

Date :- 30.04.2018

SEARCH REPORT AND TITLE VERIFICATION

This is to certify that I have investigated the title of land property bearing C.T.S. No.563, area admeasuring 301 Sq. Mtrs. Including house in the said land bearing municipal no.68 and well situated lying and being at village - Malonde, Taluka Vasai, Dist - Palghar (Erstwhile-Thane), within the Limits of Vasai Virar City Municipal Corporation within the jurisdiction of Sub - Registrar Vasai. The abovementioned property is hereinafter referred to as "said property". The said property is presently owned by **1. MRS. RAJBAI KARSANDAS PATEL, 2. MR. VIJAYKUMAR KARSANDAS PATEL, 3.MR. GHANYASHAM KARSANDAS PATEL, 4. MRS. KALAVATI KISHORE PATEL, 5. MRS. BHAVNA BHARAT PATEL.**

That I had taken search from the office of Sub-registrar Vasai - 1 from vide receipt No. 5524/2018 dated 25/04/2018 for 67 years i.e. period from 1952 to 2018.

The findings are as follows;

<u>YEAR</u>	<u>REMARKS</u>
1952	NIL
1953	NIL
1954	NIL
1955	NIL
1956	NIL
1957	NIL
1958	Relevant Pages Torn
1959	NIL
1960	NIL
1961	TORN
1962	TORN
1963	TORN
1964	TORN
1965	NIL
1966	NIL



R.P. GONSALVES

B.L.S., LL.M.

Mob :- 9226135710

ADVOCATE

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

1967	NIL
1968	NIL
1969	NIL
1970	NIL
1971	NIL
1972	TORN
1973	TORN
1974	NIL
1975	TORN
1976	TORN
1977	TORN
1978	TORN
1979	TORN
1980	TORN
1981	TORN
1982	TORN
1983	TORN
1984	TORN
1985	TORN
1986	ENTRY
1987	TORN
1988	TORN
1989	TORN
1990	NIL
1991	NIL
1992	NIL
1993	NIL
1994	NIL
1995	Send Thane for Data Entry
1996	Send Thane for Data Entry
1997	Send Thane for Data Entry
1998	NIL
1999	TORN
2000	TORN
2001	TORN
2002	NIL
2003	NIL
2004	NIL
2005	NIL
2006	NIL
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL

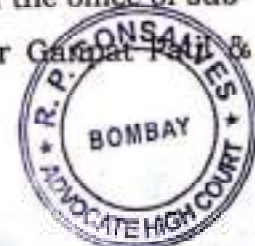


2013	NIL
2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018	Index Not Ready For Search

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 Adv. Tushar Patil for the years from the year 1952 to 2018.

Revenue Entries.

1. The property was originally owned by Mr. Parshuram Laxman Patil & Mr. Ganpat Pandurang Patil.
2. In the year 1953 Mr. Parshuram Laxman Patil expired leaving behind him Mr. Barku Laxman Patil (Brother), Mr. Jagganath Shankar Patil (Nephew), and Mr. Dattatray Shankar Patil (Nephew) as his legal heirs and their name were mutated in revenue record accordingly.
3. In the Year 1986 Mr. Barku Laxman Patil expired leaving behind him Mr. Jairam Barkya (Barku) Patil & Mr. Ganpat Barkya(Barku) Patil.
4. In the year 1987 after the death of Mr. Ganpat Pandurang Patil name of his legal heirs Mr. Madhukar Ganpat Patil, Laxman Ganpati Patil, Narendra Ganpat Patil, and Narayan Ganpat Patil were mutated in revenue record accordingly.
5. Sale Deed Dated 25/06/1986 :
By sale deed dated 25/06/1986 which is registered on 25/06/1986 under document no.1437/1986 with the office of sub-registrar for assurance Vasai 1. Mr. Madhukar Ganpat Patil &



ADVOCATE

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

others 7 sold, transfer and conveyed all their share, rights, title and interest in property of land bearing CTS no.563 area adm. 301 sq. mtrs Including house in the said land bearing municipal no.68 and well to the **MR. KARSANBHAI KANJIBHAI PATEL.**

6. Mr. Karsanbhai Kanjibhai Patel died on 22.11.2007 after his death name of his legal heirs **1. MRS. RAJBAI KARSANDAS PATEL, 2. MR. VIJAYKUMAR KARSANDAS PATEL, 3.MR. GHANYASHAM KARSANDAS PATEL, 4. MRS. KALAVATI KISHORE PATEL, 5. MRS. BHAVNA BHARAT PATEL** were mutated in revenue record accordingly.
7. Mutation entry to that effect taken in property card and name of present owner have been mutated on property card.

During the relevant year i.e. from 1952 to till date, I did not find any other registered encumbrance on the said property. The devolution of title in favour of present owner is legal and proper. 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 **1. MRS. RAJBAI KARSANDAS PATEL, 2. MR. VIJAYKUMAR KARSANDAS PATEL, 3.MR. GHANYASHAM KARSANDAS PATEL, 4. MRS. KALAVATI KISHORE PATEL, 5. MRS. BHAVNA BHARAT PATEL.**



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R. P. GONSALVES BLS., LL.M.
Advocate High Court
201, Jai Bhavani Apartment,
ICICI Bank Lane, Pt. Dindoyal Nagar,
Palghar, Vasai Road (W), Pin-401 202.

(This Title clearance certificate is issued on the basis of available record some of the record of registration office is in mutilated condition and not available for inspection to search clerk . This report is based on report of search clerk and information provided by the party.)