

BHARAT N. BHOIR

ADVOCATE HIGH COURT "OPP. Bassin Catholic Bank, Village-Gokhivare, Tal-Vasai,
Dist-Palghar Pin Code-401208. Mob. No. 9226187508

SEARCH-REPORT

I have investigated the title of Non Agriculture Land bearing Survey No. 48, Hissa No. 5, area admeasuring H.R.P. 0-83-4 Pot Kharaba 0-07-6 or thereabout assessed at Rs. 7.75 situate lying and being at village - Waliv, Taluka : Vasai, District : Palghar within the Jurisdiction of Sub-Registrar at Vasai/ Nallasopara/ Virar owned by 1) MR. KASHINATH MUKUND PATIL 2)MR. VINAYAK MUKUND PATIL (hereinafter referred to as "THE SAID PROPERTY" for the sake of brevity)

The Search Record is as Following:-

YEARS	FINDINGS
1952	Nil
1953	Nil
1954	Nil
1955	Nil
1956	Nil
1957	Nil
1958	Nil
1959	Nil
1960	Nil
1961	Nil



1962	Torn
1963	Nil
1964	Torn
1965	Nil
1966	Nil
1967	Nil
1968	Some pages are torn
1969	Entry – Tenancy between Agriland TRIV additional Tahasildar Vasai AND Mukund Balu Patil
1970	Nil
1971	Nil
1972	Some pages Torn
1973	Some pages Torn
1974	Nil
1975	Nil
1976	Nil
1977	Torn
1978	Torn
1979	Torn
1980	Torn
1981	Torn
1982	Torn
1983	Torn
1984	Torn
1985	Torn



1986	Torn
1987	Nil
1988	Some pages Torn
1989	Nil
1990	Nil
1991	Nil
1992	Some pages Torn
1993	Nil
1994	Nil
1995	Torn
1996	Nil
1997	Torn
1998	Some pages Torn
1999	Torn
2000	Torn
2001	Torn
2002	Nil
2003	Nil
2004	Nil
2005	Nil
2006	Entry – by release deed under document No. 09915/06 dated 20/12/2006, 1. Bhimabai Mukund Patil, 2. Babibai Nathu Patil 3. Damayanti Mukund Patil, 4. Vimal Dattatray Patil has released their shares in favour of 1. Kashinath Mukund Patil, 2. Vinayak Mukund Patil in the said property
2007	Nil



2008 Nil
2009 Nil
2010 Nil
2011 Nil
2012 Nil
2013 - Nil
2014 - Nil
2015 - Index not ready for search

From the title deeds, 7/12 extract, mutation entries, and from the search as provided by the search clerk Mr. R.P. Singh it establishes that:-

Vide Mutation Entry No. 530

As per BTAL Act. 1948 under section 32G the tenant of the said land Mukund Balu Patil wide Taluka Order No. 1571 dated 15/12/1960 has purchased the said land for the consideration of Rs. 1900/- as decided under section 32G of BTAL Act. 1948 the purchase price of the said land has to be paid in 8 installment hence name of Mukund Balu Patil has been reflected in the owner's section and the encumbrance of the purchase price has been reflected in the other rights in the revenue record and the restriction under the section 43 of the BTAL Act. for the transfer of the land has been reflected as observe from the mutation entry No. 530 duly certified on 13/11/1964.

Vide Mutation Entry No. 671

The said Mukund Balu Patil had raised loan on the said land from Waliv Seva Sahakari Society for the amount of Rs. 2,630/-.

Vide Mutation Entry No. 803

As per BATL Act 1948 under section 32G, the tenant of the said land Mr. Mukund Balu Patil has purchased the said land under reference from the owner Mr. Harihar Govind Vartak for the consideration of Rs. 1900.00 purchase price of the said property has fully paid and lien has been deleted from the other rights of the 7/12 extract.

Vide Mutation Entry No. 855

This Mutation Entry is regarding Indian Coinage Act. and not much relevant as far as title is concerned.

Vide Mutation Entry No. 914

The said Mukund Balu Patil had paid the loan to the Waliv Seva Sahakari Society and charge of the said Waliv Seva Society has been deleted from the other rights of the said 7/12 extract.

Vide Mutation Entry No. 1455

The said Late Mr. Mukund Balu Patil expired leaving behind him 1. Kashinath Mukund Patil, 2. Bhimabai Mukund Patil 3. Babibai Nathu Patil 4. Damayanti Mukund Patil, 5. Vinayak Mukund Patil, 6. Vimal Dattatray Patil, as the legal heirs to succeed over the said property as observe from the mutation entry No. 1455 duly certified on 19/09/1982.

**Vide Mutation Entry No. 4327**

The said property is jointly own by 1. Kashinath Mukund Patil, 2. Bhimabai Mukund Patil 3. Babibai Nathu Patil 4. Damayanti Mukund Patil, 5. Vinayak Mukund Patil, 6. Vimal Dattatray Patil and by release deed under document No. 09915/06 dated 20/12/2006, the said 1. Bhimabai Mukund Patil 2. Babibai Nathu Patil 3. Damayanti Mukund Patil, 4. Vimal Dattatray Patil has released their shares in favour of 1. Kashinath Mukund Patil, 2. Vinayak Mukund

Patil, as observe from the mutation entry No. 4327 duly certified on 31/01/2007

Vide Mutation Entry No. 5035

Asper this mutation entry the restriction under section 43 of BTAL Act. 1948 have been reflected on the record of rights of the said land, 40 times Nazarana have been paid to the Talathi of Village Waliv and sub- Divisional officer Bhivandi, asper the provision of the said Act. the restriction under section 43 of the BTAL Act. 1948 has been deleted from the record of the said land and whereas the collector Thane vides their order No. महसुल/क-1/टे-9/एनएपी/एसआर-88/2010 dated 19/06/2010 has granted non agriculture permission for the said land.

On the basis of the Title Deed, 7/12 extracts, Mutation entries and Search Report as provided by search clerk, I opine that the Title of 1) MR. KASHINATH MUKUND PATIL 2) MR. VINAYAK MUKUND PATIL is clear and marketable and the same is free from all encumbrances and reasonable doubts of what so ever nature.

N.B: This search report is subject to torn registers, unready records and books send to Thane office for computer feeding purpose and binding purpose.

Dated: 14/12/2015

At: Vasai

(SHRI BHARAT N. BHOIR)

ADVOCATE HIGH COURT
BHARAT N. BHOIR
ADVOCATE HIGH COURT
Tulsi Niwas, Gokhivare,
Vasai (E), Tal. Vasai-401203