

NON ENCUMBRANCE TITLE CERTIFICATE
Cum
SEARCH REPORT

PROPERTY: All that piece and parcel land of bearing Survey No.83 Hissa No. 2 (P) admeasuring Area in Akar 0-06-25 & Area in Akar 0-06-25 i.e Area 625 sq.mts of Mouje Gaodevi, Taluka Kalyan, Dist. Thane and within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration Dist. Thane Sub-Registration Dist. Kalyan.

With a view to investigate the title of **SHRI. SHANKAR NAMAJI BHOIR & Other** to the above described property. Earlier, I have taken searches in the offices of the Sub-Registrar Kalyan for past 30 years i.e. from 1985 to 2014 on 10.2014. Further I have also taken search in the offices of the Sub-Registrar Kalyan for the period 2005 to 2016 i.e for 12 years and also perused the documents of title of the said property. On scrutiny of all my detailed report of the same is as under.

Initially a piece and parcel of land bearing Survey No.83 Hissa No. 2 (P) admeasuring Area in Akar 0-06-25 & Area in Akar 0-06-25 i.e Area 625 sq.mts of Mouje Gaodevi Taluka Kalyan, Dist. Thane, was belonging to **Shri. Waman Ganesh Dixit**.

As per Mutation entry no. 95:- On 02.06.1993 As per Vardi and mutual Distribution, Shri. Shankar Namaji Bhoir's name was recorded in 7/12 extract. As per family distribution the said property was distributed amongst the following legal heirs namely:-

1) Shri. Shankar Namaji Bhoir

S. No./ H. No.	S. No./ H. No. (Old)	Area	Potkarbha	Akar
83/2(P)	276/2 (P)	0-19-23	0-00-50	2-60
83/5	276/5 (P)	0-08-60	0-00-50	0-63

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83/6(P) 276/6 (P) 0-08-90 ----- 1-47

2) Shri. Tulsiram Namaji Bhoir

S. No./ H. No.	S. No./ H. No. (Old)	Area	Potkarbha	Akar
83/2(P)	276/2 (P)	0-22-56	0-01-00	3-33
83/3(P)	276/ 3 (P)	0-08-45	0-00-30	1-54

- 3) (a) Shri. Balkrishna Rohidas Bhoir
(b) Shri. Uday Rohidas Bhoir
(c) Shri. Vishwas Rohidas Bhoir
(d) Shri. Subhash Rohidas Bhoir

S. No./ H. No.	S. No./ H. No. (Old)	Area	Potkarbha	Akar
83/2(P)	276/2 (P)	0-25-38	0-01-00	3-69
83/3(P)	276/3 (P)	0-02-25	-----	0-41
83/6(P)	276/6(P)	0-00-20	-----	0-03
	276/7	0-00-50	-----	0-08
83/8(P)	276/8 (P)	0-03-30	-----	0-29

4) Shri. Prakash Mathuradas Bhoir & Shri. Dilip Mathuradas Bhoir

S. No./ H. No.	S. No./ H. No. (Old)	Area	Potkarbha	Akar
83/2(P)	276/2 (P)	0-20-38	0-00-50	2-97
83/3(P)	276/3(P)	0-11-35	0-00-40	2-06

5) (a) Shri.Chandrakant Ranabhau Bhoir

- (b) Shri. Bhim Ramabhau Bhoir
(c) Shri. Vilas Ramabhau Bhoir
(d) Smt. Manda Nandu Bhoir

S. No./ H. No.	S. No./ H. No. (Old)	Area	Potkarbha	Akar
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83/2(P)	276/2 (P)	0-26-88	0-01-00	3-91
83/3(P)	276/3 (P)	0-00-75	-----	0-13
83/8(P)	276/8 (P)	0-04-00	-----	0-35

6) Shri. Balkrishna Rohidas Bhoir & Others 3

(A) Shri Sahnkar Namaji Bhoir

(B) Shri. Tulsiram Namaji Bhoir

(C) Shri. Prakash Mathuradas Bhoir

(D) Shri. Dilip Mathuradas Bhoir

(E) Shri. Chandrakant Rambhau Bhoir & Others 3

S. No./ H. No.	S. No./ H. No.	Area	Potkarbha	Akar
	(Old)			
83/2(P)	276/2 (P)	0-06-25	-----	0-92
83/3(P)	276/3 (P)	0-02-50	-----	0-45
83/8(P)	276/8 (P)	0-01-00	-----	0-08

And accordingly as per Deed of Distribution of property bearing Survey No.83 Hissa No. 2 (P) {(Old Survey No. 276/2(P)} admeasuring Area in Akar 0-06-25 i.e. Area 625 sq.mts is in the ownership of (1) Shri. Balkrishna Rohidas Bhoir & Other 3, (2) Shri. Shankar Namaji Bhoir, (3) Shri. Prakash Mathuradas Bhoir, (4) Shri. Dilip Mathuradas Bhoir, (5) Shri. Chandrakant Rambhau Bhoir & Others 3, (6) Shri. Anil Tulsiram Bhoir, (7) Sau. Meena Pundalik Bhoir, (8) Shri. Ranjit Pundalik Bhoir, (9) Sau. Madkini Bharat Bhoir, (10) Shri. Pranay Bharat Bhoir, (11) Pranali Bharat Bhoir, (12) Pranoti Bharat Bhoir, (13) Sau. Aruna Arjun Bhoir , (14) Sau. Kashmira Arjun Bhoir, (15) Shri.Kaushik Arjun Bhoir, (16)Shri. Ananta Balaram Mhatre, (17) Sau. Lalita Hanuman Mhatre, (18) Shri. Vishal Kashinath Patil, (19) Kum. Komal Kashinath Patil, (20) Sau. Hirabai Padu Patil, (22) Sau. Asha Ramesh Thakur, (23) Sau. Usha Kachru Patil, (24) Sau. Shamika Rajan Patil .



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As per Mutation entry no. 490:- On 12.09.2012 recorded, Shri. Tulshiram Namaji Bhoir expired on 23.09.2004 leaving behind following legal heirs:-

- 1) Shri. Anil Tulshiram Bhoir
- 2) Shri. Pundalik Tulshiram Bhoir expired on 27.10.2002 leaving behind following legal heirs:-
 - (a) Mona Pundalik Bhoir wife
 - (b) Ranjit Pundalik Bhoir son
- 3) Shri. Bharat Tulshiram Bhoir expired on 21.03.1989 leaving behind following legal heirs:-
 - (i) Mandakini Bharat Bhoir
 - (ii) Pranay Bharat Bhoir
 - (iii) Pranali Bharat Bhoir
 - (iv) Pranoti Bharat Bhoir
- 4) Shri. Arjun Tulshiram Bhoir expired on 10.06.2010 leaving behind following legal heirs:-
 - (i) Aruna Arjun Bhoir
 - (ii) Kashmira Arjun Bhoir
 - (iii) Kaushik Arjun Bhoir
- 5) Sau. Kashibai Balaram Mhatre expired on 15.11.2005 leaving behind following legal heirs:-
 - (i) Shri. Ananta Balaram Mhatre (son)
 - (ii) Sau. Lalita Hanuman Mhatre (daughter)
- 6) Sau. Vandana Kashinath Patil expired on 20.07.1996 leaving behind following legal heirs:-
 - (i) Shri. Vishal Kashinath Patil
 - (ii) Kum. Komal Kashinath Patil
 - (iii) Sau. Hirabai Padu Patil
 - (iv) Sau. Asha Ramesh Thakur
 - (v) Sau. Usha Kachru Patil
 - (vi) Sau. Shamika Rajan Patil
 - (vii) Sau. Rashibai Kashinath Patil (wife) (since deceased)



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(1) Shri. Balkrishna Rohidas Bhoir & Other 3, (2) Shri. Shankar Namaji Bhoir, (3) Shri. Prakash Mathuradas Bhoir, (4) Shri. Dilip Mathuradas Bhoir, (5) Shri. Chandrakant Rambhau Bhoir & Others 3, (6) Shri. Anil Tulsiram Bhoir, (7) Sau. Meena Pundalik Bhoir, (8) Shri. Ranjit Pundalik Bhoir, (9) Sau. Madkini Bharat Bhoir, (10) Shri. Pranay Bharat Bhoir, (11) Pranali Bharat Bhoir, (12) Pranoti Bharat Bhoir, (13) Sau. Aruna Arjun Bhoir, (14) Sau. Kashmira Arjun Bhoir, (15) Shri. Kaushik Arjun Bhoir, (16) Shri. Ananta Balaram Mhatre, (17) Sau. Lalita Hanuman Mhatre, (18) Shri. Vishal Kashinath Patil, (19) Kum. Komal Kashinath Patil, (20) Sau. Hirabai Padu Patil, (22) Sau. Asha Ramesh Thakur, (23) Sau. Usha Kachru Patil, (24) Sau. Shamika Rajan Patil. Thus following are the owners of the above property as mentioned in 7/12 extract.

In result I did not come across any adverse entry regarding this in the records indicating their transfer of ownership by the above referred **Shri. Shankar Namaji Bhoir & Others** to anyone else by way of Sale, Mortgage, Gift, Will, Charity, Donation etc.

Under the circumstances, therefore in my opinion **Shri. Shankar Namaji Bhoir & Others** bears a clear and marketable title without any encumbrances to the above described Property.

Date:10.06.2016


S.V. TARTE
(Advocate & Notary)



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SEARCH REPORT

PROPERTY: All that piece and parcel land of bearing Survey No.83 Hissa No. 2 (P) admeasuring Area in Akar 0-06-25 & Area in Akar 0-06-25 i.e Area 625 sq.mts of Mouje Gaodevi, Taluka Kalyan, Dist. Thane and within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration Dist. Thane Sub-Registration Dist.Kalyan.

With a view to investigate the title of **SHRI. SHANKAR NAMAJI BHOIR & Other** to the above described property. Earlier, I have taken searches in the offices of the Sub-Registrar Kalyan for past 30 years i.e. from 1985 to 2014 on 10.2014. Further I have also taken search in the offices of the Sub-Registrar Kalyan for the period 2005 to 2016 i.e for 15 years and also perused the documents of title of the said property. On scrutiny of all my detailed report of the same is as under.

YEAR	TRANSACTION
2005	NIL
2006	NIL
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	NIL



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2016

NIL

Under the circumstances, therefore in my opinion Shri. Shankar Namaji Bhoir & Others holds a clear and marketable title without any encumbrances to the above described property.

Date:10.06.2016


S.V. TARTE
(Advocate & Notary)



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Phone : 2820491 Mob : 9821313285

NON ENCUMBRANCE TITLE CERTIFICATE

Cum SEARCH REPORT

PROPERTY: All that piece and parcel land of bearing Survey No. 83 Hissa No. 2 (1) {Old Survey No.276 Hissa No. 2 (P)} admeasuring Area in Akar 0-19-1 & Area in Akar 0-00-6 total Area in Akar 0-19-7 i.e. Area 1970 sq.mts of Mouje Gaodevi Taluka Kalyan, Dist. Thane, and within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration Dist. Thane Sub-Registration Dist. Kalyan.

With a view to investigate the title of **SHRI. SHANKAR NAMAJI BHOIR** to the above described property. Earlier, I have taken searches in the offices of the Sub-Registrar Kalyan for past 30 years i.e. from 1985 to 2014 on 10.11.2014 Further I have taken search for the period of 2005 to 2016 i.e 12 years and also perused the documents of title of the said property. On scrutiny of all my detailed report of the same is as under.

Initially a piece and parcel of land bearing Survey No. 83 Hissa No. 2 (1) admeasuring Area in Akar 0-19-1 Area in Akar 0-00-6 total Area in Akar 0-19-7 i.e. Area 1970 sq.mts of Mouje Gaodevi Taluka Kalyan, Dist. Thane, was belonging to **Shri. Waman Ganesh Dixit**.

As per Mutation entry no. 1020:- Shri. Waman Ganesh Dixit sold the said property for Rs. 3,500/- through Sale Deed to Shri. Namaji Shaniwar Bhoir on 08.06.1945.

As per Mutation entry no. 2534:- On 17.09.1967, Shri. Namaji Shaniwar Bhoir expired in the year 1961 leaving behind following legal heirs:-

- 1) Smt. Motibai Namaji Bhoir (wife)
- 2) Shri. Ram Bhau Namaji Bhoir
- 3) Shri. Tulshiram Namaji Bhoir
- 4) Shri. Rohidas Namaji Bhoir
- 5) Shri. Mathurdas Namaji Bhoir
- 6) Shri. Shankar Namaji Bhoir
- 7) Sau. Gauribai Babu Mhatre
- 8) Sau. Mangubai Rajaram Chaudhari



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9) Sau. Jayabai Shantaram Mhatre

10) Sau. Laxmibai Govind Kadu

from Sr. no. 7 to 10 are the daughters of deceased Shri. Namaji Shaniwar Bhoir their names are to be deleted as per their applications. Hence Sr. no. 1 to 6 are recorded as legal heirs in the record of rights.

- 1) Smt. Motibai Namaji Bhoir (wife)
- 2) Shr. Ram Bhau Namaji Bhoir son
- 3) Shri. Tulshiram Namaji Bhoir son
- 4) Shri. Rohidas Namaji Bhoir son
- 5) Shri. Mathurdas Namaji Bhoir son
- 6) Shri. Shankar Namaji Bhoir son

As per Mutation entry no. 2539:- On 23.10.1968 As per written statement given by 1) Shri. Ram Bhau Namaji Bhoir, 2) Shri. Tulsiram Namaji Bhoir, 3) Shri. Mathurdas Namaji Bhoir, 4) Shri. Rohidas Namaji Bhoir, 4) Smt. Motibai Namaji Bhoir, the above Area in Akar 0-19-1 i.e Area 1910 sq.mts property is recorded in the name of Shri. Shankar Namaji Bhoir (as Karta of Hindu Undivided Family). Hence Shri. Shankar Namaji Bhoir (HUF) became the owner of the said property.

As per Mutation Entry no. 2842:- As per Government of India Weights & Measurements Act the property is converted in decimal and the said entry is recorded on record of rights on 26.07.1972

As per Mutation entry no. 95:- On 02.06.1993 as per Vardi and mutual Distribution, Shri. Shankar Namaji Bhoir's name was recorded in 7/12 extract. As per family distribution the said property was distributed amongst the following legal heirs namely:-

- 1) Shri. Shankar Namaji Bhoir

S. No./ H. No.	S. No./ H. No.	Area	Potkarbha	Akar
	(Old)			
83/2(1)	276/ 2 (P)	0-19-23	0-00-50	2-60
83/5	276/ 5 (P)	0-08-60	0-00-50	0-63
83/6(P)	276/6 (P)	0-08-90	-----	1-47

- 2) Shri. Tulsiram Namaji Bhoir



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S. No./ H. No.	S. No./ H. No. (Old)	Area	Potkarbha	Akar
83/2(1)	276/2 (P)	0-22-56	0-01-00	3-33
83/3(P)	276/ 3 (P)	0-08-45	0-00-30	1-54

- 3) (a) Shri. Balkrishna Rohidas Bhoir
(b) Shri. Uday Rohidas Bhoir
(c) Shri. Vishwas Rohidas Bhoir
(d) Shri. Subhash Rohidas Bhoir

S. No./ H. No.	S. No./ H. No. (Old)	Area	Potkarbha	Akar
83/2(1)	276/2 (P)	0-25-38	0-01-00	3-69
83/2(P)	276/3 (P)	0-02-25	-----	0-41
83/6(P)	276/6(P)	0-00-20	-----	0-03
	276/7	0-00-50	-----	0-08
83/8(P)	276/8 (P)	0-03-30	-----	0-29

- 4) Shri. Prakash Mathuradas Bhoir & Shri. Dilip Mathuradas Bhoir

S. No./ H. No.	S. No./ H. No. (Old)	Area	Potkarbha	Akar
83/2(1)	276/2 (P)	0-20-38	0-00-50	2-97
83/3(P)	276/3(P)	0-11-35	0-00-40	2-06

- 5) (a) Shri.Chandrakant Rambhau Bhoir
(b) Shri. Bhim Rambhau Bhoir
(c) Shri. Vilas Rambhau Bhoir
(d) Smt. Manda Nandu Bhoir

S. No./ H. No.	S. No./ H. No. (Old)	Area	Potkarbha	Akar
83/2(1)	276/2 (P)	0-26-88	0-01-00	3-91
83/3(P)	276/3 (P)	0-00-75	-----	0-13
83/8(P)	276/8 (P)	0-04-00	-----	0-35

- 6) Shri. Balkrishna Rohidas Bhoir & Others 3

- (A) Shri Shankar Namaji Bhoir



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(B) Shri. Tulsiram Namaji Bhoir

(C) Shri. Prakash Mathuradas Bhoir

(D) Shri. Dilip Mathuradas Bhoir

(E) Shri. Chandrakant Rambhau Bhoir & Others 3


S. No./ H. No.	S. No./ H. No.	Area	Potkarbha	Akar
	(Old)			
83/2(1)	276/2 (P)	0-06-25	-----	0-92
83/3(P)	276/3 (P)	0-02-50	-----	0-45
83/8(P)	276/8 (P)	0-01-00	-----	0-08

And accordingly as per Deed of Distribution of property bearing Survey No. 83 Hissa No. 2 (1) {Old Survey No.276 Hissa No. 2 (P)} admeasuring Area in Akar 0-19-1 & Area in Akar 0-00-6 total Area in Akar 0-19-7 i.e. Area 1970 sq.mts is in the ownership of Shri. Shankar Namaji Bhoir.

In result I did not come across any adverse entry regarding this in the records indicating their transfer of ownership by the above referred Shri. Shankar Namaji Bhoir (as Karta of Hindu Undivided Family) to any one else by way of Sale, Mortgage, Gift, Will, Charity, Donation etc.

Under the circumstances, therefore in my opinion Shri. Shankar Namaji Bhoir (as Karta of Hindu Undivided Family) bears a clear and marketable title without any encumbrances to the above described Property.

Date:10.06.2016


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With a view to investigate the title of **SHRI. SHANKAR NAMAJI BHOIR** to the above described property. Earlier, I have taken searches in the offices of the Sub-Registrar Kalyan for past 30 years i.e. from 1985 to 2014 on 10.11.2014 Further I have taken search in the Sub-Registrar Kalyan for the period of 2005 to 2016 i.e 12 years and also perused the documents of title of the said property. On scrutiny of all my detailed report of the same is as under.

YEAR	TRANSACTION
2005	NIL
2006	NIL
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	NIL
2016	NIL



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Under the circumstances, therefore in my opinion Shri. **Shankar Namaji Bhoir (as Karta of Hindu Undivided Family)** holds a clear and marketable title without any encumbrances to the above described property.

Date:10.06.2016



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