

R.P. GONSALVES B.L.S., LL.M.

Mob :- 9226135710

ADVOCATE

201, Jai Bhavani Apartment, ICICI Bank Lane, Navgahr, Vasai (W), Tal- Vasai, Dist- Thane.

Date :- 02/09/2014

SEARCH REPORT AND TITLE VERIFICATION

This is to certify that I have investigated the title of land property lying, being and situate at Village- Naigaon, Tal- Vasai, Dist- Palghar (Thane), within the jurisdiction of Vasai Virar City Municipal Corporation, bearing following description :

<u>Sr. No.</u>	<u>Survey No.</u>	<u>Hissa No.</u>	<u>Area (sq.mt)</u>	<u>Assessment (R.P.)</u>
1	5 (Old 20/2)	- (B)	2290.00	183.00

The abovementioned property is hereinafter referred to as "said property". The said property is presently owned by **Mr. Narayan Parshuram Raut.**

That I have taken search from the office of sub-registrar Vasai-1 from vide receipt No. 12489 /2014 dated 30/08 /2014 for 62 years i.e. period from 1952 to 2014.

The findings are as follows;

<u>YEAR</u>	<u>REMARKS</u>
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
1966	NIL



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1967	NIL
1968	NIL
1969	NIL
1970	NIL
1971	NIL
1972	NIL
1973	NIL
1974	NIL
1975	NIL
1976	NIL
1977	NIL
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	NIL
1997	NIL
1998	NIL
1999	NIL
2000	NIL
2001	NIL
2002	NIL
2003	NIL
2004	NIL
2005	NIL
2006	NIL
2007	ENTRY
2008	NIL
2009	NIL



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2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	NIL

I have also gone through the title Deeds, regarding the said properties. And I have also gone through the search report as provided by the search clerk.

I have obtained search from my search clerk Mr. R.P. Singh from 1952 to 2014 till date. Based on the available record and information and report submitted by my clerk and the parties concerned my findings are as follows:-

MUTATION ENTRY NO:- 160 : That on 21/02/1950 the names of 1) Damodar Gopal and others were muted as protected tenant of Mr. Parshuram Devji Raut. Mutation Entry to that effect was registered and certified.

MUTATION ENTRY NO:- 206 : That on 18/05/1957 as it was found that Mr. Parshuram Devji Raut the landowner was himself cultivating the said land and therefore names of tenants recorded were ordered to be cancelled and mutation entry to that effect was recorded and certified.

MUTATION ENTRY NO:-220 : That on 20/01/1959 after survey and Kami Jast patrak the area mentioned on seven twelve extract were recorded as per actual possession and area were rectified according to the survey and Mutation Entry to that effect was registered and certified.

MUTATION ENTRY NO:- 345: as part of the said land was acquired by government acquired area was reduced from the relevant survey numbers and Mutation Entry to that effect was registered and certified.



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MUTATION ENTRY NO:- 389: That on 21/08/1977 after the death of Mr. Parshuram Devji Raut names of his legal heirs were muted on the 7/12 extracts of the said land. The said legal Heirs were 1) Narayan Parshuram Raut (son), 2) Rajaram Parshuram Raut (son), 3) Vijay Parshuram Raut(son), 4) Bhanumati Krishnaji Chaudhary (daughter), 5) Kamal Jagannath Save(daughter), 6) Shakuntala Atmaram Raut (daughter), 7) Shantabai Parshuram Raut (wife). Mutation Entry to that effect was registered and certified.

MUTATION ENTRY NO:-464: That on 12/10/1989 names of legal heirs of Mr. Rajaram Parshuram Raut were muted on revenue record namely 1)Sadhana Umesh Patil(daughter) and 2) Usha Rajaram Raut(daughter). That there were no other legal heirs other than the said legal heirs. The said names were muted on the 7/12 extracts of the said land.

MUTATION ENTRY NO:- 530: That Mrs. Bhanumati Krishnaji Chaudhari expired on 09/10/2004. That the names of her legal heirs were 1)Late Mohan Krishna Chaudhari(son), 2) Harishchandra Krishna Chaudhari(son), 3) Lata Damodar Kawali(daughter), 4) Shalani Madan Patil(daughter), 5) Lecna Ramesh Chaudhari(daughter), 6) Jagruti Jaywant Vartak(daughter). That there were no other legal heirs other than the said legal heirs. That Legal Heir No.1 dead the names of other legal heirs were muted on the 7/12 extracts of the said land.

MUTATION ENTRY NO:- 541: The said mutation entry reflects the adjustment of land through Kami-Jast patrak. Mutation Entry to that effect was registered and certified. The land which was converted for Non agricultural use i.e. 2290 sq. mtrs. was given separate hissa Number i.e. 5/ B.



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MUTATION ENTRY NO:- 570: That Smt. Shakuntala Atmaram Raut died on 20/02/2008 and the names of her legal heirs were 1) Santosh Atmatram Raut(son),2) Geeta Rajan Vartak (daughter), 3) Sandesh Atmaram Vartak(son). That there were no other legal heirs other than the said legal heirs. The said names of the legal heirs were muted on the 7/12 extracts of the said land.

MUTATION ENTRY NO:-571: That Mr. Narayan Parshuram Raut purchased the said land from and as a power of Attorney holder of 1) Vijay Parshuram Raut, 2) Sadhana Umesh Patil, 3) Usha Rajaram Raut, 4) Harishchandra Krushanji Chaudhary, 5) Lata Damodar Kavali,7) Leena Ramesh Chaudhary, 8) Jagruti Jaywant Vartak, 9) Kamala Jagganath Save, and 10) Shakuntala Atmaram Raut. The said land was purchased on 01/07/2007 vide registration no.7788/2007. Mutation Entry to that effect was registered and certified.

My observation are as follows;

That Mr. Narayan Parshuram Raut purchased the said land from and as a power of Attorney holder of 1) Vijay Parshuram Raut, 2) Sadhana Umesh Patil, 3) Usha Rajaram Raut, 4) Harishchandra Krushanji Chaudhary, 5) Lata Damodar Kavali,7) Leena Ramesh Chaudhary, 8) Jagruti Jaywant Vartak, 9) Kamala Jagganath Save, and 10) Shakuntala Atmaram Raut. The said land was purchased on 01/07/2007 vide registration no.7788/2007.

Mr. Narayan Parshuram Raut , Mrs. Jayanti Narayan Raut, Mrs. Gautami Rajesh Aaroskar and Ors. 3 entered into Development agreement dated 25/08/2009, which is registered on 25/08/2009 under document No.



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7414/2009 with M/s. Furtado Builders . They also issued Power of Attorney in favour of the proprietor Mr. Aral Poshan Furtado.

During the relevant year i.e. from 1952 till 2014, I did not find any other registered encumbrance except the development agreement on the said property. Therefore on the basis of Title deeds and search as provided by the search clerk, I am of the opinion that the title of the said property in favor of **Mr. Narayan Parshuram Raut is clear, marketable and free from any registered encumbrance except the development agreement and is subject to the terms and conditions of development agreement.**



R.P. Gonsalves

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Advocate High Court
201, Jai Bhavani Apartment,
ICICI Bank Lane, Pt. Dindayal Nagar,
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