

PUSHPAK VASUDEO RAUT
ADVOCATE AND LEGAL ADVISOR
MOB: 9960332999

OFFICE: 215, 2NDFLOOR, GOKUL PLAZA,
VEER SAVARKAR MARG, VIRAR (E),
OPP. RAILWAY PHATAK, TAL – VASAI,
DIST – PALGHAR, PIN CODE – 401 305.
OFFICE TIME : 11.00 AM TO 08.00 PM.

TITLE CERTIFICATE
TO WHOM SO IT MAY EVER CONCERN

In the matter of land lying and being situate at Village – Dongare (Old Naringi), Taluka: Vasai, District: Palghar (Old Thane) within the Jurisdiction of Sub-Registrar at Vasai bearing Survey No. 107 (Old S. No. 205), Hissa No. 1, admeasuring 1-07-00 H. R. or thereabout (hereinafter referred to as “The Said Property” for the sake of brevity) owned by Jaywant Narayan Patil & Other and Chandrabhaga Harishchandra Raut.

THIS IS TO CERTIFY THAT: -

1. Search in respect of said Land taken at various the office of Sub-Registrar Vasai from the year 1952 TO 2020 and acquire mutation entries from Talathi Saja Naringi and Dongare.
2. Jaywant Narayan Patil & Other Was the owner of the said property.
3. Mutation Entry Bearing No. 329 of Vilaage Narangi is Not applicable.
4. Mutation Entry bearing No. 1494 is not available.
5. As per Mutation Entry bearing No. 5378 Decimal System was introduce and area of land was incorporated in decimal system.
6. Mr. Tulasidas Purushottam sold the said land to Motibai Budhya Sardya of Rs. 900/- and as per Mutation entry bearing no. 328 of village Naringi name of Motibai Budhya Sardya was entered as owner in respect of said land.
7. The said Motibai Budhya Sardya expired on 20/07/1936 leaving behind her Mr. Narayan Budhya Sardya Patil as her only legal heir hence Vide



Mutation Entry bearing No. 589 of village Naringi his name was entered as co-owner in respect of said Property.

8. Old Village Naringi was divided in two different new Villages named 1. Naringi 2. Dongare and as per Decimal Akarband received from District Incharge of Property Record old S. No. 205 was granted New s. No. 107 respectively of Village Naringi Vide mutation entry bearing No. 1 dated 01/0/1997 of New Village Dongare.
9. The said Narayan Budhya Sardya Patil expired on 30/07/1989 leaving behind him 1. Jaywant Narayan Patil 2. Nirabai Jayram Patil 3. Pramila Balkrushna Bhoir 4. Banubai Harishchandra Patil 5. Sakhubai Dattatrey Patil 6. Sukribai @ Sakhubai Gopal Patil as his only legal heirs hence Vide Mutation Entry bearing No. 7425 of village Dongare their names were entered as co-owners in respect of said Property.
10. As per Mutation Entry bearing No. 1 of Village Dongre village Narangi was divided in two Seperate Villages i.e. Narangi and Dongre hence Land S. No. 205 of Village Narangi was allotted to new village Dongre & granted New S No. 107.
11. The said Sukribai @ Sakhubai Gopal Patil expired on 14/08/2016 leaving behind her Chandrabhaga Harishchandra Raut as her only legal heir hence Vide Mutation Entry bearing No. 1470 of village Naringi her name was entered as co-owner in respect of said Property.
12. By virtue of partition deed of said land/property made by and Between Mr. Jaywant Narayan Patil & ors and Mrs. Chandrabhaga Harishchandra Raut, duly registred at the office of Sub Registrar of assurance Vasai-2 bearing Sr. no. 12820/2018 on dated 21/12/2018. The said land/property partitioned within family membersand vide Mutation Entry bearing No. 1580 dated 04/06/2019 Land admeasuring 0-17-84 H.R. hasbeen transfered in the Name of Chandrabhaga H. Patil and remaining Land Admeasuring 0-89-16 was transfer as per their shares.
13. Mr. Jaywant Narayan Patil & ors Vide development Agreement Dated 20/12/2019 Reg. no 9653/2019 , Registered at the office of Sub Registrar of assurance Vasai-5 transferred Development rights in respect of their



share in the said land in Favour of M/s Balaji Enterprises on terms and conditions mention therein.

Thereafter the said Property is held and possessed as Owner thereof by the M/s Balaji Enterprises, Mr. Jaywant Narayan Patil & ors and Mrs. Chandrabhaga Harishchandra Raut without any encumbrances of whatever nature.

I have investigated the revenue records maintained by Talathi Sajja – Naringi, then Dongre Taluka-Vasai, Dist. Palghar with respect to the said Property.

I have collected the relevant information of the said Property from M/s Balaji Enterprises.

From documents produce before me and Search take in various offices of Sub Registrar Vasai I opine that: -

1. The said Owners and Developers M/s Balaji Enterprises, Mr. Jaywant Narayan Patil & ors and Mrs. Chandrabhaga Harishchandra Raut have absolutely owned, seized and possessed of or otherwise well and sufficiently entitled to the said Property.
2. The said Owners & developers M/s Balaji Enterprises, Mr. Jaywant Narayan Patil & ors and Mrs. Chandrabhaga Harishchandra Raut have not sold, mortgage, transferred or disposed of the said Land to any person/s or any group or association of the persons or have not created any charge, lien or encumbrances of any nature or third party interest over the said Land.
3. Under the circumstances the title to the said Property of the said Owners & Developers M/s Balaji Enterprises, Mr. Jaywant Narayan Patil & ors and Mrs. Chandrabhaga Harishchandra Raut is clear and marketable and the same is free from all encumbrances and reasonable doubts of what so ever nature.

Dated: 13/03/2020

At: Virar.


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ADVOCATE
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SEARCH-REPORT

I have taken search at the Various offices of Sub-Registrar Vasai of piece and parcel of Land lying and being situate at Village – Dongare (Old Naringi), Taluka: Vasai, District: Palghar (Old Thane) within the Jurisdiction of Sub-Registrar at Vasai bearing Survey No. 107 (Old S. No. 205), Hissa No. 1, admeasuring 1-07-00 H. R. or thereabout (hereinafter referred to as “The Said Property” for the sake of brevity) owned by Jaywant Narayan Patil & Other and Chandrabhaga Harishchandra Raut.

YEAR	FINDINGS	YEAR	FINDINGS
1952	NIL	1953	NIL
1954	NIL	1955	NIL
1956	NIL	1957	NIL
1958	NIL	1959	NIL
1960	NIL	1961	NIL
1962	NIL	1963	NIL
1964	TORN	1965	NIL
1966	NIL	1967	NIL
1968	TORN	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	NIL	1985	TORN
1986	TORN	1987	NIL
1988	TORN	1989	TORN
1990	NIL	1991	NIL
1992	TORN	1993	TORN
1994	TORN	1995	TORN
1996	TORN	1997	TORN
1998	TORN	1999	TORN
2000	TORN	2001	TORN
2002	NIL/ Index -II book pages are mixed		
2003	NIL/ Index -II book pages are mixed		
2004	NIL/ Index -II book pages are mixed		
2005	NIL/ Index -II book pages are mixed		
2006	NIL/ Index -II book pages are mixed		
2007	NIL/ Index -II book pages are mixed		
2008	NIL/ Index -II book pages are mixed		
2009	NIL/ Index -II book pages are mixed		
2010	NIL/ Index -II book pages are mixed		
2011	NIL/ Index -II book pages are mixed		
2012	NIL/ Index -II book pages are mixed		
2013	NIL/ Index -II book pages are mixed		
2014	NIL/ Index -II book pages are mixed		
2015	NIL/ Index -II book pages are mixed		
2016	NIL/ Index -II book pages are mixed		



2017	NIL/ Index -II book pages are mixed
2018	ENTRY-1
2019	ENTRY- 2
2020	NIL (Till 13/03/20120)

ENTRY 2018 : Partition deed dated 21/12/2018 Reg. no 12820/2018 ,
Registered at the office of Sub Registrar of assurance
Vasai-2, Made by and Between Mr. Jaywant Narayan Patil
& ors and Mrs. Chandrabhaga Harishchandra Raut.

ENTRY 2019 : Development Agreement dated 20/12/2019 Reg. no
9653/2019 , Registered at the office of Sub Registrar of
assurance Vasai-5, Made by and Between Developers
Balaji Enterprises and owners 1. Mr. Jaywant Narayan Patil
& ors.

(TILL 13/03/2020 SEARCH IS TAKEN)

Dated: 13/03/2020
At: VIRAR.


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ADVOCATE

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