

N. B. DESHMUKH & CO.

LEGAL ADVISORS

ADVOCATES

MR. N. B. DESHMUKH

B.A. (Hons) LL.B.

MRS. SHAILAJA DESHMUKH

B.Com. LL.B.

MISS. NIKITA A. DESHMUKH

B.Com. LL.B.

Off : A/101, Aarti Apartment
Near Telephone Exchange,
Annasaheb Vartak Road,
Virar (West), Tal. Vasai,
Dist. Palghar, Pin - 401 303.
Off. Phone : 2502662
Email ID - desh mukhpb57@gmail.com

DATE : 27th February 2016

TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT I have investigated the title of N.A. land bearing Survey No. 8A, Hissa No. 1A/Part2/A, City Survey No. 368, admeasuring 500 Square metres, Survey No. 8A, Hissa No. 1A/Part2, City Survey No. 368, admeasuring 450 Square metres, Survey No. 8A, Hissa No. 1A/Part3, City Survey No. 368, admeasuring 500 Square metres, lying being and situate at Village MALONDE, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6 belonging to 1) MR. NAEEM ABDUL RAHIM FARID, 2) MR. ABDUL MUQEET MOHAMMAD SAYEED JASNAK, 3) MR. SUFIYAN MOHAMMAD AMIN CHAWRE.

a) Survey No. 8A, Hissa No. 1A/Part3, City Survey No. 368, admeasuring 500 Square metres.

Smt. Kosubai Jacin Kotin was the owner of the said land.

By an Conveyance Deed dated 8th January 1988 and registered in the office of Sub-Registrar at Vasai under Serial No. 4 (VARAT), dated 11/01/1988, Smt. Kosubai Jacin Kotin sold and conveyed the said land to Mr. Sureshkumar Sinha.

Mr. Sureshkumar Hridaynarayan Sinha died intestate on 15/04/2005 leaving behind him Mr. Vishal Hridaynarayan Dutt, being the only legal heir according to the Hindu Succession Act, by which he was governed at the time of his death.

b) Survey No. 8A, Hissa No. 1A/Part2/A, City Survey No. 368, admeasuring 500 Square metres.

Smt. Lujanbai Zuju Kotin was the owner of the said land.

By an Conveyance Deed dated 4th January 1988 and registered in the office of Sub-Registrar at Vasai under Serial No. 18, dated 04/01/1988, Smt. Lujanbai Zuju Kotin sold and conveyed the said land to Mrs. Matty Vishal Dutt.

c) Survey No.8A, Hissa No. 1A/Part2, City Survey No. 368, admeasuring 450 Square metres.

Smt. Kosubai Jacin Kotin was the owner of the said land.

By an Conveyance Deed dated 4th January 1988 and registered in the office of Sub-Registrar at Vasai under Serial No. 19, dated 04/01/1988, Smt. Kosubai Kotin sold and conveyed the said land to Mr. Jeeten Vishal Dutt.

By an Conveyance Deed dated 29th December 2010 and registered in the office of Sub-Registrar at Vasai No. I under Serial No. 14440 – 2010, dated 29/12/2010, 1) Mr. Vishal Hridaynarayan Dutt, 2) Mrs. Matty Vishal Dutt, 3) Mr. Jeeten Vishal Dutt sold and conveyed the land bearing Survey No. 8A, Hissa No. 1A/3 (Part), City Survey No. 368, admeasuring 500 Square metres, Survey No. 8A, Hissa No. 1A/2 (Part), City Survey No. 368, admeasuring 500 Square metres, Survey No. 8A, Hissa No. 1A/2 (Part), City Survey No. 368, admeasuring 450 Square metres to 1) MR. NAEEM ABDUL RAHIM FARID, 2) MR. ABDUL MUQEET MOHAMMAD SAYEED JASNAK, 3) MR. SUFIYAN MOHAMMAD AMIN CHAWRE

The said land has been amalgamated and converted into N.A. by the Office of Collector, Palghar vide its Order bearing No. REV/D-1/T-9/NAP/MALONDE-VASAI/SR-(137-2011) 96/2014, dated 08/01/2016.

I have investigated the title and the same is found clear, marketable and without any encumbrance.



ADVOCATE

N. B. DESHMUKH

B. A. (Hons.) LL. B.

ADVOCATE HIGH COURT (Bom)

Office : 14-1st Floor, Aarti Apt;

Near Central Bank, Vartak Road,

VIRAR (W), Tal. Vasai, Dist. Thane

(WORD\SEARCH\MALOND\8A-TIT)

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Email ID - desh mukhpb57@gmail.com

DATE : 27th February 2016

SEARCH REPORT

THIS IS TO CERTIFY THAT I have taken search in the office of Sub-Registrar at Vasai No. 1 to 6, District Palghar of N.A. land bearing Survey No. 8A, Hissa No. 1A/Part2/A, City Survey No. 368, admeasuring 500 Square metres, Survey No. 8A, Hissa No. 1A/Part2, City Survey No. 368, admeasuring 450 Square metres, Survey No. 8A, Hissa No. 1A/Part3, City Survey No. 368, admeasuring 500 Square metres, lying being and situate at Village MALONDE, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6 belonging to 1) MR. NAEEM ABDUL RAHIM FARID, 2) MR. ABDUL MUQEET MOHAMMAD SAYEED JASNAK, 3) MR. SUFIYAN MOHAMMAD AMIN CHAWRE.

I have taken search from 1952 to 2016 upto date. The details year wise is given below :-

YEAR		YEAR		YEAR	
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
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

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1988 By an Conveyance Deed dated 8th January 1988 and registered in the office of Sub-Registrar at Vasai under Serial No. 4 (Varat), dated 11/01/1988, Smt. Kosubai Jacin Kotin sold and conveyed the land bearing Survey No. 8A, Hissa No. 1A/3 (Part), City Survey No. 368, admeasuring 500 Square metres to Mr. Sureshkumar Sinha.

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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	NIL	2008	NIL	2009	NIL

2010 By an Conveyance Deed dated 29th December 2010 and registered in the office of Sub-Registrar at Vasai No. I under Serial No. 14440 – 2010, dated 29/12/2010, 1) Mr. Vishal Hridaynarayan Dutt, 2) Mrs. Matty Vishal Dutt, 3) Mr. Jeeten Vishal Dutt sold and conveyed the land bearing Survey No. 8A, Hissa No. 1A/3 (Part), City Survey No. 368, admeasuring 500 Square metres, Survey No. 8A, Hissa No. 1A/2 (Part), City Survey No. 368, admeasuring 500 Square metres, Survey No. 8A, Hissa No. 1A/2 (Part), City Survey No. 368, admeasuring 450 Square metres to 1) MR. NAEEM ABDUL RAHIM FARID, 2) MR. ABDUL MUQEET MOHAMMAD SAYEED JASNAK, 3) MR. SUFIYAN MOHAMMAD AMIN CHAWRE

2011	NIL	2012	NIL	2013	NIL
2014	NIL	2015	NIL	2016	upto date

* NIL subject to mutilated record and torned pages.



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(WORD\SEARCH\MALOND\8A-SER)