

N. B. DESHMUKH & CO.

ADVOCATES AND LEGAL ADVISORS

ADVOCATES

MR. N. B. DESHMUKH

B.A. (Hons) LL.B.

MRS. SHAILAJA DESHMUKH

B.Com. LL.B.

MISS. NIKITA A. DESHMUKH

B.Com. LL.B.

Off : A/101, Aarti Apartment
Near Telephone Exchange,
Annasaheb Vartak Road,
Virar (West), Tal. Vasai,
Dist. Palghar, Pin - 401 303.
Off. Phone : 2502662
Mobile : 9860462855 / 9096982599
Email ID - deshmkhpb57@gmail.com

Date : 29th July 2017

TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT I have investigated the title of N.A. land bearing Survey No. 35 (old Survey No. 259), Hissa No. 8, admeasuring 5770 Square metres, assessed at Rs.577.00 Paise, Survey No. 36 (old Survey No. 260), Hissa No. 1/9, admeasuring 710 Square metres, assessed at Rs.71 Paise, lying being and situate at Village AGASHI, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6 belonging to MR. MORESHWAR KRUSHNA BARIA and VASAI VIRAR CITY MUNICIPAL CORPORATION.

Babu Govind Naik and others were the owners of the said land and Mr. Zav Lusu Ludrick was the tenant in respect of the said land.

Mr. Zav Lusu Ludrick had purchase the said Agricultural land, under the Provisions of Bombay Tenancy and Agricultural Lands Act through the Additional Tahasildar Vasai.

Zav Lusu Ludrick died intestate on 18/08/1968 leaving behind him 1) Zujiya Zav Ludrick, 2) Motya Zav Ludrick, 3) Francis Zav Ludrick, 4) Santanbai Bejimi Ludrick, 5) Rojibai Agu Tuscan, 6) Bujibai Bavtis Lope, 7) Mankinbai Michael Rumao, 8) Ushi Francis Kurel, 9) Anibai Bavtis Ludrick, 10) Filomena Zav Ludrick, 11) Mery Zav Ludrick, being the legal heirs.

Zujiya Zav Ludrick died intestate on 03/02/1970 leaving behind him 1) Mr. Bavtis Zujiya Ludrick, 2) Alis Zujiya Ludrick, 3) Simon Zujiya Ludrick, 4) Ijmal Sanjav Ludrick, 5) Katrin Zujiya, 6) Carmelin Zujiya, 7) Dumibai Zujiya Ludrick, being the legal heirs.



Motya Alias Mathew Zav Ludrick Alias Rodrigues died intestate on 20/08/2008 leaving behind him 1) Smt. Johna Mathew Rodrigues, 2) Mr Charles Mathew Rodrigues, 3) Mr. Nelson Mathew Rodrigues, 4) Mr. Richard Mathew Rodrigues, 5) Mrs. Irine Anton D'mello, being the legal heirs.

Rojibai Agu Tuscan died intestate on 25/06/1975 leaving behind her 1) Mr. Alias Augustine Tuscano, 2) Mr. Martin Benjamin Lopes, 3) Mr. John Augustine Tuscano, 4) Mrs. Gracy Juran D'mello, 5) Mr. Joseph Augustine Tuscano, being the legal heirs.

Dumibai Zujiya Ludrick died intestate on 24/01/1988 leaving behind her 1) Mr. Bavtis Zujiya Ludrick, 2) Mr. Alis (Luis) Zujiya Ludrick, 3) Mr. Simon Zujiya Ludrick, 4) Miss. Katrin Zujiya Ludrick, 5) Smt. Carmelin Zujiya Ludrick, 6) Smt. Ijmal Sanjav Ludrick, being the legal heirs.

Mery Zav Ludrick died intestate on 27/08/2002 leaving behind her 1) Smt. Johna Mathew Rodrigues, 2) Mr Charles Mathew Rodrigues, 3) Mr. Nelson Mathew Rodrigues, 4) Mr. Richard Mathew Rodrigues, 5) Mrs. Irine Anton D'mello, 6) Mr. Bavtis Zujiya Ludrick, 7) Mr. Alis (Luis) Zujiya Ludrick, 8) Mr. Simon Zujiya Ludrick, 9) Miss. Katrin Zujiya Ludrick, 10) Smt. Carmelin Zujiya Ludrick, 11) Smt. Ijmal Sanjav Ludrick, 12) Mr. Francis Zav Ludrick, 13) Smt. Filomina Zav Ludrick, 14) Smt. Santan Bejmi Ludrick, 15) Mr. Alias Augustine Tuscano, 16) Mr. Martin Benjamin Lopes, 17) Mr. John Augustine Tuscano, 18) Mrs. Gracy Juran D'mello, 19) Mr. Joseph Augustine Tuscano, 20) Smt. Bujibai Bavtis Lopes, 21) Smt. Mankin Michael Runao, 22) Smt. Ushibai Francis Kurel, 23) Smt. Anibai Bavtis Ludrick, being the legal heirs.

The said land was applicable under Section 43 of the Bombay Tenancy and Agricultural Lands Act and Smt. Johna Mathew Rodrigues and others have applied to relax the condition of tenure and accordingly Sub-Divisional Officer Bhiwandi, Bhiwandi Division, Thane vide his Order bearing No. KV/RELAX TENURE/VASAL/ SR-181/12, dated 28/01/2013 relaxed the said tenure.

By an Conveyance Deed dated 30th April 2013 and registered in the office of Sub-Registrar at Vasai No. 5 (Virar) under Serial No.1563-2013, dated 30/04/2013, 1) Smt. Johna Mathew Rodrigues, 2) Mr Charles Mathew Rodrigues, 3) Mr. Nelson Mathew Rodrigues, 4) Mr. Richard Mathew Rodrigues, 5) Mrs. Irine Anton D'mello, 6) Mr. Bavtis Zujiya Ludrick, 7) Mr. Alis (Luis) Zujiya Ludrick, 8) Mr. Simon Zujiya Ludrick, 9) Miss. Katrin Zujiya Ludrick, 10) Smt. Carmelin Zujiya Ludrick, 11) Smt. Ijmal Sanjav Ludrick, 12) Mr. Francis Zav Ludrick, 13) Smt. Filomina Zav Ludrick, 14) Smt. Santan Bejmi Ludrick, 15) Mr. Alias Augustine Tuscano, 16) Mrs. Martin Benjamin Lopes, 17) Mr. John Augustine Tuscano, 18) Mrs. Gracy Juran D'mello, 19) Mr. Joseph Augustine Tuscano, 20) Smt. Bujibai Bavtis

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Lopes, 21) Smt. Mankin Michael Rumao, 22) Smt. Ushibai Francis Kurel, 23) Smt. Anibai Bavtis Ludrick had sold and conveyed the said land to MR. MORESHWAR KRUSHNA BARIA.

By an Agreement of Transfer dated 01/08/2013 and registered in the office of Sub-Registrar at Vasai No. 5 under Serial No. 2869-2013, dated 01/08/2013, MR. MORESHWAR KRUSHNA BARIA had transferred the land under 24 mt. wide D.P. Road admeasuring 832.69 Square metres, out of Survey No. 35, Hissa No. 8 and land under 24 mt. wide D.P. Road admeasuring 451.32 Square metres, out of Survey No. 36, Hissa No. 1/9 to Vasai Virar City Municipal Corporation.

The land bearing Survey No. 35 (old Survey No. 259), Hissa No. 8, Survey No. 36 (old Survey No. 260), Hissa No. 1/9 has been amalgamated and converted into N.A. by the Office of Collector, Thane vide its Order bearing No. REV/K-1/T-9/NAP/AGASHI-VASAI/SR-60/2013, dated 07/08/2013.

The Vasai Virar City Municipal Corporation has granted the Commencement Certificate for the proposed layout of Residential Building No. 1 & 2, on the said land vide its Order bearing No. VVCMC/TP/CC/VP-5299/1372/2013-14, dated 16/08/2013.

The Vasai Virar City Municipal Corporation has granted the Commencement Certificate for the proposed Residential Building No. 1 on the said land vide its Order bearing No. VVCMC/TP/CC/VP-5299/1373/2013-14, dated 16/08/2013.

The Vasai Virar City Municipal Corporation has granted the Commencement Certificate for the proposed Residential Building No. 2 on the said land vide its Order bearing No. VVCMC/TP/CC/VP-5299/1374/2013-14, dated 16/08/2013.

The Vasai Virar City Municipal Corporation has granted the Revised Development Permission for the proposed Residential Building No. 1 & 2 on the said land vide its Order bearing No. VVCMC/TP/RDP/VP-5299/0323/2013-2014, dated 06/01/2014.



By an Development Agreement dated 27th March 2014 and registered in the office of Sub-Registrar at Vasai No. 5 (Virar) under Serial No. 1472/2014, entered into by and between M/s. M. BARIA DEVELOPERS a proprietary concern, through its proprietor Mr. Moreswar Krushna Baria (therein called "The Owner") of the First Part and M/s. KAPCON VENTURES (therein called "The Developers") of the Second Part, the said M/s. M. BARIA DEVELOPERS a proprietary concern, through its proprietor Mr. Moreswar Krushna Baria had granted the development right in respect of Residential FSI Building No. 2, approximately admeasuring 64000 Square feet i.e. 5947.95 Square metres (Built up area) together with all Balconies, Staircase, Passage and Lift Area, to be utilized on land admeasuring 2074.32 Square meters together with all balconies and staircases area and the land thereunder together with right to use the garden area and right of way over the roads and other common facilities, approved and/or to be approved by the Vasai Virar City Municipal Corporation in the said land to M/s. KAPCON VENTURES, on the terms and conditions mentioned in the said Agreement.

The Vasai Virar City Municipal Corporation has granted the Revised Development Permission for the proposed Residential Building No. 1 & 2 on the said land vide its Order bearing No. VVCMC/TP/RDP/VP-5299/0203/2014-2015, dated 18/11/2014.

The Vasai Virar City Municipal Corporation has granted Plinth Completion Certificate for the Residential Building No. 1 on the said land vide its Order bearing No. VVCMC/TP/PCC/VP-5299/209/2014-2015, dated 12/01/2015.

The Vasai Virar City Municipal Corporation has granted Plinth Completion Certificate for the Residential Building No. 2 on the said land vide its Order bearing No. VVCMC/TP/PCC/VP-5299/114/2014-15, dated 22/08/2014.

The said M/s. KAPCON VENTURES are constructing a Building No. 2 known as "DAULAT IMPERIA", on N.A. land admeasuring 1070 Square meters, out of Survey No. 35 (old Survey No. 259), Hissa No. 8, Survey No. 36 (old Survey No. 260), Hissa No. 1/9.

I have investigated the title and the same is found clear, marketable and without any encumbrance.

ADVOCATE

N. B. DESHMUKH

B.A. (Hons.) LL.B

ADVOCATE HIGH COURT (Bom)

Office : 1st Floor, 2nd Apt,
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Date : 29th July 2017

SEARCH REPORT

THIS IS TO CERTIFY THAT I have taken search in the office of Sub-Registrar at Vasai No. 1 to 6, District Palghar of N.A. land bearing Survey No. 35 (old Survey No. 259), Hissa No. 8, admeasuring 5770 Square metres, assessed at Rs.577.00 Paise, Survey No. 36 (old Survey No. 260), Hissa No. 1/9, admeasuring 710 Square metres, assessed at Rs.71 Paise, lying being and situate at Village AGASHI, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6 belonging to MR. MORESHWAR KRUSHNA BARIA and VASAI VIRAR CITY MUNICIPAL CORPORATION.

I have taken search from 1958 to 2017 upto date. The details year wise is given below :-

YEAR		YEAR		YEAR	
1958	NIL*	1959	NIL	1960	NIL
1961	NIL	1962	NIL	1963	NIL
1964	NIL	1965	NIL	1966	NIL
1967	NIL	1968	NIL	1969	NIL
1970	NIL	1971	NIL	1972	NIL
1973	NIL	1974	NIL	1975	NIL
1976	NIL	1977	NIL	1978	NIL
1979	NIL	1980	NIL	1981	NIL

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1982	NIL	1983	NIL	1984	NIL
1985	NIL	1986	NIL	1987	NIL
1988	NIL	1989	NIL	1990	NIL
1991	NIL	1992	NIL	1993	NIL
1994	NIL	1995	NIL	1996	NIL
1997	NIL	1998	NIL	1999	NIL
2000	NIL	2001	NIL	2002	NIL
2003	NIL	2004	NIL	2005	NIL
2006	NIL	2007	NIL	2008	NIL
2009	NIL	2010	NIL	2011	NIL
2012	NIL				

2013 By an Conveyance Deed dated 30th April 2013 and registered in the office of Sub-Registrar at Vasai No. 5 (Virar) under Serial No.1563-2013, dated 30/04/2013, 1) Smt. Johna Mathew Rodrigues, 2) Mr Charles Mathew Rodrigues, 3) Mr. Nelson Mathew Rodrigues, 4) Mr. Richard Mathew Rodrigues, 5) Mrs. Irine Anton D'mello, 6) Mr. Bavtis Zuiya Ludrick, 7) Mr. Alis (Luis) Zuiya Ludrick, 8) Mr. Simon Zuiya Ludrick, 9) Miss. Katrin Zuiya Ludrick, 10) Smt. Carmelin Zuiya Ludrick, 11) Smt. Ijmal Sanjav Ludrick, 12) Mr. Francis Zav Ludrick, 13) Smt. Filomina Zav Ludrick, 14) Smt. Santan Bejimi Ludrick, 15) Mr. Alias Augustine Tuscano, 16) Mrs. Martin Benjamin Lopes, 17) Mr. John Augustine Tuscano, 18) Mrs. Gracy Juran D'mello, 19) Mr. Joseph Augustine Tuscano, 20) Smt. Bujibai Bavtis Lopes, 21) Smt. Mankin Michael Rumao, 22) Smt. Ushibai Francis Kurel, 23) Smt. Anibai Bavtis Ludrick had sold and conveyed the said land to MR. MORESHWAR KRUSHNA BARIA.

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2015	NIL	2016	NIL	2017	upto date
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*NIL subject to mutilated record and torned pages.

ADVOCATE

N. B. DESHMUKH

B.A. (Hons) LL.B.

Advocate & Legal Consultant (30m)

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(WORD\ENGLISH\SEARCH\GASHI\35-8-36-1-9-SER)