

SUHAS S. PATIL

B. Com., LL B

ADVOCATE, HIGH COURT

Office : No.2, 32, Raja Bahadur Mansion,
Ambalal Doshi Marg Fort
Mumbai 400 001.

Residence : Laxmi-Sadan House No. 206,
Vasai Bhandarali, Vasai (W), Dist Palghar.
suhas.patil.adv@gmail.com
Mob 7021974074

Date:- 19/7/2021

TITLE REPORT

**THIS IS TO CERTIFY that I have examined the
Relevant Record in respect of Non Agricultural land
bearing:-**

Survey	Hissa	Area in	Assessed at
<u>No</u>	<u>No</u>	<u>Sq. Mtrs</u>	<u>Rs. Ps.</u>
191	2	8090.00	809.00

lying, being and situate at village Bolinj, Taluka Vasai,
District Palghar, and belonging to 1) Laxminarayan
Prabhudayal Agarwal, 2) Shri Chimanlal Muljibhai
Mehta and have found same to be clear, marketable
and free from all encumbrances.


SUHAS S PATIL
Advocate

Suhas S. Patil
Advocate
Office No. 2 IInd Floor,
32, Rajabhadur Mansion,
Ambalal Doshi Marg, Fort, Mumbai

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SEARCH REPORT

**THIS IS TO CERTIFY that, I have examined the
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bearing:-**

Survey	Hissa	Area in	Assessed at
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191	2	8090.00	809.00

lying, being and situate at village Bolinj, Taluka Vasai,
District Palghar, and belonging to 1) Laxminarayan
Prabhudayal Agarwal, 2) Shri Chimanlal Muljibhai
Mehta and have found the following entries to have
been made in respect thereof.

1952-Nil.

1953-Nil.

1954-Nil.

1955-Nil.



1956-Nil.	1957-Nil.	1958-Nil	1959-Nil
1960-Nil.	1961-Nil.	1962-Nil.	1963-Nil.
1964-Nil.	1965-Nil.	1965-Nil	1966-Nil
1967-Nil.	1968-Nil.	1969-Nil.	1970-Nil.
1971-Nil.			

1972- As per Mutation Entry No. 2599 dated 12.5.1972.
Area of the said land along with other land in the village are converted into decimal system as per Indian Coinage Act 1957 and Enforcement Act 1958. This record is made from Aakarbandh issued from Special District Inspector Land Record (DECIMAL) Nashik.
The said entry is certified on 4/10/1952.

1973-Nil	1974-Nil
1975-Nil	1976-Nil.



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1977 –Originally the aforesaid land belong to Mr. Bavtis Jhav Tuscan By Heirship. Accountholder Mr. Bavtis Jhav Tuscan expired on 8/8/1968 leaving behind him only heir and legal representative son Mr.Bastyav Bavtis Tuscan. Deceased have no daughter and his wife predeceased him. This record is made from heirship register and from Mutation Entry No. 1173 of village Kophrad.

Reference Mutation Entry No. 2844, dated 6th December, 1977, certified on 8.10.1977.

1978-Nil.	1979-Nil.	1980-Nil.	1981-Nil.
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 -By Heirship. Khatedar Bastyav Bavtis Tuscan expired on 11/10/1987 leaving behind him following heir and legal representative namely 1) Koshav Pascol Dibrit (Daughter) 2) Teres Benjamin Pirel (Daughter) 3) Carmeli Bisha Tuscan(Daughter) 4) Inus Bastyav Tuscan (Son) 5) Alex Bastyav Tuscan (Son). His wife Philibai Bastyav Tuscan predeceased him All the above five persons are legal heirs to the deceased. This record is made from application, and from Mutation Entry No. 1531 and 1714 of village Kophrad.

Reference Mutation Entry No. 4021, dated 8th April, 1996, certified on 30.4.1996.

1996- Conveyance. 1) Shri Laxminarayan Prabhudayal Agarwal, and 2) Shri Chimanlal Muljibhai Mehta



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purchased the land bearing Survey No. 191/2, from 1)
Koshav Pascol Dibrit 2) Teres Benjamin Pirel 3)
Carmeli Bisha Tuscan 4) Inus Bastiyav Tuscan 5) Alex
Bastyav Tuscan on 6.6.1996, for a total consideration of
Rs. 24,20,000/- (Rupees Twenty Four lakhs Twenty
Thousand Only) Shri Mayur Enterprises through
partner 1) Nayan A. Shah, 2) Smt. Vasumati A Shah
have joined as a Confirming Party No. 1 and Messrs
Western Builders through Shri Harchumal Hotchand
Khanchandani have joined a Confirming Party No. 2 in
the said conveyance. This record is made from
application and from copy of conveyance vide
Mutation Entry on 4033 dated 3.7.1996, certified on
31.7.1996.

1997-Nil.

1998-Nil.

1999-Nil.

2000-Nil.



2001-Nil. 2002Nil. 2003-Nil.

-As per Taluka Order. The said land alongwith other lands are converted into N.A. for residencial, commercial and industrial use purpose and accordingly record is taken in village Form 2 and Village Form 7/12 extract, but the said mutation entries are not recorded in village record and therefore for computerization of 7/12 extract and as per order bearing no. HAKHNONDH/KAVI3740/2003/2004 dated 9/6/2003 issued by Hon. Jamabandi Commissioner and Hon. Collector Thane, and Tehasildar order the said land along with other land are converted into N.A. as per record is taken vide Mutation Entry No. 5082, dated 3/2/2004 certified on 19/2/2004.



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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-- As per edit model use under E-Mutation project of Handwriting and Computer right of record (Village Form 7/12 extract) required to be match properly as per Order and Government Circular No. BHU.A.PRA.KRA.180/L-1 dated 7/5/2016. Tahasildar Kiran Magan Survase REV/KMSM/7601, Taluka Vasai have passed order dated 19/7/17 and accordingly the correction is made in computerized 7/12 extract.

Ref: Mutation Entry No. 6957.

2018-Nil. 2019-Nil. 2020-Nil. 2021-Nil upto June.



This report is subject to torn and mutilated record and registers for certain years having been sent for re-writing and binding.

Sahas
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