

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to the land bearing Old Survey No. 187, New Survey No. 76, Hissa No. 2, admeasuring 450 sq meters, situate, lying and being at Village Dongri, Taluka and District Thane, in the Registration District and Sub-District of Thane and within the limits of the Mira Bhayandar Municipal Corporation owned by Shri Dinesh Sikhwal and have to state as hereunder ;

1. Mr. Ibrahim Mamud Shaikh, Smt. Jainabai Hajimiya Shaikh and Mr. Usman Mamud Shaikh were the joint owners of land bearing Old Survey No. 187, New Survey No. 76, Hissa No. 2, admeasuring 450 sq meters, situate, lying and being at Village Dongri, Taluka and District Thane, in the Registration District and Sub-District of Thane.
2. Mr. Ibrahim Mamud Shaikh, Smt. Jainabai Hajimiya Shaikh and Mr. Usman Mamud Shaikh became the owners of the said property by virtue of an Order passed by the Addl. Tahsildar and Agricultural Land Tribunal, Thane under the provisions of Maharashtra Tenancy and Agricultural Land Act, 1948.
3. By a Deed of Release, dated 30th November, 1998 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. 2464/98, dated 30th November, 1998, Mr. Ibrahim Mamud Shaikh and Smt. Jainabai Hajimia Shaikh had released, relinquished and given up their undivided right, title, interest and share in the said property in favour of Mr. Usman Mamud Shaikh.

4. By a Deed of Conveyance, dated 2nd September, 2008 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/05940/2008, dated 4th September, 2008, Mr. Usman Mamud Shaikh had sold, transferred and conveyed the said property to Shri Dinesh Sikhwal for the valuable consideration stipulated therein.

5. I have taken searches in respect of the said property in the office of Sub-Registry of Thane from 1978 till date and during the course of my searches, I have come across a Deed of Conveyance, dated 2nd September, 2008 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/05940/2008, dated 4th September, 2008 executed by Mr. Usman Mamud Shaikh in favour of Shri Dinesh Sikhwal in respect of the said property and save and except the said deed of conveyance, I have not come across any registered instruments pertaining to the said property.

6. On the whole from the searches taken by me in the office of Sub-Registry of Thane from 1978 till date and also on the basis of documents produced before me as well as on the basis of information provided to me in respect of the said property, I hereby state and certify that the title to the land bearing Old Survey No. 187, New Survey No. 76, Hissa No. 2, admeasuring 450 sq meters, situate, lying and being at Village Dongri, Taluka and District Thane, in the Registration District and Sub-District of Thane and within the limits of the Mira Bhayandar Municipal Corporation owned by Shri Dinesh Sikhwal is clear, marketable and free from all encumbrances.

Date : 28th February, 2019.


Advocate

SEARCH REPORT

Re. : Land bearing Old Survey No. 187, New Survey No. 76, Hissa No. 2, admeasuring 450 sq meters, situate, lying and being at Village Dongri, Taluka and District Thane, in the Registration District and Sub-District of Thane and within the limits of the Mira Bhayandar Municipal Corporation.

Owner : Shri Dinesh Sikhwal.

I have taken searches in respect of the aforesaid property in the office of Sub-Registrar, Thane, from 1978 till date.

Notes of Search taken by me in the Sub-Registry of Thane from 1978 till date :

1978	No Transaction Detected	
1979	"	"
1980	"	"
1981	"	"
1982	"	"
1983	"	"
1984	"	"
1985	"	"
1986	"	"
1987	"	"
1988	"	"
1989	"	"
1990	"	"

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Deed of Conveyance, dated 2nd September, 2008 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/05940/2008, dated 4th September, 2008 executed by Mr. Usman Mamud Shaikh in favour of Shri Dinesh Sikhwal executed by the said Mr. Usman Mamud Shaikh in favour of Shri Dinesh Sikhwal in respect of the said property.

2009
 2010

" "
 " "

D. G. NAIK

B.Com., LL.M.
ADVOCATE, HIGH COURT

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Bhayandar (West), Thane - 401 101.
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2011	"	"
2012	"	"
2013	"	"
2014	"	"
2015	"	"
2016	"	"
2017	"	"
2018	"	"
2019	"	"

From the aforesaid searches and on the basis of Revenue Records, I hereby state and certify that title of the said property is clear, marketable and same is free from all encumbrances.

Dated : 28th February, 2019.



Advocate