



CHALLAN  
MTR Form Number-6



GRN	MH011435724201920E	BARCODE	[Barcode]		Date	30/01/2020-10:44:10	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items			TAX ID (If Any)				
				PAN No.(If Applicable)				
Office Name	VSIH_VASAJ NO 1 SUB REGISTRAR			Full Name	SOPAN DAREKAR			
Location	PALGHAR			Flat/Block No.				
Year	2019-2020 One Time			Premises/Building				
Account Head Details			Amount In Rs.	Road/Street				
0030072201 SEARCH FEE			1700.00	Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)	VILLAGE -Divanman S NO 146 H NO 15 16 17 18 SEARCH 1952 TO 2019 58 YEARS SEARCH			
				Amount In	One Thousand Seven Hundred Rupees Only			
Total			1,700.00	Words				
Payment Details	DENA BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref. No.	02502982020013016145	19986665		
Cheque/DD No.			Bank Date	RBI Date	30/01/2020-10:43:47	Not Verified with RBI		
Name of Bank			Bank Branch	DENA BANK				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				

Department ID :

Mobile No. : 9892047853

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

एकर चलान "टाइम ऑफ पेमेंट" काये समुद्र कारणसालीय लागू आहे. इतर कारणसाली विसा गोदणी न करणकरळा वरलसाली लागू नही.

# SOPAN DAREKAR

TITLE INVESTIGATOR

Add:- Plot No 100 Kherwadi Bandra (E) Mumbai No 400051 Mob:- 9892061321

Date: 15-01-2020.

To,  
**Sarvesh Joshi,**  
**Advocates High Court**  
**Mumbai.**

Ref : Investigation title of the property situated at  
Village- Diwanman Tal-Vasai, Dist-Palghar  
bearing.

<u>S No</u>	<u>H No</u>
146A	15,16,17,18

Dear Madam,

As per your instructions I have caused to taken out the search in the offices of the Sub-Registrar of Assurances at Vasai from the year 1952 To 2019 (68 Years). During the course of my searches the following details were found.

**At Vasai SRO Record from 1952 To 2019 (68 years)**

1952	NIL SPT
1953	TORN
1954	TORN
1955	NIL SPT
1956	TORN
1957	NIL SPT
1958	NIL
1959	NIL
1960	NIL SPT
1961	NIL
1962	TORN
1963	TORN
1964	TORN
1965	TORN

1966	NIL
1967	NIL
1968	NIL SPT
1969	NIL
1970	NIL SPT
1971	NIL
1972	TORN
1973	NIL SPT
1974	NIL
1975	TORN
1976	NIL
1977	TORN
1978	TORN
1979	NIL
1980	TORN
1981	TORN
1982	TORN
1983	TORN
1984	TORN
1985	TORN
1986	TORN
1987	TORN
1988	TORN
1989	TORN
1990	TORN
1991	NIL SPT
1992	NIL SPT
1993	NIL SPT
1994	NIL SPT
1995	NIL SPT
1996	TORN
1997	NIL
1998	TORN
1999	TORN
2000	NIL
2001	TORN
2002	NIL
2003	NIL

2004 NIL  
2005 NIL  
2006 NIL  
2007 NIL  
2008 NIL  
2009 NIL  
2010 NIL  
2011 NIL  
2012 NIL  
2013 NIL  
2014 NIL  
2015 NIL  
2016 NIL  
2017 NIL  
2018 NIL  
2019 Record Not Ready

**NOTE:-** Kindly note that, This Search Report Is Subject to the torn and Mutilated record, unready and unavailable record, and available records in the office, Withdrawal for register of certain years for binding and re-writing (Date Entry) By the office and the computer Records are not maintained properly and at the time of search some index II are not found and I am not responsible and/or liable for unavailable records or entries as on date of search.

**Sopan Darekar  
Title Investigator**

Date :- 22/10/2020

### SEARCH REPORT AND TITLE VERIFICATION

This is to certify that I have investigated the title of land property lying, being and situate at Village - Diwanman, Tal - Vasai, Dist - Palghar, within the jurisdiction of Vasai Virar City Municipal Corporation, bearing following description :

<u>Sr. No.</u>	<u>Survey No./ Hissa No.</u>	<u>Area (sq.mtrs)</u>	<u>Assessment (R.P.)</u>
1.	<u>146/A/1/A/15</u>	<u>350.00</u>	-
2.	<u>146/A/1/A/16</u>	<u>100.00</u>	-
3.	<u>146/A/1/A/17</u>	<u>200.00</u>	-
4.	<u>146/A/1/A/18</u>	<u>510.00</u>	-



The abovementioned properties are hereinafter referred to as "the said property". The said properties are presently owned by **M/s. Shreeji & Associates Through Partner Mr. Pankaj J. Doshi.**

That I have taken search from the office of sub-registrar Vasai, vide receipt dated 30.01.2020 for 67 years i.e. 1952 to 2020. The findings are as follows :

<u>YEAR</u>	<u>REMARKS</u>
1952	NIL SPT
1953	TORN
1954	TORN

**SARVESH B. JOSHI**  
ADVOCATE  
Mob -> +91 9561810777



B/105, Everest CHS Ltd, Above Celebrity Hotel, Near Jain Temple, Ambadi Road, Vasai Road (w), Palghar 401202.

1955	NIL SPT
1956	TORN
1957	NIL SPT
1958	NIL
1959	NIL
1960	NIL SPT
1961	NIL
1962	TORN
1963	TORN
1964	TORN
1965	TORN
1966	NIL
1967	NIL
1968	NIL SPT
1969	NIL
1970	NIL SPT
1971	NIL
1972	TORN
1973	NIL SPT
1974	NIL
1975	TORN
1976	NIL
1977	TORN
1978	TORN
1979	NIL
1980	TORN
1981	TORN
1982	TORN
1983	TORN
1984	TORN
1985	TORN
1986	TORN
1987	TORN
1988	TORN
1989	TORN
1990	TORN
1991	NIL SPT
1992	NIL SPT
1993	NIL SPT
1994	NIL SPT
1995	NIL SPT
1996	TORN
1997	NIL
1998	TORN



1999	TORN
2000	NIL
2001	TORN
2002	NIL
2003	NIL
2004	NIL
2005	NIL
2006	NIL
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018	NIL
2019	NIL
2020	INDEX NOT READY FOR

**SEARCH**

**My observations are as follows:**

**1. MUTATION ENTRY NO. 485**

This mutation entry is recorded on 01.08.1945. As per this mutation entry, one Mr. Dama Jagu Walinjkar purchased a part of said properties from Mr. Nana Bhau Vanmali and others on dated 04.06.1945 and hence, accordingly his name was mutated.

**2. MUTATION ENTRY NO. 486**

This mutation entry is recorded on 01.01.1946. As per this mutation entry, one Mr. Damodar Jagu Walinjkar purchased a



part of said properties from Mr. Sakharam Sadu Vanmali on dated 15.11.1946 and hence, accordingly his name was mutated.

3. **MUTATION ENTRY NO. 46**

This mutation entry is recorded on 25.05.1946. As per this mutation entry, one Mr. Dama Jagu Walinjkar purchased a part of said properties from 1. Mr. Gopal Keshav Vanmali and 2. Mr. Ravindra Gopal Vanmali on dated 13.04.1946 and hence, accordingly his name was mutated.

4. **MUTATION ENTRY NO. 501**

This mutation entry is recorded on 17.11.1946. As per this mutation entry, one Mr. Damodar Jagu Walinjkar purchased a part of said properties from Mr. Dama Nama Chambhar on dated 17.11.1946 and hence, accordingly his name was mutated.

5. **MUTATION ENTRY NO. 584**

This mutation entry is recorded on 29.08.1951 and this is about Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act.

6. **MUTATION ENTRY NO. 1281**

This mutation entry is recorded on 19.04.1972 and this is about Indian Coinage Act and Enforcement Act.





SARVESH B. JOSHI

ADVOCATE

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**7. MUTATION ENTRY NO. 3386**

This mutation entry is recorded on 21.04.1994 and it records that after the death of Mr. Damodar Jagannath Walinjkar on 16.03.1992, names of legal heirs i.e. 1. Mrs. Lata Damodar Walinjkar (Wife), 2. Mr. Suhas Damodar Walinjkar (Son), 3. Mr. Vinay Damodar Walinjkar (Son), 4. Mr. Manvendra Damodar Walinjkar (Son), 5. Mr. Rajan Damodar Walinjkar (Son), 6. Ms. Bimba Damodar Walinjkar (Daughter), 7. Mrs. Chaya Arun Bagchi (Daughter), 8. Mrs. Shalan Sampat Paul (Daughter) were recorded.

**8. MUTATION ENTRY NO. 3919**

This mutation entry is dated 01.01.2004 and is about the said land properties being converted to Non - Agricultural use.

**9. MUTATION ENTRY NO. 4489**

This mutation entry is dated 05.01.2011 and it records the names of additional two legal heirs of Late Mr. Damodar Jagannath Walinjkar and they are 1. Mrs. Rekha Girish Walinjkar and 2. Mrs. Prachi Ninad Londhe.

**10. MUTATION ENTRY NO. 4533**

This mutation entry is dated 30.06.2011 and it records that after the death of Mrs. Lata Damodar Walinjkar on dated 14.06.2011, the names of her legal heirs namely 1. Mr. Suhas





Damodar Walinjkar (Son), 2. Mr. Vinay Damodar Walinjkar (Son), 3. Mr. Manvendra Damodar Walinjkar (Son), 4. Mr. Rajan Damodar Walinjkar (Son), 5. Ms. Bimba Damodar Walinjkar (Daughter), 6. Mrs. Chaya Arun Bagchi (Daughter), 7. Mrs. Shalan Sampat Paul (Daughter), 8. Mrs. Rekha Girish Walinjkar (Daughter in Law) and 9. Mrs. Prachi Ninad Londhe (Grand Daughter) were recorded.

**11. MUTATION ENTRY NO. 4906**

This mutation entry is dated 09.02.2017 and is about correction carried out in digital 7/12 extracts and records through E - Mutation project.

**12. MUTATION ENTRY NO. 4959**

This mutation entry is dated 04.10.2017 and is about correction carried out in digital 7/12 extracts and records through E - Mutation project.



**13. MUTATION ENTRY NO. 5029**

This mutation entry is dated 07.01.2018 and is about correction carried out in digital 7/12 extracts and records through E - Mutation project.

**14. MUTATION ENTRY NO. 5326**

This mutation entry is recorded on 31.07.2020. As per this mutation entry, M/s. Shreeji & Associates Through Partner Mr.

SARVESH B. JOSHI

ADVOCATE

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Pankaj J. Doshi i.e. the present owner purchased the said properties from Mr. Suhas Damodar Walinjkar & others vide Sale Deed dated 27.02.2020 registered under document No. 2108/2020 and hence, accordingly the present owner M/s. Shreeji & Associates Through Partner Mr. Pankaj J. Doshi's name was mutated.

The devolution of property is clear and legal. There are no legal impediments.

During the relevant years i.e. from 1952 till 2020, I did not find any other registered encumbrance on the said property. Therefore on the basis of Title deeds and search as provided by the search clerk, and the revenue records available, I am of the opinion that the title of the said property in favor of **M/s. Shreeji & Associates Through Partner Mr. Pankaj J. Doshi** is clear, marketable and free from any registered encumbrance.



  
Adv. Sarvesh B. JOSHI

[This Title clearance certificate is issued on the basis of available record, some of the record of registration office is in mutilated condition and not available for inspection to search clerk . This report is based on report of search clerk and information provided by the party.]