

# BHARAT N. BHOIR

ADVOCATE HIGH COURT "Opp. Bank of India, Village-Gokhivare, Tal-Vasai,  
Dist- Palghar Pin Code-401208. Mob. No.9226187508

Date: - 14/05/2018


## TITLE CERTIFICATE.

### TO WHOM -SOEVER IT MAY CONCERN

Ref: In the matter of the Non Agriculture Land bearing Survey No. 47, Hissa No. 9, area admeasuring 6450 sq. mtr. or thereabout assessed at Rs. 10.12 situate lying and being at village – Waliv, Taluka : Vasai, District : Palghar within the Jurisdiction of Sub-Registrar at Vasai / Nallasopara/ Virar owned by 1) MR. KASHINATH MUKUND PATIL 2)MR. VINAYAK MUKUND PATIL (hereinafter referred to as "THE SAID PROPERTY" for the sake of brevity)

### **THIS IS TO CERTIFY THAT: -**

1. I have been provided following documents regarding the aforesaid Property i.e. a) Copy of 7/12 extracts, b) copy of mutations Entries, c) search report at the office of Sub-Registrar at Vasai / Nallasopara/ Virar/ Mumbai for 64 years from the year 1952 to 2015 vide receipt No. 8201 dated 8/06/2015 and 4 years from 2015 to 2018 vide receipt No. 6321 dated 2018.

  
Tulsiwada, Gokhivare  
Vasai (E), Tal. Vam-401208


2. I have investigated the revenue records maintained by Tahsildar Vasai and Talathi Sajja – Waliv, Taluka-Vasai, Dist. Palghar with respect to the said Property.
3. I have relied upon the information provided to me from the sworn Declaration of the said Owners 1) MR. KASHINATH MUKUND PATIL 2)MR. VINAYAK MUKUND PATIL .

**AND I FURTHER CERTIFY THAT: -**

1. The said owners 1) MR. KASHINATH MUKUND PATIL 2)MR. VINAYAK MUKUND PATIL is absolutely owned seized and possessed of or otherwise well and sufficiently entitled to the said property.
2. From the searches conducted it appears that the said owners 1) MR. KASHINATH MUKUND PATIL 2)MR. VINAYAK MUKUND PATIL have not mortgage, transferred or disposed of the said Property 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 Property.
3. On the basis of Title Deed, 7/12 extracts, Mutation Entry and Search Report as provided by search clerk, I opine that the title of 1) MR. KASHINATH MUKUND PATIL 2)MR. VINAYAK MUKUND PATIL to the said Property is clear and marketable and the same is free from all encumbrances and reasonable doubts of what -soever nature.

Dated: 14/05/2018

At: Vasai.

  
(SHRI BHARAT M. BHOIR)

ADVOCATE HIGH COURT

BHARAT M. BHOIR  
ADVOCATE HIGH COURT  
The High Court of Maharashtra,  
Vasai, Taluka Vasai, Dist. Palghar

# BHARAT N. BHOIR

ADVOCATE HIGH COURT "OPP.Bassin Catholic Bank ,Village-Gokhivare, Tal-Vasai,  
Dist-Palghar Pin Code-401208. Mob. No. 9226187508

## SEARCH-REPORT


I have investigated the title of Non Agriculture Land bearing Survey No. 47, Hissa No. 9, area admeasuring 6450 sq. mtr. or thereabout assessed at Rs. 10.12 situate lying and being at village – Waliv, Taluka : Vasai, District : Palghar within the Jurisdiction of Sub-Registrar at Vasai / Nallasopara/ Virar owned by 1) MR. KASHINATH MUKUND PATIL 2)MR. VINAYAK MUKUND PATIL (hereinafter referred to as "THE SAID PROPERTY" for the sake of brevity)

The Search Record is as Following:-

YEARS	FINDINGS
1952	Nil
1953	Nil
1954	Nil
1955	Nil
1956	Nil
1957	Nil
1958	Nil
1959	Nil
1960	Nil

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 "OPP. Bassin Catholic Bank,  
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1961	Nil
1962	Torn
1963	Nil
1964	Torn
1965	Nil
1966	Nil
1967	Nil
1968	Some pages are torn
1969	Entry – Tenancy between Agriland TRIV additional Tahasildar Vasai AND Mukund Balu Patil
1970	Nil
1971	Nil
1972	Nil
1973	Nil
1974	Nil
1975	Nil
1976	Nil
1977	Torn
1978	Torn
1979	Torn
1980	Torn
1981	Nil
1982	Torn
1983	Torn
1984	Torn

  
 BHANU SINGH  
 ADVOCATE  
 Tada, ...  
 ...

1985	Torn
1986	Torn
1987	Nil
1988	Nil
1989	Nil
1990	Nil
1991	Nil
1992	Nil
1993	Nil
1994	Nil
1995	Torn
1996	Torn
1997	Torn
1998	Nil
1999	Nil
2000	Torn
2001	Torn
2002	Nil
2003	Nil
2004	Nil
2005	Nil
2006	Entry – by release deed under document No. 09915/06 dated 20/12/2006, 1. Bhimabai Mukund Patil, 2. Babibai Nathu Patil 3. Damayanti Mukund Patil, 4. Vimal Dattatray Patil has released their shares in favour of 1. Kashinath Mukund Patil, 2. Vinayak Mukund Patil in the said property

  
 E.M. PATIL  
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2007 Nil  
 2008 Nil  
 2009 Nil  
 2010 Nil  
 2011 Nil  
 2012 Nil  
 2013 - Nil  
 2014 - Nil

2015 - Entry Development Agreement dated 31/12/2014 under document No. Vasai 1 -5420/2015 dated 29/05/2015 executed by 1. Kashinath Mukund Patil, 2. Vinayak Mukund Patil in favour of M/s. Universe Enterprises in respect of the said property.

2016 - Nil


2017 - Nil

2018 - Index not ready for search

From the title deeds, 7/12 extract, mutation entries, and from the search as provided by the search clerk Mr. R.P. Singh it establishes that:-

**Vide Mutation Entry No. 530**

As per BTAL Act. 1948 under section 32G the tenant of the said land Mukund Balu Patil vide Taluka Order No. 1571 dated 15/12/1960 has purchased the said land for the consideration of Rs. 1900/- as decided under section 32G of BTAL Act. 1948 the purchase price of the said land has to be paid in 8 installment hence name of Mukund Balu Patil has been reflected in the owner's section and the encumbrance of the purchase price has been reflected in the other rights in the revenue record and the restriction under the

  
 R.P. Singh  
 Tal. Vasai (E), Dist. Vasai  
 Vasai (E), Tal. Vasai-401200

section 43 of the BTAL Act. for the transfer of the land has been reflected as observe from the mutation entry No. 530 duly certified on 13/11/1964.

**Vide Mutation Entry No. 671**

The said Mukund Balu Patil had raised loan on the said land from Waliv Seva Sahakari Society for the amount of Rs. 2,630/-.

**Vide Mutation Entry No. 803**

Asper BATL Act 1948 under section 32G, the tenant of the said land Mr. Mukund Balu Patil has purchased the said land under reference from the owner Mr. Harihar Govind Vartak for the consideration of Rs. 1900.00 purchase price of the said property has fully paid and lien has been deleted from the other rights of the 7/12 extract.

**Vide Mutation Entry No. 855**

This Mutation Entry is regarding Indian Coinage Act. and not much relevant as far as title is concerned.

**Vide Mutaton Entry No. 914**

The said Mukund Balu Patil had paid the loan to the Waliv Seva Sahakari Society and charge of the said Waliv Seva Society has been deleted from the other rights of the said 7/12 extract.

**Vide Mutation Entry No. 1209**

The said Mukund Balu Patil had raised loan on the said land from Waliv Seva Sahakari Society for the amount of Rs. 12,600/-.

  
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GULBARGA DISTRICT,  
KARNATAKA  
Taluk Office, Gulbarga,  
Vasai (B), Tal. Vasai-401208

**Vide Mutation Entry No. 1455**


The said Late Mr. Mukund Balu Patil expired leaving behind him 1. Kashinath Mukund Patil, 2. Bhimabai Mukund Patil 3. Babibai Nathu Patil 4. Damayanti Mukund Patil, 5. Vinayak Mukund Patil, 6. Vimal Dattatray Patil, as the legal heirs to succeed over the said property as observe from the mutation entry No. 1455 duly certified on 19/09/1982.

**Vide Mutation Entry No. 4327**

The said property is jointly own by 1. Kashinath Mukund Patil, 2. Bhimabai Mukund Patil 3. Babibai Nathu Patil 4. Damayanti Mukund Patil, 5. Vinayak Mukund Patil, 6. Vimal Dattatray Patil and by release deed under document No. 09915/06 dated 20/12/2006, the said 1. Bhimabai Mukund Patil 2. Babibai Nathu Patil 3. Damayanti Mukund Patil, 4. Vimal Dattatray Patil has released their shares in favour of 1. Kashinath Mukund Patil, 2. Vinayak Mukund Patil, as observe from the mutation entry No. 4327 duly certified on 31/01/2007

**Vide Mutation Entry No. 5035**

Asper this mutation entry the restriction under section 43 of BTAL Act. 1948 have been reflected on the record of rights of the said land, 40 times Nazarana have been paid to the Talathi of Village Waliv and sub- Divisional officer Bhivandi, asper the provision of the said Act. the restriction under section 43 of the BTAL Act. 1948 has been deleted from the record of the said land and whereas the collector Thane vides their order No.

  
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 ADVOCATE  
 Tulsibhawan, Gokulnagar,  
 Vasai (E), Tal. Vasai-401208



महसुल/क-1/टे-9/एनएपी/एसआर-88/2010 dated 19/06/2010 has granted non agriculture permission for the said land.


The Mutation entry No. 903 and 1034 is not relating to the title of the said property they are not concerned with title and further detail of said Mutation entries are not taken in to count.

On the basis of the Title Deed, 7/12 extracts, Mutation entries and Search Report as provided by search clerk, I opine that the Title of 1) MR. KASHINATH MUKUND PATIL 2) MR. VINAYAK MUKUND PATIL is clear and marketable and the same is free from all encumbrances and reasonable doubts of what so ever nature.

N.B: This search report is subject to torn registers, unready records and books send to Thane office for computer feeding purpose and binding purpose.

Dated: 14/05/2018

At: Vasai

  
(SHRI BHARAT N. BHOIR)

ADVOCATE HIGH COURT

COMMERCIAL & CIVIL  
COURT OF THANE DISTRICT  
Thane, Maharashtra  
Mobile No. 98220494208