 Hissa No. B, admeasuring 2-56-0.5q. Meters or thereabout assessed at Rs. 08.25 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	----

Handwritten signature
PUSHPAK VASUDEO RAUT
ADVOCATE & LEGAL ADVISOR
215, 2ND FLOOR, GOKUL PLAZA,
VEER SAVARKAR MARG, VIRAR (E),
OPP. RAILWAY PHATAK, TAL - VASAI,
DIST - THANE, PIN CODE - 401 305.
PAGE 4 OF 6

		5
1970	NIL	----
1971	NIL	----
1972	TORN	TORN
1973	TORN	NIL
1974	NIL	NIL
1975	TORN	TORN
1976	NIL	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	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)

Handwritten signature
PUSHPAK VASUDEO RAUT
ADVOCATE & LEGAL ADVISOR
215, 2ND FLOOR, GOKUL PLAZA,
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DIST - THANE, PIN CODE - 401 305.
PAGE 5 OF 6

	6	
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	NIL	MIX (SOME PAGES UNAVAILABLE)
2010	NIL	MIX (SOME PAGES UNAVAILABLE)
2011	NIL	MIX (SOME PAGES UNAVAILABLE)
2012	ENTRY-3 & 4	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.

P. Vasudeo Raut
PUSHPAK VASUDEO RAUT
ADVOCATE

PUSHPAK VASUDEO RAUT
 ADVOCATE & LEGAL ADVISOR
 218, 2nd Floor, Gokul Plaza,
 Veer Savarkar Marg, Virar (E),
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 Mob: 9960332999

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 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. 303 Hissa No. -, admeasuring 0-45-0 H. R. or thereabout assessed at Rs. 4.12 (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 Atu Jav Tuskan.
3. Atu Jav Tuskan wide sale deed dated 08/12/1934 sold the said land to Damodar Keru Raut and as per Mutation entry bearing no. 667 dated 12/01/1935 of village bolinj name of Damodar Keru Raut was entered as owner in respect of said land.
4. Damodar Keru Raut expired on 31/05/1947 leaving behind him 1. Vasant Damodar Raut 2. Narayan Damodar Raut 3. Harishchandra Damodar Raut 4. Parashram Damodar Raut as his only legal heirs and wide mutation entry bearing 1317 dated 03/01/1948 of Village Bolinj their names were entered as owners in respect of said land.
5. 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.

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 Mob: 9960332999

2662 dated 08/09/1974 the said land was converted use of the said land was transfer from Agriculture to None Agricultural use.

6. Wide Agreement for sale dated 31/12/2004 registered along with Confirmation Deed Dated 13/04/2006 with Sub Registrar Vasai - II at Sr. No. 3142/2006 the said 1. Vasant Damodar Raut 2. Narayan Damodar Raut 3. Harishchandra Damodar Raut 4. Parashram Damodar Raut Agreed to sale said land to 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur. **ENTRY-1**

7. Wide Registered Conveyance deed dated 13/04/2006 registered with Sub Registrar Vasai - II at Sr. No. 3142/2006 the said 1. Vasant Damodar Raut 2. Narayan Damodar Raut 3. Harishchandra Damodar Raut 4. Parashram Damodar Raut 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. 5365 date 25/04/2006 of village Bolinj their Names were entered as Owners in 7/12 extract of the said land. **ENTRY-2**

8. 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**).

9. 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**)



PAGE 1 OF 6

10. 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

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Mob: 9900222985

PAGE 3 OF 6

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OFFICE: 215, 2ND FLOOR, GOKUL PLAZA,
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 OPP. RAILWAY PHATAK, TAL - VASAI,
 DIST - THANE. PIN CODE - 401 305.
 OFFICE TIME : 09.00 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. 303 Hissa No. -, admeasuring 0-45-0 H. L. or thereabout assessed at Rs. 4.12 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	---	---
1970	NIL	---	---
1971	NIL	---	---

Revt
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ADVOCATE & LEGAL ADVISOR
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 Veer Savarkar Marg, Virar (E),
 Opp. Railway Phatak, Tal - Vasai,
 Dist - Thane. Pin Code - 401 305.
 Mob: 9960332999

1972	TORN	TORN
1973	TORN	NIL
1974	NIL	NIL
1975	TORN	TORN
1976	NIL	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	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 (5) (5) PAGES UNAVAILABLE)
2003	NIL	MIX (5) (5) PAGES UNAVAILABLE)
2004	NIL	MIX (5) (5) PAGES UNAVAILABLE)
2005	NIL	MIX (5) (5) PAGES UNAVAILABLE)
2006	ENTRY-1,2	MIX (5) (5) PAGES UNAVAILABLE)

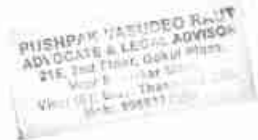
Revt
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 Dist - Thane. Pin Code - 401 305.
 Mob: 9960332999

2007	NIL	MIX (S)	E PAGES UNAVAILABLE)
2008	NIL	MIX (S)	E PAGES UNAVAILABLE)
2009	NIL	MIX (S)	E PAGES UNAVAILABLE)
2010	NIL	MIX (S)	E PAGES UNAVAILABLE)
2011	NIL	MIX (S)	E PAGES UNAVAILABLE)
2012	ENTRY-3 & 4	MIX (S)	E PAGES UNAVAILABLE)
2013	NIL	MIX (S)	E PAGES UNAVAILABLE)
2014	NOT READY FOR T	NG PROCESS	
2015	NOT READY FOR T	NG PROCESS	
	(TILL 04/03/2015)	CH IS TAKEN)	

Dated: 10/03/2015

At: VIRAR.

P. Vasudeo Raut
PUSHPAK VASUDEO RAUT
ADVOCATE



PUSHPAK VASUDEO RAUT
ADVOCATE AND LEGAL ADVISOR
MOB: 9960332999

OFFICE: 215, 2ND FLOOR, GOKUL PLAZA,
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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. 304 Hissa No. -, admeasuring 0-22-5 H. R. or thereabout assessed at Rs. 1.87 (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 Silu Lusu Kurel.
3. Silu Lusu Kurel Expired on 26/02/1941 leaving behind him his brother Manu Lusu Kurel and his Son Benjamin Silu Kurel (head of Joint Family) as his only legal heirs and as per mutation entry bearing No. 1118 date 15/11/1943 of village Bolinj their names were entered as Co- Owners (head of Joint Family) on 7/12 extract of the said land.
4. Manu Lusu Kurel Expired on 20/09/1949 leaving behind him 1. Motya Benjamin Kurel 2. Luies Benjamin Kurel 3. Philip Benjamin Kurel as his only legal heirs but as per statement given by the 1. Motya Benjamin Kurel and 2. Philip Benjamin Kurel only name of their brother Luies Benjamin Kurel was entered as co-owner on 7/12 extract of the said land as per mutation entry bearing No. 1627 date 31/03/1953 of village Bolinj.



5. Benjamin Silu Kurel Expired on 04/07/1952 leaving behind him 1. Motya Benjamin Kurel 2. Lules Benjamin Kurel 3. Philip Benjamin Kurel as his only legal heirs and as per statement given by the said Lules Benjamin Kurel names of 1. Motya Benjamin Kurel and 2. Philip Benjamin Kurel were entered as co-owner on 7/12 extract of the said land, as per mutation entry bearing No. 1628 date 31/03/1953 of village Bolinj.

6. Mr. Jagannath Bhiva Raut who was tenant of the land which was previously owned by Silu Motya Kurel, wide Taluka order bearing No. 1577 dated 14/03/1962 Purchase part of land owned by Silu Motya Kurel as per sec. 32G of Bombay Agricultural and Tenancy Act 1965 and wide mutation entry bearing No. 2119 date 20/03/1962 of village Bolinj Name of Mr. Jagannath Bhiva Raut was entered as Owner in respect of part of land own by Silu Motya Kurel.

7. Mr. Jagannath Bhiva Raut who was cultivating the part of land which was previously owned by 1. Motya Benjamin Kurel 2. Lules Benjamin Kurel 3. Philip Benjamin Kurel, wide Taluka order passed by Tahasildar Vasai bearing No. Alt (2) 1979 dated 06/06/1962 as per sec. 70B of Bombay Agricultural and Tenancy Act 1956 and wide mutation entry bearing No. 2145 date 17/07/1962 of village Bolinj Name of Mr. Jagannath Bhiva Raut was entered as Tenant in respect of part of land own by 1. Motya Benjamin Kurel 2. Lules Benjamin Kurel 3. Philip Benjamin Kurel.

8. The said Jagannath Raut wide Tenancy Certificate issued as per sec. 32M of Bombay Agricultural and Tenancy Act 1956 bearing No. 1577 dated 03/08/1968 Purchase the said land From Silu Motya Kurel and hence wide mutation entry bearing no. 2301 dated 08/08/1965 his name was entered as owner of the said land.

9. The said Jagannath Bhiva Raut Expired on 20/04/1965 leaving behind him 1. Yadneshwar Jagannath Raut 2. Vasant Jagannath Raut 3. Kashinath

P. Raut
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Vijay 8 - Warli B.
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MUMBAI 400019

Jagannath Raut 4. Jagdish Jagannath Raut 5. Kashibai Jagannath Raut as his only legal heirs but as they are living in Joint Hindu Family hence Name of only Yadneshwar Jagannath Raut who was Karta Of Hindu Joint Family was entered as owner in respect of said land as per mutation entry bearing No. 2390 of village Bolinj dated 02/02/1967.

10. As per application made by 1. Yadneshwar Jagannath Raut 2. Vasant Jagannath Raut 3. Kashinath Jagannath Raut 4. Jagdish Jagannath Raut 5. Kashibai Jagannath Raut to Sub-Divisional Officer Bhivandi and accordingly Order passed by Sub-Divisional Officer Bhivandi bearing No. BD/KV/VP/Vasai/SR-214/2005 and as per mutation entry bearing No. 5372 dated 02/05/2006 conditions in respect of said land under Sec. 43 of Bombay Agricultural and Tenancy Act was release.

11. Wide Agreement for sale dated 04/12/2004 Registered along with Confirmation Deed Dated 14/11/2006 registered with Sub Registrar Vasai - II at Sr. No. 9990/2006 on 14/11/2006 1. Yadneshwar Jagannath Raut 2. Vasant Jagannath Raut 3. Kashinath Jagannath Raut 4. Jagdish Jagannath Raut 5. Kashibai Jagannath Raut the said land to 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur.

ENTRY-1

12. Wide Registered Conveyance deed dated 14/11/2006 registered with Sub Registrar Vasai - II at Sr. No. 9991/2006 1. Yadneshwar Jagannath Raut 2. Vasant Jagannath Raut 3. Kashinath Jagannath Raut 4. Jagdish Jagannath Raut 5. Kashibai Jagannath Raut 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. 5564 date 20/08/2007 of village Bolinj Their Names were entered as Owners in 7/12 extract of the said land.

ENTRY-2

P. Raut
PUSHPAK VASUDEO RAUT
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Vijay 8 - Warli B.
Worli (C), Dist. Thane
MUMBAI 400019

13. Thereafter the said land is held and possessed as owners thereof by the
1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak
Thakur and 4. Priyanka Jayendra Thakur without any encumbrances of
whatever nature.

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

15. I have collected the relevant information of the said land from 1. Mr.
Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak Thakur
and 4. Priyanka Jayendra Thakur.

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

1. The said owners 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur
3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur have absolutely
owned, seized and possessed of or otherwise well and sufficiently entitled to
the said Land.

2. The said owners 1. Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur
3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur have not sold,
mortgage, transferred or disposed of the said Land 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 Land.

3. Under the circumstances the title to the said Land of the said owners 1.
Mr. Mehul Deepak Thakur 2. Rohan Jayendra Thakur 3. Siddharth Deepak
Thakur and 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: 10/03/2015

At: Virar.

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ADVOCATE
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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 - Bolinj, Taluka: Vasai, District:
Palghar within the Jurisdiction of Sub-Registrar at Vasai bearing Survey No. 304
Hissa No. -, admeasuring 0-22-5 H. R. or thereabout assessed at Rs. 1.87
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	----
1970	NIL	----
1971	NIL	----

Praw

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		6
1972	TORN	TORN
1973	TORN	NIL
1974	NIL	NIL
1975	TORN	TORN
1976	NIL	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	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)
2005	NIL	MIX (SOME PAGES UNAVAILABLE)
2006	ENTRY-1, 2	MIX (SOME PAGES UNAVAILABLE)

Prant
 PUSHPAK VASUDEO RAUT
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 #16, 2nd Floor, Gokul Plaza,
 Vile Parle East, Mumbai - 400 077
 Mob: 9869331199

		7
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	NIL	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.

Pushtak
 PUSHPAK VASUDEO RAUT
 ADVOCATE

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 Vile Parle East, Mumbai - 400 077
 Mob: 9869331199

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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 various offices of the Sub-Registrar Vasai-I to VI in respect of Land bearing Survey No. 324 Hissa No. -, admeasuring 33740 Sq. Meters or thereabout assessed at Rs. 3374, 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 & 2016. The findings on the Search Records available are as under:

YEAR	FINDINGS	
	PHOTO	PRINTED
2015	ENTRY-1	MIX (SOME PAGES UNAVAILABLE)
2016	ENTRY-2	MIX (SOME PAGES UNAVAILABLE)
(TILL 20.05.2016 SEARCH IS TAKEN)		

Deed Of Re-conveyance for re Conveying Mortgage Property Dated 06/08/2015 Registered with Sub registrar Vasai - 5 at Sr. No.3963/2015

Mortgagee : Union Bank Of India
Mortgagor : M/s Viva Winner Venture Realtors LL.P.
(Borrower)

Confirming Party : 1. Mr. Mehul Deepak Thakur, 2. Rohan Jayendra Thakur, 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur

Deed Of Conveyance Dated 22/03/2016 Registered with Sub registrar Vasai - 2 at Sr. No. 1861/2016

Purchaser : 1. Mr. Mehul Deepak Thakur, 2. Rohan Jayendra Thakur, 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur

Seller : Laxmibai Bhalchandra Raut and Others.

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Except above 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 & 28/08/2015 in respect of Survey No. 324 Hissa No. -.

Dated this 20th day of May 2016.


(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 - PALGHAR, PIN CODE - 401 305.
OFFICE TIME : 10.30 AM TO 08.00 PM.

SEARCH REPORT-CUM-TITLE CERTIFICATE

THIS IS TO CERTIFY that I have caused Search to be taken in the various offices of the Sub-Registrar Vasai-I to VI in respect of Land bearing Survey No. 303, Hissa No. -, admeasuring 0-45-00 H. R. or thereabout assessed at Rs. 450.00, 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 TO 2019. The findings on the Search Records available are as under:

YEAR	FINDINGS	
	PHOTO	PRINTED
2015	ENTRY-1	MIX
2016	ENTRY-2	MIX
2017	NIL	MIX
2018	ENTRY-3	MIX
2019	NIL	(MIX Not Ready)

(TILL 21/12/2019 SEARCH IS TAKEN)

Supplementary Agreement Dated 10/08/2015 Registered With Sub Registrar Vasai -5 At Sr. No. 3398/2015, Confirmation Of Of Sale Deed Registered With Sub Registrar Vasai -2 At Sr. No. 3146/2006.

Vendor : Sharmila Vasant Raut and Others

Purchasers : Mehul Deepak Thakur and Others.

Agreement For Sale Dated 01/07/2016 Registered With Sub Registrar Vasai 2 At Sr. No. 6841/2016 on 28/10/2016.

Vendors : Mr. Mehul Deepak Thakur and Others

Purchasers : Joyvilley Shahpurji Housing Prv. Ltd.

Deed Of Re-conveyance for re Conveying Mortgage Property Dated 27/08/2018 Registered with Sub registrar Vasai - 2 at Sr. No. 8568/2018.



Mortgagee : Union Bank Of India

Mortgagor : 1. Mr. Mehul Deepak Thakur, 2. Rohan Jayendra Thakur, 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur

As Per Mortgage Deed Dated 28/09/2012 Registered with Sub Registrar Vasai -5 At Sr. No. 9449/2012 Mehul Deepak Thakur and Others has Obtain Loan From Union Bank Of India hence vide Mutation Entry bearing No. 6741 dated 21/08/2015 entry in respect of Loan amount was entered in other rights column of 7/12 Extract of Said Land.

As per Government notification Ra.Bhu.A./pk/180/L-1 dated 07/05/2016 and order passed by Tahasildar Vasai dated 05/10/2017 Necessary Correction was Made and entered accordingly on 7/12 extract of Said land vide mutation 7016 dated 29/11/2018 of village Bolinj.

As per Government notification Ra.Bhu.A./pk/180/L-1 dated 07/05/2016 and order passed by Tahasildar Vasai dated 06/02/2018 Necessary Correction was Made and entered accordingly on 7/12 extract of Said land vide mutation 7064 dated 07/02/2018 of village Bolinj.

As Per Re-conveyance for re Conveying Mortgage Property Dated 27/08/2018 Registered with Sub registrar Vasai – 2 at Sr. No. 8568/2018 Mehul Deepak Thakur and Others has repay Loan to Union Bank Of India hence vide Mutation Entry bearing No. 7168 dated 17/11/2018 entry in respect of Loan amount was deleted from other rights column of 7/12 Extract of Said Land.

As per Mutation Entry bearing No. 7178 dated 17/11/2018 loan amount was wrongly mention as Rs. 75/- Only where as correct Loan amount repaid was Rs. 75,00,00,000/-hence vide Mutation Entry bearing No. 7179 dated 29/11/2018 entry in respect of correct Loan amount repaid was made in other rights column of 7/12 Extract of Said Land.

Except above 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 & 17/05/2016 in respect of Survey No. 303.

Dated this 21st day of December 2019.


(PUSHPAK VASUDEO RAUT)

ADVOCATE

PUSHPAK VASUDEO RAUT
ADVOCATE & NOTARY

PAGE 2 OF 2
2ND FLOOR, GOKUL PLAZA
VEER SAVARKAR MARG, VIRAR (E)
TAL. VASAI, DIST. PALGHAR,
PIN - 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.

SEARCH REPORT-CUM-TITLE CERTIFICATE

THIS IS TO CERTIFY that I have caused Search to be taken in the various offices of the Sub-Registrar Vasai-I to VI in respect of Land bearing Survey No. 324, Hissa No. -1, admeasuring 31990.00 Sq. Meters or thereabout assessed at Rs. 3199-00, 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 TO 2019. The findings on the Search Records available are as under:

YEAR	FINDINGS	
	PHOTO	PRINTED
2015	NIL	MIX
2016	ENTRY-1, 2 & 3	MIX
2017	NIL	MIX
2018	ENTRY-4	MIX
2019	ENTRY-5 & 6	(MIX Not Ready)

(TILL 21/12/2019 SEARCH IS TAKEN)

Deed Of Conveyance Dated 22/03/2016 Registered with Sub registrar Vasai - 2
at Sr. No. 1861/2016

Purchaser : 1. Mr. Mehul Deepak Thakur, 2. Rohan Jayendra Thakur, 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur

Seller : Laxmibai Bhalchandra Raut and Others.

Agreement For Sale Dated 01/07/2016 Registered With Sub Registrar Vasai 2
At Sr. No. 6841/2016 on 28/10/2016.

Vendors : Mr. Mehul Deepak Thakur and Others

Purchasers : Joyvilley Shahpurji Housing Prv. Ltd.

Deed of Transfer Dated 16/11/2016 Registered With Sub Registrar Vasai
At Sr. No. 5864/2016 (Area Admeasuring 1520.03 Sq. Meters out of total
Land Admeasuring 33740 Sq. Meters).



Transferor : 1. Mr. Mehul Deepak Thakur, 2. Rohan Jayendra Thakur, 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur

Transferee : Vasai Virar City Municipal Corporation

Deed Of Re-conveyance for re Conveying Mortgage Property Dated 27/08/2018 Registered with Sub registrar Vasai – 2 at Sr. No.5868/2018

Mortgagee : Union Bank Of India.

Mortgagor : 1. Mr. Mehul Deepak Thakur, 2. Rohan Jayendra Thakur, 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur

Development Agreement Dated 09/01/2019 Registered with Sub registrar Vasai – 2 at Sr. No.255/2018

Developers : M/s Viva Winner Venture Realtors LL.P.
Sub Developer : Mithun Dinesh Shah
Confirming Party : Mr. Mehul Deepak Thakur and Others.

Rectification Deed 27/09/2019 Registered with Sub registrar Vasai – 2 at Sr. No.13211/2019 for rectification of Consideration in Development Agreement Dated 09/01/2019 Registered with Sub registrar Vasai – 2 at Sr. No.255/2018

Developers : M/s Viva Winner Venture Realtors LL.P.
Sub Developer : Mithun Dinesh Shah
Confirming Party : Mr. Mehul Deepak Thakur and Others.

Darshana Kunadan Kale and other filed civil Suit in respect of said Land In the Court Of civil Judge Senior Division Vasai bearing No. 57/2013 and registered Notice of lis pendance with Sub Registrar Vasai - 6 at Sr. No. 326/2013 on 31/08/2013 hence as per Mutation Entry bearing No. 6538 dated 02/10/2013 entry in respect of lis pendency was entered in other rights column of 7/12 Extract of Said Land.

Mutation Entry Bearing 6740 of Village Bolinj is not applicable to said Land.



As Per Mortgage Deed Dated 28/09/2012 Registered with Sub Registrar Vasai - 5 At Sr. No. 9449/2012 M/s Viva Winner Venture Realtors LL.P. along with Mehul Deepak Thakur and Others has Obtain Loan From Union Bank Of India hence vide Mutation Entry bearing No. 6741 dated 21/08/2015 entry in respect of Loan amount was entered in other rights column of 7/12 Extract of Said Land.

As Per Re-conveyance for re Conveying Mortgage Property Dated 06/08/2015 Registered with Sub registrar Vasai - 5 at Sr. No.3963/2015 M/s Viva Winner Venture Realtors LL.P. along with Mehul Deepak Thakur and Others has repay Loan to Union Bank Of India hence vide Mutation Entry bearing No. 6746 dated 10/09/2015 entry in respect of Loan amount was deleted from other rights column of 7/12 Extract of Said Land.

As per order passed by Civil Judge (S. D) Vasai At Vasai in Spl. C. S. No. 57/2013 Darshana Kundan Kale and others vide Sale Deed Dated 22/03/2016 registered with Sub registrar Vasai - 2 at Sr. no. 1861/2016 sold their share in respect of Said land in favour of 1. Mr. Mehul Deepak Thakur, 2. Rohan Jayendra Thakur, 3. Siddharth Deepak Thakur and 4. Priyanka Jayendra Thakur hence Entry in respect of Said sale Deed was muted on 7/12 extract of Said land as per mutation entry bearing No. 6818 dated 04/04/2016.

As per Government notification Ra.Bhu.A. /pk/180/L-1 dated 07/05/2016 and order passed by Tahasildar Vasai dated 09/12/2016 Necessary Correction was Made and entered accordingly on 7/12 extract of Said land vide mutation 6864 dated 15/04/2017 of village Bolinj.

As per Deed of Transfer Dated 16/11/2016 Registered With Sub Registrar Vasai 5 At Sr. No. 5864/2016 Priyanka Jayendra Thakur And Others has Handed over Area Admeasuring 1520.03 Sq. Meters out of total Land Admeasuring 33740 Sq. Meters to Vasai Virar City Municipal Corporation hence Wide Mutation Entry Bearing No. 6865 dated 10/12/2016 Name of Vasai Virar Municipal Corporation Was Entered in Respect of Area Admeasuring 1520.03 Sq. Meters out of total Land Admeasuring 33740 Sq. Meters on 7/2 Extract of said Land.

As per letter bearing No. Mahasul/k1/Te2/ Hakkanond/kavi/1966/183/ 2017 dated 29/03/2017 and letter issued by TILR Vasai bearing No. Bhumapan/Mou. Kharodi/A. TA. Po. Hi 1104/2016 Dated 10/03/2017 survey was conducted and KGP was prepared accordingly Gutbook was amended whereby S. No. 324 was devided in 4 Parts and Land admeasuring 31990.00 Sq. Meters was allotted new Hissa Number "1" for the said land, accordingly vide



mutation Entry Bearing No. 6913 dated 12/04/2017 New 7/12 Extract was prepared in respect of said land.

As per Government notification Ra.Bhu.A./pk/180/L-1 dated 07/05/2016 and order passed by Tahasildar Vasai dated 25/04/2017 Necessary Correction was Made and entered accordingly on 7/12 extract of Said land vide mutation 6921 dated 07/12/2019 of village Bolinj.

As Per order Passed by Civil Judge Senior Division Vasai on 10/04/2017 in Spl. C. S.No. 57/2013 and order passed by tahasildar Vasai bearing No. Mahasul/k-1/Te-2,Hakkanond/Kavi 653/2017 dated 23/01/2018 Entry in Respect of Lis Pendency was deleted from other rights column of 7/12 exctract of Said Land vide Mutation Entry Bearing No. 7146.

As Per Re-conveyance for re Conveying Mortgage Property Dated 27/08/2018 Registered with Sub registrar Vasai – 2 at Sr. No.5868/2018 Mehul Deepak Thakur and Others has repay Loan to Union Bank Of India hence vide Mutation Entry bearing No. 7168 dated 17/11/2018 entry in respect of Loan amount was deleted from other rights column of 7/12 Extract of Said Land.

As per Mutation Entry bearing No. 7168 dated 17/11/2018 loan amount was wrongly mention as Rs. 75/- Only where as correct Loan amount repaid was Rs. 75,00,00,000/-hence vide Mutation Entry bearing No. 7179 dated 29/11/2018 entry in respect of correct Loan amount repaid was made in other rights column of 7/12 Extract of Said Land

Except above 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 28/08/2015 & 17/05/2016 in respect of Survey No. 324.

Dated this 21st day of December 2019.



(PUSHPAK VASUDEO RAUT)

ADVOCATE

PUSHPAK VASUDEO RAUT
ADVOCATE & NOTARY
 215, 2ND FLOOR, GOKUL PLAZA
 VEER SAVARKAR MAR'S, VIRAR (E)
 TAL. VASAI, DIST. PALGHAR,
 PIN - 401 305, MOB: 9960332999