

BHARAT KRISHNA PATIL

B.A., LL.B.

ADVOCATE – HIGH COURT

Res.:

“Shivneri”, Umelman
p.o. Vasai Rd, Tal: Vasai,
Dist: Palghar, 401 202

Ref. No.

Date :- 3/ 07/2019

TITLE CLEARANCE CERTIFICATE & SEARCH REPORT

This is to certify that, I have seen and taken search and investigated all following documents e.g. 7/12 extract, mutation entries, Sale Deed, etc. in respect of land, lying and being situated at village Umelman, and in limits of Vasai- Virar City Municipal Corporation, and in registration jurisdiction of Sub-Registrar Vasai, Taluka – Vasai, District – Palghar . The description of land is mentioned hereunder:

DESCRIPTION OF THE LAND

The Piece and Parcel of Agricultural Land bearing Survey No. 89, Hissa No. 4, area admeasuring **H.R.0-09-9**, assessed at Rs.1.62 paise, lying and being situated village Umelman,, and in limits of Vasai- Virar City Municipal Corporation, and in registration jurisdiction of Sub-Registrar Vasai, Taluka – Vasai, District – Palghar. (hereinafter called “The Said Land” for sake of brevity).

Owner of aforesaid Land – 1) Mrs. Neha Naresh Patil, 2) Mrs. Archana Bharat Patil, 3) Mr. Vivek Krishna Patil, 4) Mr. Nitesh Vivek Patil, Residing at – “Shivneri”, Umelman, Vasai Road (west), Tal. Vasai, Dist. Palghar.

1] I say that, according to the mutation entry no.217, dated 23/2/1939 the said land originally the land belonged to one Padmakar Yashwant Joshi.

2] I say that, Shri. Padmakar Yashwant Joshi expired on 29/6/1986 and the land was succeeded by his legal heirs namely 1) Pramila Padmakar Joshi- wife, 2) Ganpat Padmakar Joshi- son, 3) Ramesh Padmakar Joshi- son, 4) Krupesh Padmakar Joshi- son, 5) Suresh Padmakar Joshi- son, 6) Vanita Hemant Joshi- daughter, 7) Shailaja Sadashiv Pandit- daughter, and by vide of mutation entry no. 913, dated 12/03/89 the names of the following were mutated on the record of rights of the said land.

3] I say that, as per mutation entry no.970, dated 4/3/1992, the 7/12 extract of the said land bears names of 1) Pramila Padmakar Joshi, 2) Ganpat Padmakar Joshi 3) Ramesh Padmakar Joshi, 4) Krupesh Padmakar Joshi, 5) Suresh Padmakar Joshi, 6) Vanita Hemant Joshi, 7) Shailaja Sadashiv Pandit, but, they stated that, “ the said land does not belong to them, and their names were wrongly mutated in the record of rights”. Hence their names were deleted. And as per possession the names of 1) Sadashiv Manohar Mhatre, 2) Meena Manohar Mhatre, 3) Vidya Manohar Mhatre were mutated in record of rights of the said land which

was done in accordance of vardi application and ता.हु.नं हक्कनोंद कावि/१०१४ by Tahsildar, Vasai dt.30/4/1992.

4] I say that, a R.T.S Appeal bearing R.T.S Appeal No.25/2001 regarding the said land was filed in the court Sub-Divisional Officer, Bhivandi by Shri. Ganpat Padmakar Joshi as an Appellant and 1) Jagdish Manohar Mhatre, 2) Meena Manohar Mhatre, 3) Vidya Manohar Mhatre 4) Ramesh Padmakar Joshi, 5) Suresh Padmakar Joshi, 6) Krupesh Padmakar Joshi, 7) Shailaja Sadashiv Pandit, 8) Vanita Hemant Joshi as the respondents, to cancel the mutation entry no.970 as the names of respondents no.1 to 3 were wrongly mutated. And the Hon'ble Sub-Divisional Officer, Bhivandi was pleased to pass an order as on 14/6/2002 that the, names of respondents no.1 to 3 were wrongly mutated and the mutation entry no.970 should be cancelled and the previous mutation entries no.913, 217 should be restored. And by vide of mutation entry no. 1104, dated 15/08/2002 the names of the following were mutated on the record of rights of the said land.

5] I say that, Khatedar Smt. Pramila Padmakar Joshi, expired on 24/07/1993 leaving behind 1) Ganpat Padmakar Joshi- son (deceased), 1/1) Meeta Ganpat Joshi- daughter - in -law, having no legal heirs, 2) Ramesh Padmakar Joshi- son, 3) Krupesh Padmakar Joshi- son, 4) Suresh Padmakar Joshi- son (deceased) leaving behind 4/1) Suvidha Suresh Joshi- daughter in law, 4/2) Shraddha Nilesh Kulkarni-granddaughter, 4/2) Bhakti Bhushan Pandit- granddaughter, 4/3) Sujata Sujana Namjoshi- granddaughter, 5) Vanita Hemant Joshi- daughter, 6) Shailaja Sadashiv Pandit- daughter, are the only legal heirs and by vide of mutation entry no. 1322, dated 17/10/2011 the names of the following were mutated on the record of rights of the said land.

6] I say that, by vide of Deed of Conveyance Shri. Sagar Pravin Raut has purchased the said land from 1) Krupesh Padmakar Joshi, 2) Hind Krupesh Joshi for himself and for no.1, 3) Bhakti Krupesh Joshi, 4) Vanita Hemant Joshi, 5) Anil Hemant Joshi, 6) Jayesh Chandrashekhar Nene, 7) Shailaja Sadashiv Pandit, 8) Kushal Sadashiv Pandit, 9) Suvidha Suresh Joshi, 10) Sujata Sujana Namjoshi, 11) Shraddha Nilesh Kulkarni, 12) Ramesh Padmakar Joshi, 13) Bhakti Bhushan Pandit, no.13 for herself and Power of Attorney holder for no.3 to 12 as on dated 15/5/2012 duly registered at Sub- registrar, Vasai-1 bearing serial no.4890/2012 and the same was mutated by vide an mutation entry no.1339, dated 18/5/2012.

7] I say that, by vide of Deed of Conveyance 1) Mrs. Vijaya Vivek Patil, 2) Mrs. Neha Naresh Patil, 3) Mrs. Archana Bharat Patil has purchased the said land from Shri. Sagar Pravin Raut and VIVA Holdings through its partner Mr. Deepak Harishchandra Thakur, as confirming party as on dated 9/10/2013 duly registered at Sub- registrar, Vasai-1 bearing serial no.3888/2013 and the same was mutated by vide an mutation entry no.1416, dated 14/10/2013.

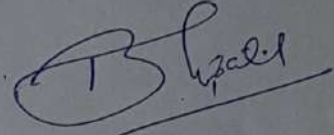
8] I say that, One of the owner Mrs. Vijaya Vivek Patil owned 1/3 share in the said land. Mrs. Vijaya Vivek Patil expired as on 23/9/2018 and her legal heirs were brought on record as by vide of mutation entry no. 1632 and the names of her legal heirs namely 1) Mr. Vivek Krishna Patil, 2) Mr. Nitesh Vivek Patil, 3) Mr. Vinay Vivek Patil, 4) Mrs. Mamta Ninad Mhatre were mutated for 1/3 share of late. Mrs Vijaya Vivek Patil by vide of mutation entry no.1632, dt.09/1/2019.

9] I say that, Mrs. Vijaya Vivek Patil expired as on 23/9/2018 and her legal heirs were brought on record as by vide of mutation entry no. 1632 and the names of her legal heirs namely 1) Mr. Vivek Krishna Patil, 2) Mr. Nitesh Vivek Patil, 3) Mr. Vinay Vivek Patil, 4) Mrs. Mamta Ninad Mhatre

were mutated for 1/3 share of Mrs Vijaya Vivek Patil on the 7/12 extract of the said land and by vide of Release Deed dt. 06/02/2019, bearing registration no.747-2019 duly registered at Sub- registrar of Assurances Vasai-6 Mr. Vinay Vivek Patil, Mrs. Mamta Ninad Mhatre released and bequeathed their share in favour of Mr. Vivek Krishna Patil and Mr. Nitesh Vivek Patil and the same was mutated by vide of mutation entry no.1634, dt.11/02/2019. And accordingly the names of Mr. Vivek Krishna Patil and Mr. Nitesh Vivek Patil were mutated for 1/3 share of late. Mrs Vijaya Vivek Patil.

I have investigated the title of the said 1) Mrs. Neha Naresh Patil, 2) Mrs, Archana Bharat Patil, 3) Mr. Vivek Krishna Patil, 4) Mr. Nitesh Vivek Patil, in respect of the said land and as on today is found clear, marketable and without any encumbrances.

In my opinion, the title of the said land is seemed to be clear, and marketable and free from all encumbrances whatsoever.



(Mr. Bharat K. Patil)
Advocate.

BHARAT K. PATIL
B.A. LL.B.
ADVOCATE HIGH COURT
Resi:- Shivnari Umelman,
Post:- Vasai Rd., Vasai (W),
Tal. Vasai, Dist. Palghar.

BHARAT KRISHNA PATIL

B.A., LL.B.

ADVOCATE - HIGH COURT

Res.:

"Shivneri", Umelman
p.o. Vasai Rd, Tal: Vasai,
Dist: Palghar, 401 202

Ref. No.

Date :- 3/ 07/2019

SEARCH REPORT

This is to certify that, I have seen and taken search and investigated all following documents e.g. 7/12 extract, mutation entries, Sale Deed, Power of Attorney etc. in respect of land, lying and being situated at village Umelman, and in limits of Vasai- Virar City Municipal Corporation, and in registration Jurisdiction of Sub-Registrar Vasai, Taluka - Vasai, District - Palghar . The description of land is mentioned hereunder:

DESCRIPTION OF THE LAND

The Piece and Parcel of Agricultural Land bearing Survey No. 89, Hissa No. 4, area admeasuring **H.R.0-09-9**, assessed at Rs.1.62 paise, lying and being situated village Umelman, and in limits of Vasai- Virar City Municipal Corporation, and in registration Jurisdiction of Sub-Registrar Vasai, Taluka - Vasai, District - Palghar. (hereinafter called "The Said Land" for sake of brevity).

Owner of aforesaid Land -1) Mrs. Neha Naresh Patil, 2) Mrs. Archana Bharat Patil, 3) Mr. Vivek Krishna Patil, 4) Mr. Nitesh Vivek Patil, Residing at - "Shivneri", Umelman, Vasai Road (west), Tal. Vasai, Dist. Palghar.

THIS IS TO CERTIFY that, that I have taken search in respect of the said land in the office of Sub-Registrar at Vasai Vide my application No.15732 dated 11/12/2017 was issued earlier as on 11/12/2017 and by vide of receipt no.5219, dt.18/04/2019 I had taken search for 3 years and I have perused all the documents regarding the said land and my finding are as follows :-

| Year | Findings | Year | Findings |
|------|----------|------|----------|
| 1952 | Nil | 1985 | Torn |
| 1953 | Nil | 1986 | Torn |
| 1954 | Nil | 1987 | Torn |
| 1955 | Nil | 1988 | Nil |
| 1956 | Nil | 1989 | Torn |
| 1957 | Nil | 1990 | Torn |
| 1958 | Nil | 1991 | Nil |
| 1959 | Nil | 1992 | Nil |
| 1960 | Nil | 1993 | Nil |
| 1961 | Nil | 1994 | Nil |
| 1962 | Torn | 1995 | Nil |
| 1963 | Nil | 1996 | Torn |
| 1964 | Nil | 1997 | Torn |
| 1965 | Nil | 1998 | Torn |

| | | | |
|------|------|------------|-----------|
| 1966 | Nil | 1999 | Torn |
| 1967 | Nil | 2000 | Torn |
| 1968 | Nil | 2001 | Torn |
| 1969 | Nil | 2002 | Torn |
| 1970 | Nil | 2003 | Nil |
| 1971 | Nil | 2004 | Nil |
| 1972 | Torn | 2005 | Nil |
| 1973 | Nil | 2006 | Nil |
| 1974 | Nil | 2007 | Nil |
| 1975 | Torn | 2008 | Nil |
| 1976 | Nil | 2009 | Nil |
| 1977 | Torn | 2010 | Nil |
| 1978 | Torn | 2011 | Nil |
| 1979 | Torn | 2012 | Entry-I |
| 1980 | Torn | 2013 | Entry-II |
| 1981 | Torn | 2014 | Nil |
| 1982 | Torn | 2015 | Nil |
| 1983 | Torn | 2016 | Nil |
| 1984 | Torn | 2017 | Nil |
| | | 2018 | Nil |
| | | April 2019 | Entry-III |

I say that, except the Entry I, Entry II and Entry III have not found any kind of encumbrances on the said land.

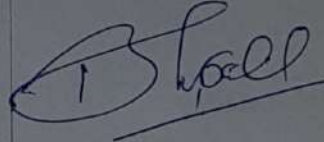
Entry No.I:- Deed of Conveyance Shri. Sagar Pravin Raut has purchased the said land from 1) Krupesh Padmakar Joshi, 2) Hind Krupesh Joshi for himself and for no.1, 3) Bhakti Krupesh Joshi, 4) Vanita Hemant Joshi, 5) Anil Hemant Joshi, 6) Jayesh Chandrashekhar Nene, 7) Shailaja Sadashiv Pandit, 8) Kushal Sadashiv Pandit, 9) Suvidha Suresh Joshi, 10) Sujata Sujan Namjoshi, 11) Shraddha Nilesh Kulkarni, 12) Ramesh Padmakar Joshi, 13) Bhakti Bhushan Pandit, no.13 for herself and Power of Attorney holder for no.3 to 12 as on dated 15/5/2012 duly registered at Sub-registrar, Vasai-1 bearing serial no.4790/2012 and the same was mutated by vide an mutation entry no.1339, dated 18/5/2012.

Entry No.II:- Deed of Conveyance 1) Mrs. Vijaya Vivek Patil, 2) Mrs. Neha Naresh Patil, 3) Mrs. Archana Bharat Patil has purchased the said land from Shri. Sagar Pravin Raut and VIVA Holdings through its partner Mr. Deepak Harishchandra Thakur, as confirming party as on dated 9/10/2013 duly registered at Sub-registrar, Vasai-1 bearing serial no.3888/2013 and the same was mutated by vide an mutation entry no.1416, dated 14/10/2013.

Entry No.III:- One of the owner Mrs. Vijaya Vivek Patil owned 1/3 share in the said land. Mrs. Vijaya Vivek Patil expired as on 23/9/2018 and her legal heirs were brought on record as by vide of mutation entry no. 1632 and the names of her legal heirs namely 1) Mr. Vivek Krishna Patil, 2) Mr. Nitesh Vivek Patil, 3) Mr. Vinay Vivek Patil, 4) Mrs. Mamta Ninad Mhatre were mutated for 1/3 share of Mrs Vijaya Vivek Patil on the 7/12 extract of the said land and by vide of Release Deed dt. 06/02/2019, bearing registration no.747-2019 duly registered at Sub-registrar of Assurances Vasai-6 Mr. Vinay Vivek Patil, Mrs. Mamta Ninad Mhatre released and bequeathed their share in favour of Mr. Vivek Krishna Patil and Mr. Nitesh Vivek Patil.

I say that the said land is found clear, marketable and without any encumbrances.

In my opinion, the title of the said land is seemed to be clear, and marketable and free from all encumbrances whatsoever.



(Mr. Bharat K. Patil)
Advocate.

BHARAT K. PATIL

B.A. LL.B.

ADVOCATE HIGH COURT

Resi :- Shivneri Umolinar.

Post :- Vasai Rd., Vasai (W).

Tal. Vasai, Dist. Palghar.