

Dhananjay S. Chawan

B.A., LL.B.
ADVOCATE

Off. : Vani Ai, Paddy, Post - Paddy, Tal. Vasai, Dist. Thane - 401207.

G-5/6, Ground Floor, B Wing, Vasundhara Co-op. Hsg. Society, Mulgaon Church Road, Tamlhaco, Vasai (W) - 401201.

Date :

Date: 11/06/2016

TO WHOMSOEVER IT MAY CONCERNED

SEARCH REPORT AND TITLE VERIFICATION

This is to certify that we have investigated the title of property Land bearing Survey No. 164, Hissa No. 1A, admeasuring area 0-18-8 H.R.P., assessment Rs.6.85 Paise, which is situated at Village - Sandor, Taluka - Vasai, Dist- Palghar.

As the search provided by the search clerk of the said land from the office of Sub-Registrar Vasai for the years from 1952 to 2016, i.e. for 60 years.

The findings are as follows:

YEAR	REMARKS
1957	AVAILABLE INDEX CHECKED
1958	AVAILABLE INDEX CHECKED
1959	AVAILABLE INDEX CHECKED
1960	AVAILABLE INDEX CHECKED
1961	AVAILABLE INDEX CHECKED
1962	AVAILABLE INDEX CHECKED
1963	AVAILABLE INDEX CHECKED
1964	AVAILABLE INDEX CHECKED
1965	AVAILABLE INDEX CHECKED
1966	AVAILABLE INDEX CHECKED
1967	AVAILABLE INDEX CHECKED
1968	AVAILABLE INDEX CHECKED
1969	AVAILABLE INDEX CHECKED
1970	AVAILABLE INDEX CHECKED
1971	AVAILABLE INDEX CHECKED
1972	AVAILABLE INDEX CHECKED

1973	AVAILABLE INDEX CHECKED
1974	AVAILABLE INDEX CHECKED
1975	AVAILABLE INDEX CHECKED
1976	AVAILABLE INDEX CHECKED
1977	AVAILABLE INDEX CHECKED
1978	AVAILABLE INDEX CHECKED
1979	AVAILABLE INDEX CHECKED
1980	AVAILABLE INDEX CHECKED
1981	AVAILABLE INDEX CHECKED
1982	AVAILABLE INDEX CHECKED
1983	AVAILABLE INDEX CHECKED
1984	AVAILABLE INDEX CHECKED
1985	AVAILABLE INDEX CHECKED
1986	AVAILABLE INDEX CHECKED
1987	AVAILABLE INDEX CHECKED
1988	AVAILABLE INDEX CHECKED
1989	AVAILABLE INDEX CHECKED
1990	AVAILABLE INDEX CHECKED
1991	AVAILABLE INDEX CHECKED
1992	AVAILABLE INDEX CHECKED
1993	AVAILABLE INDEX CHECKED
1994	AVAILABLE INDEX CHECKED
1995	AVAILABLE INDEX CHECKED
1996	AVAILABLE INDEX CHECKED
1997	AVAILABLE INDEX CHECKED
1998	AVAILABLE INDEX CHECKED
1999	AVAILABLE INDEX CHECKED
2000	AVAILABLE INDEX CHECKED
2001	AVAILABLE INDEX CHECKED
2002	AVAILABLE INDEX CHECKED
2003	AVAILABLE INDEX CHECKED
2004	AVAILABLE INDEX CHECKED
2005	AVAILABLE INDEX CHECKED
2006	AVAILABLE INDEX CHECKED
2007	AVAILABLE INDEX CHECKED
2008	AVAILABLE INDEX CHECKED

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2009	AVAILABLE INDEX CHECKED
2010	AVAILABLE INDEX CHECKED
2011	AVAILABLE INDEX CHECKED
2012	AVAILABLE INDEX CHECKED
2013	AVAILABLE INDEX CHECKED
2014	AVAILABLE INDEX CHECKED
2015	AVAILABLE INDEX CHECKED
2016	INDEX II NOT READY

A) DOCUMENTS SUBMITTED FOR THE OPINION :-

1. Copy of 7/12 extract.
2. Copy of the mutation entries No. 11832,11801,11955.
3. Search Report taken from Sub-Registrar office for the period of 1952-2016.

B) DESCRIPTION OF THE SAID PROPERTY :-

Land bearing Survey No. 164, Hissa No. 1A, admeasuring area 0-18-8 H.R.P., assessment Rs.6.85 Paise, which is situated at Village - Sandor, Taluka - Vasai, Dist- Palghar.

C) FLOW OF TITLE TO THE SAID PROPERTY :-

By perusal of mutation entry no. 11801 dated 14/06/2000 it appears that M/s. Jeepsy International through partner Mr.Abhay Govind Vade have purchased the said land from 1. M/s. Kanungo Realty through partner Milapchandra Kanungo, 2. Mr. Anant Mukund Patil, 3. Jaywant Pandurang Patil, 4. Manohar Pandurang Patil 5. Narendra Pandurang Patil, 6.Yamuna Pandurang Patil, 7. Malhi Madhukar Patil , 8. Ujwala Pravin Patil 9. Nitin Madhukar Patil, 10. Prashant Madhukar Patil, 11. Deepak Madhukar Patil no. 3 to 11 through power of attorney Mr.Anant M.Patil

for consideration of Rs. 12,10,000/- and the same is been entered in revenue record.

By perusal of mutation entry no. 11832, dated 17/09/2000 submitted for our opinion it appears that as per the Hissa form no. 4 the said land was divided and recorded in the name of Mr.Abhay Govind Vade and the same is been entered in the revenue record

By perusal of mutation entry no. 11955 dated 23/11/2001 it appears that M/s. Jeepsy International through its partner Shri.Abhay Govind Vade, 2.Mrs.Anjali Sanjay Vade ,3.Mr.Ajay Govind Vade have sold the said land to 1.Mr. Shri.Nelson Alias Dias, 2. Silvester Marshal Lemos,3.Mrs. Vilma Sanjay Gonsalves vide deed of conveyance dated 19/09/2001 for consideration of Rs. 15,00,000/- and the same is been recorded in the revenue record.

D) ENCUMBRANCE CERTIFICATE FOR THE LAST 60 YEARS :-

Upon investigation and scrutiny of the documents, we observe that 1.Shri.Nelson Aliag Dias,2. Silvester Marshal Lemos, 3. Vilma Sanjay Gonsalves have rights in the respect of the captioned property. We have taken the search of the property for 60 years and we have not found any registered encumbrances on the said property. From the search as provided by the search Clerk during the above mentioned years which record is torn and not available for inspection except that we have not found any registered encumbrance on the said land.

From the search as provided by the search Clerk during the above mentioned years which record is torn and not available for inspection except that we have not found any registered encumbrance on the said land.

We therefore opine from the records available to us that the title of the said property is in favor of 1.Shri.Nelson Alias Dias, 2. Silvester Marshal Lemos, 3. Vilma Sanjay

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Date :

Gonsalves is clear, marketable and free from encumbrances.

(Subject to mutation entry no. 12213)

Note:- This Search Report is subject to torn record and unready registers


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