

Date:- 19/7/2021

TITLE REPORT

THIS IS TO CERTIFY that, I have examined Title in
respect of Non Agricultural Plot of land bearing:-

<u>Survey No</u>	<u>Hissa No</u>	<u>Plot No</u>	<u>Area in Sq. Mtrs</u>	<u>Assessed at Rs. Ps.</u>
191	3	1	849.21	84=92
191	3	2	435.04	43=50
191	3	3	640.58	64=05
191	3	4(Road)	199.75	19 =97

Total area admeasuring 2124.58 square meters lying,
being and situate at village Bolinj, Taluka Vasai,
District Palghar, and belonging to 1) Rambabu
Prabhudayal Agarwal, 2) Shri Hemant Laxminarayan
Agarwal and have found the same to be clear,
marketable and free from all encumbrances.

Suhas
SUHAS S PATIL
Advocate

Suhas S. Patil
Advocate
Office No. 2 (1st Floor).
32, Rajabahadur Mansion,
Ambalal Doshi Marg, Fort, Mumbai

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

SEARCH REPORT

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

Survey	Hissa	Plot	Area in	Assessed at
<u>No</u>	<u>No</u>	<u>No</u>	<u>Sq. Mtrs</u>	<u>Rs. Ps.</u>
191	3	1	849.21	84=92
191	3	2	435.04	43=50
191	3	3	640.58	64-05
191	3	4 (Road)	199.75	19.97

Total area admeasuring 2124.58 square meters lying,
being and situate at village Bolinj, Taluka Vasai,
District Palghar, and belonging to 1) Rambabu
Prabhudayal Agarwal, 2) Shri Hemant Laxminarayan
Agarwal and have found the following entries to have
been made in respect thereof.



1944 -By Heirship. Joint accountholder Shri. Anandrao Vinayak Joshi expired about 5/6 months back at Mumbai. His heir and legal representative is his brother Sumant Vinayak Joshi, minor, his guardian being Martand Janardhan Joshi, vide Mutation Entry No. 1176, dated 6th Novemer, 1944, effected on the basis of heirship register, panchanama, and certified on 23.4.1945.

Survey Nos. 191/1, 191/3, 360, 230-1/1, - Total 4.

By mutual partition, the land bearing Survey No. 191/1, 191/3, 360/0, 230-1/1, total four, has been shown in the records on the name of Martand Janardan, 2. Govind Janardan, 3. Pandurang Janardan, 4. Gopal



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Janardan, 5. Sumant Vinayak, minor through natural
guardian Martand Janardan Joshi, as follow.

Martand Janardan Joshi

<u>Survey No.</u>	<u>Hissa No.</u>	<u>Area</u>	<u>Assesement</u>
191	1	0.6g	0-8-0
191	3	0.21g	1-10-0
			2-2-0

Gopal Janardan Joshi

<u>Survey No.</u>	<u>Hissa No.</u>	<u>Area</u>	<u>Assesement</u>
360	-	3 acres	4-12-0
		19g.	

<u>Gopal Janardan Vinayak</u>	<u>Govind Janardan</u>	<u>Sumant</u>
$\frac{1}{2}$	$\frac{1}{4}$	$\frac{1}{4}$
230	1/1	0-5 $\frac{1}{2}$ 0-15-3

Names as above have been entered vide Mutation
Entry no. 1177, dated 6th November `1944. This Entry
is certified after taking statement whether any more
property is given to minor. Certified on 16.3.1947.

1945-Nil. 1946-Nil. 1947-Nil. 1948-Nil.



1949-Nil. 1950-Nil.

1951- Mutation entry no. 1554 of village Bolinj is not applicable to this survey no.

1952- Conveyance. Bhaskar Hari Patil purchased the land bearing Survey No. 191/1, and 191/3 from Martand Janardan Joshi, on 22.2.1951, for a total consideration of Rs. 161/-. Statement, Panchanama are annexed at register, vide Mutation Entry No. 1585, dated 6.8.1952. Statement of Navsha Govind Davla, tenant, is taken (6-8)Mutation Entry certified on 17/6/1954.

1953-Nil. 1954-Nil. 1955-Nil. 1956-Nil.

[illegible]

1961-Nil. 1962-Nil. 1963-Nil. 1964-Nil.



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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-As per Taluka Order. The land bearing Survey Nos. 191, Hissa No. 3, along with several other lands stand in the record on the name of Shri Bhaskar Hari Patil. Since he is old and unable to move about, he



made an application to the Taluka that the said property be transferred in the names of his five sons – 1. Shri Mahadev Bhaskar Patil, 2. Shri Bhalchandra Bhaskar Patil, 3. Shri Pandurang Bhaskar Patil, 4. Shri Vishwanath Bhaskar Patil, 5. Kashinath Bhaskar Patil, giving 1/5th share to each one of them. This application was enquired into and as per statement, panchanama, name of Bhaskaar Hari Patil was deleted and as per Taluka Order No. RTS. 1657, dated 21.10.1976, names of the aforesaid five sons, each having 1/5th share, are entered. (In addition to property at Nilemore) vide Mutation Entry No.2799, dated 30.10.1976, certified on 20.11.1977.

1977-Nil. 1978-Nil. 1979-Nil. 1980-Nil.
1981-Nil. 1982-Nil.



1983 – By Purchase. The land mentioned herein is purchased by 1. Shri M.G.M Shaikh, 2. Rohingtan M. Arif, from 1. Shri Mahadev Bhaskar Patil, 2. Shri Bhalchandra Bhaskar Patil, 3. Shri Pandurang Bhaskar Patil, 4. Shri Vishwanath Bhaskar Patil, 5. Kashinath Bhaskar Patil for Rs. 40,000/- forty thousand only by conveyance;

<u>Survey No.</u>	<u>Hissa No.</u>	<u>Area</u>
191	1	0.6g
191	3	<u>0.21g</u>
		0.27g
		= 3267 sq.yds.
		= 2731.21 mtrs.

Mutation Entry No. 3132 dated 9.6.1983 in this respect is made on the basis of Index No. 755, dated 9.5.1983, and certified after ascertaining that the purchasers are agriculturists, on 28.7.1983.



1984. As per Taluka Order No. The land shown herein is purchased by 1. Shri M.G.M Shaikh, 2. Rohingtan M. Arif, 3. Z.G.Shaikh by conveyance. But while making entry thereof in Mutation No. 3132, it was shown in the name of only two purchasers. Since copy of Index is presented, the error is rectified by entering new name of Z.G.Shaikh. Mutation Entry in this respect bearing No. 3185, dated 10.8.1984 is effected on the basis of copy of Index and Taluka Order No. RTS.VASHI.1106, dated 9.8.1984, and is certified on 21.9.1985.

1985 – From Application. Lands shown herein stand in the joint name of 1. Shri M.G.M Shaikh, 2. Rohingtan M. Arif, 3. Z.G.Shaikh. But as per written statement given by Shri Rohington, he has gave up his right over



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the said lands. He has given his right to 1) M.G.Shaikh and 2) Z.G.Shaikh. Therefore, name of Shri Rohingan is removed and the names of above two persons are retained in the record. Mutation Entry No. 3227, dated 7.10.1985 is made in respect of the above on the basis of application, statement, panchanama, and is certified on 23.10.1985.

1986-Nil.

1987-Mutation entry no. 3327 of village Bolinj is not applicable to this Survey Number.

1988-Nil.

1989-Nil.

1990-Nil.

1991-Nil.

1992-Nil

1993-Nil



1994 – Non-agricultural layout. The Collector, Thane, has granted N.A.Permission for residential use to Mahadev Bhaskar Patil etc. Smt. Krishnabai Rama Naik etc. 2 and their constituted attorney Shri M.G.M.Shaikh, vide his Order No. RB/DESK.I/NAP/IV/SR/851B, dated 1.2.1983., Total area of the lands is 10848 square yards and is divided into plots shown below:

<u>Survey No</u>	<u>Hissa No</u>	<u>Plot No</u>	<u>Area in Sq. Yds</u>	<u>Assessed at Rs. Ps.</u>
191	3	1	1015.65	
191	3	2	520.31	
191	3	3	766.13	
Road			238.91	
313	1& 3	1	552.00	
313	1& 3	2	505.59	
191	1& 3	3	550.00	
191	1	4	826.00	
313		5	710.00	
313		6	469.16	
313		7	478.84	
313		8	532.00	



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313	9	550.00
313	10	550.00
313	11	470.00
313	Garden	836.27
313	Internal Road	1069.14

Reference Mutation Entry No. 3935, dated 5.8.1994,
certified on 26.8.1994.

1995 – By Purchase. The land bearing Survey Nos.
shown below is purchased by Shri Rambabu
Prabhudayal Agarwal and 2. Hemant Laxminarayan
Agarwal from 1. Shri Mehboob G.M.Shaikh, 2.
Zaibunissa G.M.Shaikh through constituted attorney
Mohamed G.M.Shaikh, by conveyance on 19.10.1995,
for Rs. 3,50,000/- (Three Lacs Fifty Thousand Only
Survey No. 191, Hissa No. 3, Plot no 1,2,3 and Road,
N.A. Land admeasuring 2120 square meters.



(Entry made on the basis of application and Index No.

2) Vide Muatation Entry No. 3984, dated 18.11.1995,
certified on 4.12.1995.

1996-Nil.	1997-Nil.	1998-Nil.	1999-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

2003-As per Order. The record of Sub-Division of Sub-Division of Survey numbers are not shown properly in the 7/12 extract of the said land. The said record of survey numbers are necessary to be shown serially in computer record and therefore as per order no. ASHAPANO.COMPUTER/CR/51/2003dated 10/8/2003



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issued by Commissioner Jamabandi. The record of
Hissa of survey numbers of sub division of sub division
is made as detail belows:-

<u>Sr.No.</u>	<u>As per record of</u>	<u>As per record</u>
<u>made</u>	<u>7/12 extract</u>	<u>in computer</u>
191	3	191/3
	Layout Plot No 1 to 3	Plot No 1 to 3
191	3	191/3
	Layout Road	

Ref: Mutation Entry No. 5048 dated 18/10/2003.

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- As per edit model use under E-Mutation project
of Handwriting and Computer right of record (Village



Form 7/12 extract) is to be match properly as per Order and Government Circular No. BHU.A.PRA.KRA.180/L-1dated 7/5/2016. Tehsildar Kiran Magan Survase REV/KMSM/7601, District Palghar have passed order dated 19/7/17 the correction is made in computerized 7/12 extract (191/3).

Ref: Mutation entry no. 6903.

2018- As per edit model use under E-Mutation project of Handwriting and Computer right of record (Village Form 7/12 extract) is to be match properly as per Order and Government Circular No. BHU.A.PRA.KRA.180/L-1dated 7/5/2016. Tahasildar Kiran Magan Survase REV/KMSM/7601, District Palghar have passed order dated 19/7/17 the correction is made in computerized 7/12 extract (191/3).



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Ref: Mutation Entry No.7047

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.


SUHAS S PATIL
Advocate.

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