

Tushar R. Patil

B. Com., LL. B.

ADVOCATE - HIGH COURT

Tam Talao, Vasai Gaon, Dist. Thane 401 201

Mobile No. 9767416807

Date-25/04/2016.

TITLE CERTIFICATE

Ref – Land bearing C.T.S. No- 2352A Pardi No – 64 Area admeasuring 1269 .2 Sq. Mtrs. lying, being and situated in Village - Dhovli ,Taluka - Vasai, District – Palghar (Thane) within the limits of Sub - Registrars office at Vasai-1,2,3,4,5,6 with the help of Books of records available for search and Documents submitted to me in respect of above mentioned property

As per your instruction Search is taken by Mr. Sanjay Patil in the Office of Sub –Registrar of Assurances AT Vasai-1,2,3,4,5,6 .for the period of Sixty Five (65) Years i.e. from 1952 to 23/04/2016

1.From the Search and Document Submitted to me it is found That;-

- a) Mr. Balkrushna Atmaram Donde And Others were The Owners of The Aforesaid Land
- b) As recorded in the Property Card Entry on -27/04/1954 that Mr. Balkrushna Atmaram Donde and others made a Partition among them by which Mr. Balkrushna Atmaram Donde Gets the aforesaid Land same was incorporated in the revenue records
- c) As recorded in the Property Card Entry - that on Dated -17/06/1932 Mr. Prabhakar Trimbak Donde and other Mortgage the aforesaid Land with Mr. Govind Dharmaji Vartak hence that Remark was written on the Property Card same was incorporated in the revenue records
- d) As recorded in the Property Card Entry on -27/04/1954 on the Application , Kabuli- Jabab , it was found that Mr. Balkrushna Atmaram Donde died Intestate on Dated – 26/04/1954 hence his interest in the aforesaid Land has been transmitted to his Legal Heirs 1) Mr. Gangadhar Balkrushna Donde 2) Mr Vinayak Balkrushna Donde 3) Mr Vyanktesh . Balkrushna Donde 4) Mr. Shantaram Balkrushna Donde 5) Mr.Madan Balkrushna Donde same was incorporated in the revenue records
- e) By the virtue of Conveyance Deed Dated - 30/12/1953 Reg. No; 738/1953 Reg. Date - 30/12/1953 at Sub - Registrar office of Assurances Vasai – 1 1) Mr. Gangadhar Balkrushna Donde 2) Mr Vinayak Balkrushna Donde 3) Mr Vyanktesh Balkrushna Donde 4) Mr. Shantaram Balkrushna Donde 5) Mr.Madan Balkrushna Donde Sold the aforesaid Land To 1) Mr. Prabhakar Trimbak Donde 2) Mr. Narayan Trimbak Donde same was incorporated in the revenue records



- d) As recorded in the Property Card Entry - that on Dated -27/04/1954 Mr. Prabhaskar Trimbak Donde and other Re Paid The Loan Amount To Mr. Govind Dharmaji Vartak hence that remark was Cancelled from the Property Card same was incorporated in the revenue records
- e) By the virtue of Gift Deed Dated - 11/10/1965 Reg. No; 581/1965 Reg. Date - 11/10/1965 at Sub - Registrar office of Assurances Vasai -1 1) Mr. Prabhakar Trimbak Donde 2) Mr. Narayan Trimbak Donde Gifted an area of 512 Sq. Yard out of the original Total Land of 2030 Sq. Yard (of Which Separate Property Card was Made) To The Blind Relief Association , Vasai same was incorporated in the revenue records
- f) As recorded in the Property Card Entry on -1981 that Mr. Prabhakar Trimbak Donde died intestate on Dated - 18/04/1980 hence his interest in the aforesaid Land has been transmitted to his Legal Heir his Brother Mr. Narayan Trimbak Donde same was incorporated in the revenue records
- g) As recorded in the Property Card Entry on -11/08/1999 that Mr. Narayan Trimbak Donde died Intestate on Dated - 15/08/1997 hence his interest in the aforesaid Land has been transmitted to his Legal Heir his wife Mrs Malti Narayan Donde same was incorporated in the revenue records
- h) As recorded in the Property Card Entry on -16/11/2011 that on the Application Kabuli Jabab, Panchanama And Death Certificate it was found that Mrs Malti Narayan Donde died intestate hence her interest in the aforesaid Land has been transmitted to her Legal Heirs 1) Mrs Saroj Narayan Donde 2) Mrs. Vinodini Subhashchandra Kulkarni 3) Mrs. Rekha Anand Chaubal 4) Mrs. Bharati Anil Tendolkar same was incorporated in the revenue records
- i) As recorded in the Property Card Entry on -17/01/2015 that on the Application Kabuli Jabab, Panchanama And Death Certificate it was found that Mrs. Rekha Anand Chaubal died intestate on Dated - 25/03/2012 hence her interest in the aforesaid Land has been transmitted to her Legal Heirs 1) Mr Swapnil Anand Chaubal 2) Mrs. Supriya Siddharth Kharkar same was incorporated in the revenue records

I, say that Title of The Land bearing C.T.S. No- 2352A Pardi No - 64 Area admeasuring 1269.2 Sq. Mtrs. ,lying, being and situated in Village - Dhovli Taluka - Vasai, District -Palghar (Thane) Belongs to 1) Mrs Saroj Narayan Donde 2) Mrs. Vinodini Subhashchandra Kulkarni 3) Mrs. Bharati Anil Tendolkar 4) Mr Swapnil Anand Chaubal 5) Mrs. Supriya Siddharth Kharkar as per their Share in the aforesaid Land is Clear and Marketable

1) The Search & Title Report is given in the basis of documents submitted to me AND records available for Search 2) Most Pages of all Manual Record of Index -2 is Torn and some books send to Thane for Data Entry

Date- 25/04/2016


Advocate

TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201

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SEARCH REPORT

Ref – Land bearing C.T.S. No- 2352A, Pardi No – 64 Area admeasuring 1269.2 Sq. Mtrs. lying, being and situated in Village - Dhovli, Taluka - Vasai, District – Palghar (Thane) within the limits of Sub - Registrars office at Vasai - 1,2,3,4,5,6 with the help of Books of records available for search and Documents submitted to me in respect of above mentioned property

As per your instruction Search is taken by Mr. Sanjay Patil in the Office OF Sub –Registrar of Assurances AT Vasai-1,2,3,4,5,6 .for the period of Sixty Five (65) Years I,e. from 1952 to 23/04/2016

Details of Search is as follows :-

| Year | Photo Index Book II | Printed Index Book II |
|------|---|-----------------------|
| 1952 | Nil | Nil |
| 1953 | Entry; Conveyance Deed Dated - 30/12/1953 Reg. No; 738/1953 Reg. Date - 30/12/1953 at Sub - Registrar office of Assurances Vasai – 1 made By and Between Sellers : 1) Mr. Gangadhar Balkrushna Donde 2) Mr Vinayak Balkrushna Donde 3) Mr Vyanktesh Balkrushna Donde 4) Mr. Shantaram Balkrushna Donde 5) Mr.Madan Balkrushna Donde Purchasers ; 1) Mr. Prabhakar Trimbak Donde 2) Mr. Narayan Trimbak Donde | |
| 1954 | Nil | Nil |
| 1955 | Nil | Nil |
| 1956 | Nil | Nil |
| 1957 | Nil | Nil |
| 1958 | Relevant Pages Torn | Relevant Pages Torn |
| 1959 | Nil | Nil |

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| 1960 | Relevant Pages Torn | Relevant Pages Torn |
|------|--|---------------------|
| 1961 | Nil | Nil |
| 1962 | Nil | Nil |
| 1963 | Nil | Nil |
| 1964 | Nil | Nil |
| 1965 | Entry; Gift Deed Dated - 11/10/1965 Reg. No; 581/1965 Reg . Date - 11/10/1965 at Sub - Registrar office of Assurances Vasai -1 made By and Between First Party : 1) Mr. Prabhakar Trimbak Donde 2) Mr. Narayan Trimbak Donde Second Party ; The Blind Relief Association , Vasai (an Area of 512 Sq. Yard out of The Original Total Land of 2030 Sq. Yard (of Which Separate Property Card was Made) | |
| 1966 | Torn | Torn |
| 1967 | Nil | Nil |
| 1968 | Nil | Nil |
| 1969 | Nil | Nil |
| 1970 | Nil | Nil |
| 1971 | Nil | Nil |
| 1972 | Torn | Torn |
| 1973 | Torn | Torn |
| 1974 | Nil | Nil |
| 1975 | Torn | Torn |
| 1976 | Torn | Torn |
| 1977 | Torn | Torn |
| 1978 | Torn | Torn |
| 1979 | Torn | Torn |
| 1980 | Torn | Torn |
| 1981 | Torn | Torn |
| 1982 | Torn | Torn |
| 1983 | Torn | Torn |
| 1984 | Torn | Torn |

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|------|---------------------------|---------------------------|
| 1985 | Torn | Torn |
| 1986 | Torn | Torn |
| 1987 | Torn | Torn |
| 1988 | Torn | Torn |
| 1989 | Torn | Torn |
| 1990 | Torn | Torn |
| 1991 | Nil | Nil |
| 1992 | Nil | Nil |
| 1993 | Nil | Nil |
| 1994 | Send Thane for Data Entry | Send Thane for Data Entry |
| 1995 | Nil | Send Thane for Data Entry |
| 1996 | Nil | Nil |
| 1997 | Nil | Nil |
| 1998 | Nil | Nil |
| 1999 | Nil | Nil |
| 2000 | Torn | Torn |
| 2001 | Torn | Torn |
| 2002 | Half Torn | Half Torn |
| 2003 | Nil | Nil |
| 2004 | Nil | Nil |
| 2005 | Nil | Nil |
| 2006 | Nil | Nil |
| 2007 | Nil | Nil |
| 2008 | Nil | Nil |
| 2009 | Nil | Nil |
| 2010 | Nil | Nil |
| 2011 | Nil | Nil |
| 2012 | Nil | Nil |
| 2013 | Nil | Nil |
| 2014 | Nil | Nil |

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| | | |
|------|-----|-----|
| 2015 | Nil | Nil |
| 2016 | Nil | Nil |

- 1) The Search & Title Report is given in the basis of documents submitted to me AND records available for Search
- 2) Most Pages of all Manual Record of Index -2 is Torn and some books send to Thane for Data Entry

Date- 25/04/2016


Advocate

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