

N. B. DESHMUKH & CO.
ADVOCATES AND LEGAL ADVISORS

ADVOCATES

MR. N. B. DESHMUKH

B.A. (Hons) LL.B.

MRS. SHAALAJA DESHMUKH

B.Com. LL.B.

MISS. NIKITA A. DESHMUKH

B.Com. LL.B.

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Near Telephone Exchange,
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Date : 12th September 2016

TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT I have investigated the title of N.A. land admeasuring 516.770 Square metres (Internal plot No.5), out of Survey No. 24/2+25/4+25/8, lying, being and situate at Village SOPARA, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. III (Mallasopara) belonging to 1) MR. NAVID Alias NAVEAT MOHAMMED HUSSEIN CHINDE, 2) MR. FARHAN MUSTAFA CHAWRE.

Mr. Mohammed Hussein Gulam Ahmed Chinde was the owner of land bearing Survey No. 24, Hissa No. 2, admeasuring 4050 Square metres, Survey No. 25, Hissa No. 4, admeasuring H.R. 0-11-7, Survey No. 25, Hissa No. 8, admeasuring H.R. 0-17-7, lying, being and situate at Village SOPARA, Taluka Vasai, District Palghar.

Mr. Mohammed Hussein Gulam Ahmed Chinde had made an Vardi Application to record the said land alongwith in the names of his heirs namely 1) Mr. Rashid Mohammed Hussein Chinde, 2) Mr. Navid Alias Navan Mohammed Hussein Chinde, 3) Pachabegum Hassan Mohammed Chinde, 4) Rahana Nizamuddin Mahinkar, 5) Roksana Shamim Anwar, 6) Farhana Ashraf Haris, 7) Ishrat Ashfaq Nacid and accordingly by Mutation Entry No. 525, the said land was recorded in the names of 1) Mr. Rashid Mohammed Hussein Chinde, 2) Mr. Navid Alias Navan Mohammed Hussein Chinde, 3) Pachabegum Hassan Mohammed Chinde, 4) Rahana Nizamuddin Mahinkar, 5) Roksana Shamim Anwar, 6) Farhana Ashraf Haris, 7) Ishrat Ashfaq Nacid.

Roksana Shamim Anwar died intestate on 28/02/2006 leaving behind her 1) Mr. Mohammad Hussein Shamim Anwar, 2) Mr. Muddasir Shamim Anwar, 3) Mrs. Saliya Riyaz Jethani, 4) Mr. Minhaj Shamim Anwar, 5) Sadiya Shamim Anwar, being the legal heirs at the time of her death.

The land bearing Survey No. 24, Hissa No. 2, Survey No. 25, Hissa No. 4, 8, has been converted into N.A. by the Office of Collector, Thane vide its Order bearing No. REV/DESK-1/T-9/NAP/SR-72/2008, dated 03/05/2008.

By an Partition Deed dated 02/04/2009 and registered in the office of Sub-Registrar at Vasai No. 1 under Serial No. 365/2009 dated 19/01/2009, the land admeasuring 516.770 Square meters, out of Survey No. 24, Hissa No. 2, Survey No. 25, Hissa No. 4, 8 came to the share of Mrs. Rehana Nijamuddin Mahirkar.

By an Conveyance Deed dated 12/05/2010 and registered in the office of Sub-Registrar at Vasai No. II (Vinar) under Serial No. 7464/2010, dated 12/05/2010, Mrs. Rehana Nijamuddin Mahirkar sold and conveyed the land admeasuring 516.770 Square meters (Internal Plot No.5), out of Survey No. 24/2+25/4+25/8 to 1) MR. NAVID Alias NAVEAT MOHAMMED HUSSEIN CHINDE, 2) MR. FARHAN MUSTAFA CHAWRE.

It is found from the record that on 7/12 extract the return of Lispendency in respect of Special Civil Suit No. 92 of 2010 has been entered into. The said suit has been filed by Wasim Hasan Mohd. Chinde and others against Mr. Ibraheem Ashfaqur Nakiit in respect of his land admeasuring 516.770 Square metres (Internal Plot No.8).

By an Development Agreement dated 01/01/2016 entered into by and between Mr. Farhan Mustafa Chawre (herein called "the owner") of the first part and M/s. CHINDE ASSOCIATES (herein called "the Developers") of the second part, the said Mr. Farhan Mustafa Chawre has granted the development right in respect of his undivided half share admeasuring 258.385 Square meters, out of land admeasuring 516.770 Square metres (Internal Plot No. 5) out of Survey No. 24/2+25/4+25/8 to M/s. CHINDE ASSOCIATES, on terms and conditions mentioned in the said agreement.

The Vasai Vihar City Municipal Corporation had granted the development Permission for Residential Building on the said land vide its order bearing No. VVCMC/TP-RDP/VP-0253/2014-15 dated 23/12/2014.

The said M/s. CHINDE ASSOCIATES are constructing a building known as "FALAK NUMA" on the said (Internal Plot No. 5) of the said land.

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



ADVOCATE

W:\BENCH\CHINDE\SEARCH\SPARE\24-25-2008-09

N. R. DESHMUKH

Advocate, Thane

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Date: 13th September 2016

SEARCH REPORT

THIS IS TO CERTIFY THAT I have taken search in the office of Sub-Registrar at Vasai No. 1 to 6 of N.A. land admeasuring 516.770 Square meters (Internal plot No.5), out of Survey No. 24/2+25/4+25/8, lying, being and situate at Village SOPARA, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. III (Nallasopara) belonging to 1) MR. NAVID Alias NAVEAT MOHAMMED HUSSEIN CHENDE, 2) MR. FARHAN MUSTAFA CHAWKE.

I have taken search from 1952 to 2016 upto date. The details year wise is given below :

YEAR		YEAR		YEAR	
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	NIL	1965	NIL	1966	NIL
1967	NIL	1968	NIL	1969	NIL
1970	NIL	1971	NIL	1972	NIL
1973	NIL	1974	NIL	1975	NIL
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

