

# Maha Law Associates

ADVOCATE HIGH COURT

Madhendra Padhye  
B.A., LL.B.

Bhagyashree Chendvankar  
B.A., LL.B.

Miss. Bhavana Satvi  
B.L.S., LL.B.

Mr. Dhondiba Kamble  
M.A., LL.B.

Mr. Chandrakant Kadoo  
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Miss. Sharly D'souza  
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Miss Ashwini Dhane  
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Regd. Office : B/206-208, 2nd Floor, Sakai Devi Apt.  
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21 JAN 2017

Ref : General/ 16 /2017

## TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT I have investigated the title of N.A land bearing :

a) Survey No.318, Hissa No.5, admeasuring 1720 sq.mtrs lying being and situated at village virar, Taluka: Vasai, Dist: Palghar, within the area of Sub-Registrar at Vasai No.II (virar) belonging to MR.RAMESH BHAU BHOIR.

1) Mr. Bhau Barkya Bhoir, 2) Mr. Kashinath Dadu Bhoir, were the owners of the said land.

By an oral partition of the said ancestral land the said land & the came to the share of Mr. Ramesh Bhau Bhoir, and accordingly by Mutation Entry No. 3887 the said land recorded on the name of Mr. Ramesh Bhau Bhoir.

b) Survey No. 318, Hissa No.6, admeasuring 860 sq. mtrs, Survey No. 318 & Hissa No.7, admeasuring 810 sq. mtrs lying, being and situate at Village - Virar, Taluka - Vasai, Dist - Palghar, within the area of Sub-Registrar at Vasai No. II (Virar) belonging to 1. MR. MADHUKAR BHAU BHOIR, 2. RAMESH BHAU BHOIR, 3. MR. DATTATRAY BHAU BHOIR, 4. MR. PARSHURAM BHAU BHOIR, 5. SMT. NANIBAI BHAU BHOIR.

Mr. Narsingh Govindarao Vartak and others were the owners of the said land alongwith other land.



### Office Branches:

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By an Conveyance Deed dated 18/02/1955, 1. Mr. Narsingh Govindrao Vartak, 2. Mr. Haribhau Govindrao Vartak, 3. Mr. Mahadev Govindrao Vartak, 4. Mr. Parshuram Govindrao Vartak, 5. Mr. Raghunandan Govindrao Vartak, 6. Mr. Harihar Govindrao Vartak, sold and conveyed the said land to Mr. Dama Madhav Bhoir.

By an Conveyance Deed dated 09/09/1986, Mr. Dama Madhav Bhoir sold and conveyed the said land to Mr. Bhau Barkya Bhoir.

Mr. Bhau Barkya Bhoir died intestate on 10/09/1986 leaving behind him 1. Mr. Madhukar Bhau Bhoir, 2. Mr. Ramesh Bhau Bhoir, 3. Mr. Dattatray Bhau Bhoir, 4. Mr. Parshuram Bhau Bhoir, 5. Smt. Nanibai Bhau Bhoir, Being the only legal heirs accordingly to Hindu Succession Act by which he was governed at the time of his death.

The land bearing Survey No. 318, Hissa No. 5, 6, 7 has been amalgamated and converted into layout N.A. by the office of Collector, Thane Vide its order bearing No. REV/D-1/T-9/NAP/SR-21/2003, dated 23/05/2003.

The commencement Certificate for purpose Residential Building on the said land has been obtained from the City & Industrial Development Corporation Of Maharashtra Ltd, vide its letter bearing No. CIDCO/VVSR/CC/BP-2920-W/59, Dated 10-01-2008.



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By an development Agreement dated 9<sup>th</sup> April 1985 and registered on Dt.19<sup>th</sup> March 2009 at Sub-Registrar Vasai No.2 entered into by and between Mr. Ramesh Bhau Bhoir (therein called "The Owner No.1") of the First Part and 1. Mr. Madhukar Bhau Bhoir, 2. Mr Ramesh Bhau Bhoir, 3.Dattatray Bhau Bhoir,4. Mr Parshuram Bhau Bhoir, Smt. Nanibai Bhau Bhoir (therein called "The Owner No.2") of the Second Part and M/S. PRATIK CONSTRUCTION CO. (therein called "The Developers") of the Third part and Owner No.1 and 2 have jointly granted the development right in respect of land bearing Survey No.318, Hissa No.5, 6, 7 and to utilize the F.S.I. admeasuring 20133.50 sq.ft. (Built up area) together with right to use the garden area and right of way over the roads and other common facilities approved by the CIDCO to M/S. PRATIK CONSTRUCTION CO. on the terms and conditions mentioned in the said agreement.

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



Mr. Mahendra Madhukar Padhye  
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Advocate High Court, Mumbai.  
Add: B/207-208, Sakai Devi Apt; Opp. Rly. Bridge,  
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## CERTIFICATES

As per perused the papers of N.A. land survey No. 318, hissa No. 5, admeasuring 1720 sq.mtrs., survey No. 318, hissa No. 6, admeasuring 860 sq.mtrs., survey No. 318 hissa No. 7, admeasuring 810 sq.mtrs., laying being and situated at village: Virar, Taluka : Vasai, Dist : Palghar, the said land is not affected U.L.C. (URBAN LAND CELLING ACT).



Mr. Mahendra Madhukar Padhye  
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Advocate High Court, Mumbai.  
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## SEARCH REPORT

THIS IS CERTIFIED THAT I Have taken search in the office of Sub-Registrar at Vasai. I & II of N.A. Land bearing.

- Survey No.318, Hissa No.5, admeasuring 1720 sq.mtrs lying being and situated at Village Virar, Taluka: Vasai, Dist: Palghar, within the area of Sub-Registrar at Vasai No. II (Virar) belonging to MR.RAMESH BHAU BHOIR.
- Survey No. 318, Hissa No.6, admeasuring 860 sq. mtrs, survey No. 318, Hissa No.7, admeasuring 810 sq. mtrs lying, being and situate at Village – Virar, Taluka - Vasai, Dist – Palghar, within the area of Sub-Registrar at Vasai No. II (Virar) belonging to 1. MR. MADHUKAR BHAU BHOIR, 2. RAMESH BHAU BHOIR, 3. MR. DATTATRAY BHAU BHOIR, 4. MR. PARSHURAM BHAU BHOIR, 5. SMT. NANIBAI BHAU BHOIR.

I have taken Search from 1961 to 2013. The details year wise is given is given below :

Years	Years	Years
1961 : Torn	1962 : Torn	1963 : Torn
1964 : Torn	1965 : Torn	1966 : Torn
1967 : Torn	1968 : Torn	1969 : Torn
1970 : Torn	1971 : Torn	1972 : Torn
1973 : Torn	1974 : Torn	1975 : Nil



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1976 : Nil*	1977 : Nil	1978 : Nil
1979 : Nil*	1980 : Nil	1981 : Nil
1982 : Nil	1983 : Nil	1984 : Nil
1985 : Nil	1986 : Nil	1987 : Nil
1988 : Nil	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 : Nil	2011 : Nil
2012 : Nil	2013 : Nil	2014 : Nil
2015 : Nil	2016 : Nil	2017 : Nil

(As Par Today)

NIL\* subject to mutilated records and torned pages.



*(Handwritten Signature)*

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Advocate High Court, Mumbai.  
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