

Mr. NARAYAN G. SAMANT

ADVOCATE, HIGH COURT

(Enrollment No. Mah/1785/2000)

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DATE: 15/01/2016

TO WHOMSOEVER IT MAY CONCERN

TITLE CERTIFICATE AND SEARCH REPORT

DESCRIPTION OF PROPERTY

In the matter of Search Report in respect of Agricultural land situate lying and being at Village **Bolinj**, Taluka Vasai, Dist. Palghar, within the limits of Talathi Saja **Bolinj**, Vasai Virar Shahar Mahanagarpalika, within the jurisdiction of Sub-Registrar of Vasai, Land bearing :-

Survey No.	Hissa No.	Area (H-R)	Assessment (Rs.-Ps.)
134	2	0-43-3 P.K. 0-01-7	Rs. 03-60

(Hereinafter referred to as the SAID PROPERTY for the sake of brevity)

Documents relied upon: -

- 1) 7/12 Extract of said property.
- 2) Mutation (Ferfar) Entries Nos. 1597, 2599, 3403, 3902, 4031, 4130, 5025, 5435, 5771, 5896, 5971, 6078, 6330, 6040, 6039, 6270, 6385, 6701, 6781 of Village Bolinj, Taluka Vasai, Dist. Palghar.
- 3) Copy of the Registered Deed of Conveyance dated 27/11/2009 duly registered before Sub-Registrar Vasai 2 vide document no.- Vasai-2-11161-2009 Executed between Smt. Jankibai Vitthal Bhoir and others, the Sellers therein in favour of Mr. Ajiv Yeshwant Patil, the Purchaser therein in respect of 15 Guntas of land out of 60 Guntas of original Survey No. 134 admeasuring 1-23-2 H.R.
- 4) Copy of Deed of Conveyance dated 8/12/2010 duly registered before Sub-Registrar Vasai vide documents No. Vasai2-17305-

2010 executed between Smt. Godibai Padman Gawad and others, the Sellers therein in favour of Mr. Ajiv Yeshwant Patil, the Purchaser therein in respect of 30 Guntas of land out of original Survey No. 134 admeasuring 1-23-2 H.R.

- 5) The Search Report Dated 4/01/2016 under receipt No. 128 vide document no. Vasai 1-0-2016 from the offices of Sub-registrar Vasai, Virar, Nallasopara for the year 1952 to 2016 in respect of said property.

THIS IS TO CERTIFY that I have investigated the title of above said property with documents referred and given to me. The said original Survey No. 134 of Village Bolinj was originally admeasuring about 1-23-2 H.R. By various diverse tenancy orders and mutation entries as referred above, the areas from original total area of Survey No. 134 of Village Bolinj have been divided among various groups of the joint owners and their names were appearing upon various mutation entries as referred above.

By virtue of Registered Deed of Conveyance dated 27/11/2009 duly registered before Sub-Registrar Vasai 2 vide document no.- Vasai-2-11161-2009 Executed between Smt. Jankibai Vitthal Bhoir and others, the Sellers therein in favour of Mr. Ajiv Yeshwant Patil, the Purchaser therein in respect of 15 Guntas of land out of 60 Guntas of original Survey No. 134 admeasuring 1-23-2 H.R, Mr. Ajiv Yeshwant Patil became owner and occupier in respect of 15 Guntas of land out of 60 Guntas of original Survey No. 134 admeasuring 1-23-2 H.R and for that purpose Mutation Entry No. 5896 has been certified by Revenue Authority on 18/12/2009.

Deed of Conveyance dated 8/12/2010 duly registered before Sub-Registrar Vasai vide documents no. Vasai2-17305-2010 executed between Smt. Godibai Padman Gawad and others, the Sellers therein in favour of Mr. Ajiv Yeshwant Patil, the Purchaser therein in respect of 30 Guntas of land out of original Survey No. 134 admeasuring 1-23-2 H.R. Mr. Ajiv Yeshwant Patil became owner and occupier in respect of said 30 Guntas of land out of original Survey No. 134 admeasuring 1-23-2 H.R. and accordingly Mutation Entry No. 6078 has been certified by Revenue Authority on 6/01/2011.

Thereafter, one Mr. Madhukar Bhau Bhoir and other co-owners including Mr. Ajiv Yeshwant Patil and others have applied to City Survey Office, Vasai for sub-division of total area of original Survey No. 134 and accordingly survey was conducted and areas were separated as per separate occupation and ownership of each owner. Accordingly Mutation Entry No. 6781 has been certified by Revenue Authority on 23/12/2010 upon the survey and report submitted by City Survey Office, Vasai. As per said survey and Mutation Entry No. 6781, the total area of Mr. Ajiv Yeshwant Patil has been separated & sub-divided and accordingly new 7/12 extract bearing Survey No. 134, Hissa No. 2, area 0-43-3, 0-01-7 (P.K.), assessment 3.60(Rs.-Paise) has been made by the Revenue Authority.

Thus, Mr. Ajiv Yeshwant Patil has become separate owner and occupier in respect of Survey No. 134, Hissa No. 2, area 0-43-3, 0-01-7 (P.K.), assessment 3.60(Rs.-Paise) i.e. said property. Thus, Mr. Ajiv Yeshwant Patil is owner and sufficiently entitle to the said property.

By perusing the above-referred documents of title, the title of Mr. Ajiv Yeshwant Patil, in respect of above referred said property is clear and marketable.

= Yours,



Mr. Narayan G. Samant
Advocate, High Court

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ADVOCATE, HIGH COURT

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Contact: - 9323407204 (M), 29275189 (R).
Email: - samant.narayan@gmail.com

DATE:- 15/01/2016

TO WHOM SOEVER IT MAY CONCERN
SEARCH REPORT.

RE : In the matter of Search Report in respect of Agricultural land situate lying and being at Village **Bolinj**, Taluka Vasai, Dist. Palghar, within the limits of Talathi Saja **Bolinj**, Vasai Virar Shahar Mahanagarpalika , within the jurisdiction of Sub-Registrar of Vasai, Land bearing :-

Survey No.	Hissa No.	Area (H-R)	Assessment (Rs.-Ps.)
134	2	0-43-3 P.K. 0-01-7	Rs. 03-60

(Hereinafter referred to as the SAID PROPERTY for the sake of brevity)

OWNERS: MR. AJIV YESHWANT PATIL

THIS IS TO CERTIFY that I have taken search in respect of the said property in the office of **Sub-Registrar of Vasai-I** vide my application No. **128** dated **04/01/2016** for the period from **1952** to **2016** i.e. 65 years and my findings are as follows :-

AT SUB-REGISTRAR VASAI-I-(VASAI) FOR 1952 TO 2015

YEAR	FINDING	
	PHOTO	PRINTED
1952	Nil	---
1953	Nil	---
1954	Nil	---
1955	Nil	---
1956	Nil	---
1957	Nil	---

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1958	Torn	---
1959	Nil	---
1960	Torn	---
1961	Nil	---
1962	Torn	---
1963	Nil	---
1964	Torn	---
1965	Nil	---
1966	Nil	---
1967	Nil	---
1968	Torn	---
1969	Nil	---
1970	Nil	Nil
1971	Nil	Nil
1972	Torn	Torn
1973	Torn	Torn
1974	Torn	Torn
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
1990	Nil	Nil
1991	Nil	Nil
1992	Nil	Nil
1993	Nil	Nil
1994	Nil	Nil
1995	INDEX-II Thane (Data Entry)	Nil
1996	Nil	INDEX-II Thane (Data Entry)
1997	Nil	INDEX-II Thane (Data Entry)
1998	Nil	Nil
1999	Nil	Nil
2000	Nil	Nil
2001	Torn	Torn
2002	Torn	Torn

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2003	Nil	Pages Mix
2004	Nil	Pages Mix
2005	Nil	Pages Mix
2006	Nil	Pages Mix
2007	Nil	Pages Mix
2008	Nil	Pages Mix
2009	Nil	Pages Mix
2010	Nil	Nil
2011	Nil	Nil
2012	Nil	Nil
2013	Index II not ready for inspection.	
2014	Index II not ready for inspection.	
2015	Index II not ready for inspection till 31/12/2015	

AT SUB-REGISTRAR VASAI-II (VIRAR) 1991 to 2015

YEAR	FINDING	
	PRINTED	PHOTO
1991	Torn	Torn
1992	Torn	Torn
1993	Torn	Torn
1994	Torn	Torn
1995	Torn	Torn
1996	Torn	Torn
1997	Nil	Nil
1998	Nil	Nil
1999	Torn	Torn
2000	Torn	Torn
2001	Torn	Torn
2002	Nil	Pages Mix
2003	Nil	Pages Mix
2004	Nil	Pages Mix
2005	Nil	Pages Mix
2006	Nil	Pages Mix
2007	Nil	Pages Mix
2008	Nil	Pages Mix
2009	ENTRY : Conveyance Deed dated 27/11/2009 Village-Bolinj Survey No. 134 Area 1-18-4 H.R. + P K. 0-04-8 H.R. <u>Total Area 1-23-2 H.R.</u> Out of which 0-60-0 H.R. belonging to Vendor Out of which 0-15-0 H.R. Vendor Shri. Kamtakar Pandurang Bhoir	

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	through deceased heir Shri. Kiran Kamalakar Bhoir & Others Purchaser : Shri. Ajiv Yeshwant Patil Doc. Regd. Dated 27/11/2009 Doc. Regn. No. Vasai-2-11161-2009	
2010	1) ENTRY : Tenancy Certificate dated 06/09/2010 Village- Bolinj Survey No. 134 Area 1-18-4 H.R. + P.K. 0-04-8 H.R. <u>Total Area : 1-23-2 H.R.</u> Out of which 0-30-0 H.R. <u>Vendor</u> : Smt. Godibai Padman Gavad & Others through POA Holder Shri. Ravi Padman Gavad <u>Purchaser</u> : Shet Jamin Nyayadhikaran Upper Tahasildar, Vasai Doc. Regd. Dated 06/09/2010 Doc. Regn No. Vasai-1-9757-2010 32 O 9/2009-S.R.6 Dated 27/08/2010	
	2) ENTRY : Conveyance Deed dated 08/12/2010 Village -Bolinj Survey No. 134 Area 1-18-4 H.R. +P.K. 0-04-8 H.R. <u>Total Area: 1-23-2 H.R.</u> Out of which 0-30-0 H.R. belonging to Vendor Vendor : Smt. Godibai Padman Gavad & Others Purchaser : Shri. Ajiv Yeshwant Patil Doc. Regd. Dated 08/12/2010 Doc. Regn. No. Vasai-2-17305-2010	
2011	Nil	Pages Mix
2012	1) ENTRY : Conveyance Deed dated 17/04/2012 Village-Bolinj Survey No.134 Area 1-18-4 H.R. +P.K. 0-04-8 H.R. Total Area: 1-23-2 H.R. Out of which 0-27-0 H.R. Vendor : Smt. Sadhana Kashinath Bhoir & Others Purchaser : Shri. Ajiv Yeshwant Patil As the Partner of M/s. Yeshwant	

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	Developers & Others Doc. Regd. Dated 17/04/2012 Doc. Regn. No. Vasai-2-3879-2012
	2) ENTRY : Confirmation Deed dated 02/11/2012 Village - Bolinj Survey No. 134 Area : 1-23-2 H.R. Out of which 0-22-0 H.R. <u>Vendor</u> : Shri. Madhukar Pandurang Bhoir & Others <u>Purchaser</u> : Shri. Deepak Harishchandra Thakur through POA Holder Shri Ajit Galvankar Doc. Regd. Dated 02/11/2012 Doc. Regn. No. Vasai-2-10741-2012
	1) ENTRY : Conveyance Deed dated 20/06/2012 Village- Bolinj Survey No. 134 Area : 1-23-2 H.R. Out of which 0-22-0 H.R. <u>Vendor</u> : Shri. Kamlakar Pandurang Bhoir (deceased) through heirs Smt. Bhanumati Kamlakar Bhoir & Others <u>Purchaser</u> : Confirming Party : Smt. Janki Vitthal Bhoir & Others Through POA Holder Shri. Raj Harishchandra Thakur Shri. Deepak Harishchandra Thakur Through POA Holder Shri. Ajit Ratnakar Galvankar Doc. Regd. Dated 29/06/2012 Doc. Regn. No. Vasai-2-6479-2012
2013	Index - II not ready for inspection
2014	Index - II not ready for inspection
2015	Index - II not ready for inspection till 31-12-2015

AT SUB-REGISTRAR VASAI-III (NALASOPARA) 2001 to 2015

YEAR	FINDING	
	PRINTED	PHOTO
2001	Nil	Pages Mix
2002	Nil	Pages Mix
2003	Nil	Pages Mix
2004	Nil	Pages Mix
2005	Nil	Pages Mix

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2006	Nil	Pages Mix
2007	Nil	Pages Mix
2008	Nil	Pages Mix
2009	Nil	Pages Mix
2010	Nil	Pages Mix
2011	Nil	Pages Mix
2012	Nil	Pages Mix
2012	Nil	Pages Mix
2013	Index-II not ready for inspection.	
2014	Index-II not ready for inspection.	
2015	Index-II not ready for inspection till 31-12-2015	

NOTE :- (*) This symbol indicates that relevant registers have been sent to thane Office for computer process.

N.B.:- This Search report is **subject** to torn registers, Books withdrawn for computer process and unready records.

Yours,



MR. NARAYAN G. SAMANT
ADVOCATE, HIGH COURT

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Advocate, High Court