

**Tushar R. Patil**

B. Com., LL. B.

**ADVOCATE - HIGH COURT**

Tam Talao, Vasai Gaon, Dist. Thane 401 201

Mobile No. 9767416807

**Date-30/07/2020.**

**CERTIFICATE OF TITLE**

This is to certify that we have scrutinized various Revenue Records, Deeds and Documents for the purpose of investigating title of one M/S JSB Shelters LLP as Developers with respect to the property bearing Old Survey No 230 Hissa No. 4D corresponding to New Survey No. 43 Hissa No. 4D admeasuring about 011-69R-90P lying, being and situated at Village Tivri, Taluka Vasai, District Palghar (erstwhile part of Thane District) in the Registration District and Sub-District of Thane- Bassein and within the jurisdiction of Sub Registrar of Assurances, Vasai and (hereinafter referred to as "THE SAID PROPERTY"). A copy of 7/12 dated 21/11/2014 is annexed hereto and marked as ANNEXURE "A".

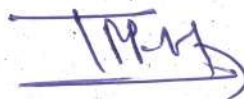
We have perused the Revenue Records namely the 7/12 extract and corresponding Mutation Entry extracts issued by the concerned authority with respect to the said property which shows that the said property is in the name of Mrs. Sunita Sunil Mhatre And Others

We have taken the year 1940 the root of the title and proceeded on the basis that in the year 1940 one, Mrs. Marscellin Philip Baptista was the owner of the said property.

- a) As recorded in the Mutation Entry No - in 1940 Mr. Marscellin Philip Baptista Sold some the aforesaid land To Mr Laxman Toko Bhoir same was incorporated in the revenue records
- b) As recorded in the Mutation Entry No - 310 on Dated 26/05/1939 Mr. Marscellin Philip Baptista Sold some the aforesaid land To Mr Bhaskar Pandu Mhatre same was incorporated in the revenue records



- c) As recorded in the Mutation Entry No - 343 on Dated, 29/05/1940 Mr. Marscellin Philip Baptista Sold some the aforesaid land To Mr Laxman Tolu Bhoir same was incorporated in the revenue records
- d) As recorded in the Mutation Entry No - 411 Mr. Dhago Haso Patil died intestate on Dated - 27/04/1943 hence his interest in the aforesaid Land has been transmitted to legal heirs Mr Shinvar Dhago Patil and Mr Devrav Dhago Patil same was incorporated in the revenue records
- e) As recorded in the Mutation Entry No - 1952 Mr. Laxman Toku Bhoir died intestate hence his interest in the aforesaid Land has been transmitted to legal heirs Mrs Revti Harichandra Dhumal and Mr Gajanan Toku Bhoir same was incorporated in the revenue records
- f) As recorded in the Mutation Entry No - 183 Mrs Revti Harichandra Dhumal died intestate on Dated - 19/05/2005 and Mr Gajanan Toku Bhoir died intestate on Dated - 25/07/1991 but they made a will on dated - 04/04/1989 by which Mrs Sunita Sunil Mhatre gets the aforesaid land same was incorporated in the revenue records
- g) By the Virtue of Reg. Gift Deed Dated - 14/09/2015 having Reg. No - 8403/2015 Reg. at Vasai - 1 Mrs Sunita Sunil Mhatre Gifted area adm 17.47 Guthe of the aforesaid land To her son Mr Saurabh Sunil Mhatre same was incorporated in the revenue records having Mutation Entry - 585
- h) By the Virtue of Reg. Gift Deed Dated - 14/09/2015 having Reg. No - 8404/2015 Reg. at Vasai - 1 Mrs Sunita Sunil Mhatre Gifted area adm 17.47 Guthe of the aforesaid land To her Daughter Mrs. Pranali Gharat Alias Mrs Pranali Sunil Mhatre same was incorporated in the revenue records having Mutation Entry - 586
- i) By the Virtue of Reg. Gift Deed Dated - 29/09/2017 having Reg. No - 5376/2017 Reg. at Vasai - 6 Mrs Sunita Sunil Mhatre Gifted area adm 17.47 Guthe of the aforesaid land To her mother Mrs Anandibai Gajanan Bhoir same was incorporated in the revenue records having Mutation Entry - 617
- j) As recorded in the Mutation Entry No - 511 Some part of the aforesaid Land has been taken by Central railway for the Diva - Vasai railway line same was written in the other right column of 7/12 Extract of the aforesaid land same was incorporated in the revenue records





- k) As recorded in the Mutation Entry No - 581 area adm 825 sq.mtrs. of the aforesaid Land has been taken by Central railway for the Diva - Vasai railway line same was written in the other right column of 7/12 Extract of the aforesaid land same was incorporated in the revenue records
- l) By the Virtue of Reg. Development Agreement Dated - 10/07/2020 having Reg. No - 5427/2020 Reg. at Vasai - 2 Mrs Sunita Sunil Mhatre and Others gave the aforesaid land for Development Purpose To M/S JSB Shelters LLP ( Plot No - 1 Phase - 2 Building No - 8 FSI area adm. 9086.349 Sq. Mtrs. out of the Aforesaid Land in which the Developers will give Owner no - 1 an amount of 17.58 % from the income they earn from selling Shops/flats in the said Building and Developers will give Owner no - 2 an amount of Rs - 28000000/- havin g Commencement Certificate from VVCMC No - VVCMC/TP/CC/SPA-VP-006/28/201-20 Dated - 31/08/2019
- d) As recorded in the Mutation Entry No - 682 on the Application of Mr. Saurabh Sunil Mhatre to the Tahasildar, vasai for the N.A. Order of the aforesaid Land the Tahasildar, vasai by his Order No + Mahasul/K-1/T-1/Jaminbab/K V /SR-362/2019 Dated - 21/06/2019 and After Making Payment Of Rs - 3082/- of Converted Tax by Challan No - MH002969313 and Making Payment Of Rs - 616/- of N.A. Assessment by Challan No - MH002969133 To the Government and gave Permission for the N.A. use of th aforesaid Land on the terms and conditions mentioned therein.

After perusal of the all the above said records, deeds and documents, we came to conclusion that said company has absolute rights, title and interest in the said property and thereby we certify that, in our opinion, the title of M/S JSB Shelters LLP as Developers for the area mentioned above entry of the said property appears to be free from encumbrances and reasonable doubts. And they have a clear, valid marketable title to the said property.

However area adm 825 sq.mtrs. of the aforesaid Land has been taken by Central railway for the Diva - Vasai railway line same was written in the other right column of 7/12 Extract of the aforesaid land same was incorporated in the revenue records

Dated this 30<sup>th</sup> day of July 2020

  
Advocate

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

# Tushar R. Patil

B. Com., LL. B.

## ADVOCATE - HIGH COURT

Tam Talao, Vasai Gaon, Dist. Thane 401 201

Mobile No. 9767416807

Date-30/07/2020.

### Search Report

**Ref** - This is to certify that we have scrutinized various Revenue Records, Deeds and Documents for the purpose of investigating title of one M/S JSB Shelters LLP as Developers with respect to the property bearing Old Survey No 230 Hissa No. 4D corresponding to New Survey No. 43 Hissa No. 4D admeasuring about 011-69R-90P lying, being and situated at Village Tivri, Taluka Vasai, District Palghar (erstwhile part of Thane District) in the Registration District and Sub-District of Thane- Bassein and within the jurisdiction of Sub Registrar of Assurances, Vasai and (hereinafter referred to as "THE SAID PROPERTY"). A copy of 7/12 dated 21/11/2014 is annexed hereto and marked as ANNEXURE "A".

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 nine (69) Years i.e. from 1952 to 2020

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

TPH

1958	Relevant Pages Torn	Relevant Pages Torn
1959	Nil	Nil
1960	Relevant Pages Torn	Relevant Pages Torn
1961	Nil	Nil
1962	Nil	Nil
1963	Torn	Torn
1964	Nil	Nil
1965	Torn	Torn
1966	Nil	Nil
1967	Nil	Nil
1968	Nil	Nil
1969	Nil	Nil
1970	Nil	Nil
1971	Nil	Nil
1972	Torn	Torn
1973	Torn	Torn
1974	Nil	Nil
1975	Torn	Torn
1976	Torn	Torn
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

194-1



1990	Torn	Torn
1991	Nil	Nil
1992	Nil	Nil
1993	Nil	Nil
1994	Nil	Nil
1995	Send Thane for Data Entry	Send Thane for Data Entry
1996	Send Thane for Data Entry	Send Thane for Data Entry
1997	Send Thane for Data Entry	Send Thane for Data Entry
1998	Nil	Nil
1999	Torn	Torn
2000	Torn	Torn
2001	Torn	Torn
2002	Nil	Nil
2003	Nil	Nil
2004	Nil	Nil
2005	Nil	Nil
2006	Nil	Nil
2007	Nil	Nil
2008	Nil	Nil
2009	Nil	Nil
2010	Nil	Nil
2011	Nil	Nil
2012	Nil	Nil
2013	Nil	Nil
2014	Nil	Nil
2015	<p>Entry - Gift Deed Dated - 14/09/2015 having Reg. No - 8403 /2015 Reg. at Vasai - 1</p> <p><b>Donor</b> - Mrs Sunita Sunil Mhatre</p> <p><b>Donee</b> - Mr Saurabh Sunil Mhatre</p> <p>( Gifted area adm 17.47 Guthe of the aforesaid land )</p> <p>Entry - Gift Deed Dated - 14/09/2015 having Reg. No - 8404 /2015 Reg. at Vasai - 1</p> <p><b>Donor</b> - Mrs Sunita Sunil Mhatre</p>	



	Donee - Mrs Pranali Sunil Mhatre ( Gifted area adm 17.47 Guthe of the aforesaid land )	
2016	Nil	Nil
2017	Entry - Gift Deed Dated - 29/09/2017 having Reg. No - 5376 /2017 Reg. at Vasai - 6 Donor - Mrs Sunita Sunil Mhatre Donee - Mrs Anandibai Gajanan Bhoir ( Gifted area adm 17.47 Guthe of the aforesaid land )	
2018	Nil	Nil
2019	Nil	Nil
2020	Entry - Development Agreement Dated - 10/07/2020 having Reg. No - 5427/2020 Reg. at Vasai - 2 Owners - Mrs Sunita Sunil Mhatre and Others Developers - M/S JSB Shelters LLP ( Plot No - 1 Phase - 2 Building No - 8 FSI area adm. 9086.349 Sq. Mtrs. out of the Aforesaid Land in which the Developers will give Owner no - 1 an amount of 17.58 % from the income they earn from selling Shops/flats in the said Building and Developers will give Owner no - 2 an amount of Rs - 28000000/- having Commencement Certificate from VVCMC No - VVCMC /TP /CC /SPA -VP-006/28/201-20 Dated - 31/08/2019 )	

Note -1) The Search 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 3) Computer Recode is also not Properly Maintained Most of The Pages of Computer Index - II are Missing

Dated this 30<sup>th</sup> day of July 2020

  
Advocate

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