



Date : 06/12/2019

**TITLE CLEARANCE CERTIFICATE**  
**TO WHOMSOEVER IT MAY CONCERN**

THIS IS TO CERTIFY THAT, I have perused papers of Non-Agricultural lands bearing 1) Survey No.77, Hissa No.7, P. K. area admeasuring **0-03-80 H. R.**, Assessment of **Rs.38-00 Ps.** and 2) Survey No.81, Hissa No.14, Area admeasuring **0-08-30 H. R.**, Assessment of **Rs.83-00 Ps.**, lying, being and situated at Village - **GOKHIVARE**, Taluka - Vasai, District - Palghar, within the area of Sub-Registrar at Vasai belonging to **MR. DEVENDRA RAJNIKANT LADHANI**.

**For the Purposed of this Report on Title :**

- A. I have perused the photocopies of 7/12 extract and mutation entries in respect of the said property.
- B. I have assumed that:
- All documents submitted to me as photocopies of originals conform to the originals and all such originals are authenticated and complete,
  - All signature and seals on any documents submitted to me are genuine;
  - There have been no amendments or charges to the documents examined by me; and
  - The legal capacity of all natural persons is as they purport it to be.

I HEREBY CERTIFY THAT, I have perused the said Documents/Mutation of the above said property, situated at Village : **GOKHIVARE**, Taluka - Vasai, District - Palghar and Sub - Registrar at Vasai and in my opinion the above said property is clear and marketable and free from all encumbrances and doubts.



*Note : This Title Report is subjected to mutilated records, 7/12 extract and available documents.*



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## SEARCH REPORT

THIS IS TO CERTIFY THAT, I have perused papers of Non-Agricultural lands bearing 1) Survey No.77, Hissa No.7, P. K. area admeasuring 0-03-80 H. R., Assessment of Rs.38-00 Ps. and 2) Survey No.81, Hissa No.14, Area admeasuring 0-08-30 H. R., Assessment of Rs.83-00 Ps., lying, being and situated at Village - **GOKHIVARE**, Taluka - Vasai, District - Palghar, within the area of Sub-Registrar at Vasai belonging to **MR. DEVENDRA RAJNIKANT LADHANL**.

I have taken Search from 1952 to 2019. The details of mutation entry year wise are given below.

1952	- Torn	1969	- Torn	1986	- Torn	2003	- Nil
1953	- Torn	1970	- Torn	1987	- Torn	2004	- Entry
1954	- Torn	1971	- Torn	1988	- Torn	2005	- Entry
1955	- Torn	1972	- Torn	1989	- Torn	2006	- Entry
1956	- Torn	1973	- Torn	1990	- Torn	2007	- Entry
1957	- Torn	1974	- Torn	1991	- Nil	2008	- Nil
1958	- Torn	1975	- Torn	1992	- Nil	2009	- Nil
1959	- Torn	1976	- Entry	1993	- Nil	2010	- Nil
1960	- Torn	1977	- Torn	1994	- Nil	2011	- Entry
1961	- Torn	1978	- Torn	1995	- Nil	2012	- Nil
1962	- Torn	1979	- Torn	1996	- Nil	2013	- Nil
1963	- Torn	1980	- Torn	1997	- Nil	2014	- Nil
1964	- Torn	1981	- Entry	1998	- Nil	2015	- Entry
1965	- Torn	1982	- Torn	1999	- Nil	2016	- Nil
1966	- Torn	1983	- Torn	2000	- Nil	2017	- Nil
1967	- Torn	1984	- Torn	2001	- Nil	2018	- Entry
1968	- Torn	1985	- Torn	2002	- Nil	2019	- Nil





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- 1976 : As per Mutation Entry No.1502, dated 24/08/1976, the aforesaid land was in the names of 1] Michael Anton Lopes, 2] Dominic Anton Lopes & 3] Francis Anton Lopes. As the statement given by No. 2 & 3, their names were deleted from the records of rights. The said Mutation Entry has been passed in respect of Survey No.77/7 & 81/14.
- 1981 : As per Mutation Entry No.1661, Dated 14/09/1981, Lt. Bastiyav Mingel Lop died on 16/10/1963 leaving behind his legal heirs 1] Inas Mingel Lop (died) 1/1] Jojeph Inas Lop, 1/2] Maryan Inas Lop, 2] John Mingel Lop (died) 2/1] Michael John Lopes, 2/2] Treza John Lopes, 2/3] Phulubai Anton Lopes, 3] Anton Mingel Lop (died) 3/1] Michael Anton Lopes, 3/2] Dominic Anton Lopes, 3/3] Francis Anton Lopes, 3/4] Janubai Francis Ghonsalves (died) 3/4/1] Maryan Francis Ghonsalves. The Mutation Entry No.1501 of Village Gokhivare had been recorded and as per the said mutation entry only the names of 1] Michael Anton Lopes, 2] Dominic Anton Lopes & 3] Francis Anton Lopes has been recorded as the legal heirs. But as per the Mutation Entry No.1502 the names of 1] Dominic Anton Lopes & 2] Francis Anton Lopes has been deleted as per their statement. Therefore, except above persons, the names of other legal heirs is hereby recorded as per the documents filed by them. The entry is made as per the Taluka Order No. RTS/WS/1721, dt. 11/12/1980 issued by The Hon'ble Tahasildar Vasai. The said Mutation Entry has been passed in respect of Survey No.77/7 & 81/14.
- 2004 : As per Mutation Entry No.2870, Dated 21/10/2004, Shri. Michael Anton Lopes died intestate on 15/10/1988 leaving behind his legal heirs 1] Martha Martus Lopes, 2] Bless Michael Lopes, 3] Santan



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Dominic Po, 4] Louis Michael Lopes, 5] Dolly Johnny D'mello, 6] Robert Michael Lopes, 7] Roma Alex Colaco, 8] Tereja Michael Lopes(died). Their names were inserted in the records of rights. The said Mutation Entry has been passed in respect of Survey No.77/7 & 81/14.

- 2005 : As per Mutation Entry No. 2925, Dated 02/05/2005, Lt. Maryan Francis Ghonsalves died on dated 04/04/2001 leaving behind his legal heirs 1] Mary Maryan Ghonsalves, 2] Ulhas Maryan Ghonsalves, 3] Sanjeev Maryan Ghonsalves, 4] Sameer Maryan Ghonsalves, 5] Sabina Maryan Ghonsalves. Their names were inserted on the records of rights. The entry is made as per the Mutation Entry No.2696 of Village Gokhivare. The said Mutation Entry has been passed in respect of Survey No.77/7 & 81/14.
- 2006 : As per Mutation Entry No.3015, Dated 24/02/2006, Shri. Zujya @ Jojeph Inas Lopes died intestate on 08/09/2002 leaving behind his legal heirs 1] Walter Zujya (Jojeph) Lopes, 2] Pascol Zujya (Jojeph) Lopes, 3] Inas Zujya (Jojeph) Lopes, 4] Victor Zujya (Jojeph) Lopes, 5] Philomeena Godfrey Pereira, 6] Clara Paul Lopes. Their names were inserted on the records of rights. The entry is made as per the Mutation Entry No.2906 of Village Gokhivare. The said Mutation Entry has been passed in respect of Survey No.77/7 & 81/14.
- 2007 : As per Mutation Entry No.3139, Dated 21/02/2007, as per order issued by Hon'ble Tahasildra Vasai bearing order no.Mahasul/hakkanod/Kavi/1507, the pencil entry of not to make any changes in record of rights had been made as per order issued by Hon'ble Civil (J.D.) Vasai in RCS No. 177/2007. The said Mutation Entry has been passed in respect of Survey No.77/7 & 81/14.





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- 2011 : As per Mutation Entry No.3900, Dated 05/11/2011, as per Taluka Order No. Mahasul/K-1/T-1/Halkkanond/Kavi/539/2011, dt.05/11/2011, the pencil entry of pendency of RCS No.177/07 recorded as per mutation entry no.3139 is cancelled as there is no provision in Government rules to record mutation entry in pencil and without mutation. The said Mutation Entry has been passed in respect of Survey No.77/7 & 81/14.
- 2011 : As per Mutation Entry No.3905, Dated 28/11/2011, by a registered Deed of Conveyance dated 21/11/2011, **MR. DEVENDRA RAJANIKANT LADHANI** has purchased the said land from the owners - 1] Smt. Martha Martus Lopes, 2] Bless Michael Lopes, 3] Santan Dominic Po, 4] Louis Michael Lopes, 5] Dolly Johnny D'mello, 6] Robert Michael Lopes, 7] Roma Alex Colaco, which is registered in the office of Sub-Registrar Vasai No. III, at Serial No.14636/2011, dated 21/11/2011. The said Mutation Entry has been passed in respect of Survey No.77/7 & 81/14.
- 2015 : As per Mutation Entry No. 4381, dated 22/12/2015, N. A. permission is granted for residential and commercial purpose in respect of the land bearing S.No.75/3, 77/3 by the Collector Officer Thane vide their order No. Mahasul/K-1/T-9/NAP/Gokhivare/SR-51/2014, dt.27/11/2015 in respect of area and subject to terms and conditions No. 1 to 25 more particularly described in the said order. The said Mutation Entry has been passed in respect of Survey No.77/7.
- 2018 : As per Mutation Entry No.4433, dated 13/10/2018, Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.06/04/2018 and by reference to order stated in the circular with Government

# G.P.Pai

ADVOCATE



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क्र.स.मू.अ/प्र.क्र.180/स-1, दि.07/05/2018 correction in Computerized 7/12 extract are done & noted. The said Mutation Entry has been passed in respect of Survey No.77/7 & 81/14.

2018 : As per Mutation Entry No.4545, dated 01/12/2018, Hon'ble Tahasildar Vasai, District Palghar vide their Order dt.25/09/2018 and by reference to order stated in the circular with Government क्र.स.मू.अ/प्र.क्र.180/स-1, दि.07/05/2018 correction in Computerized 7/12 extract are done & noted. The said Mutation Entry has been passed in respect of Survey No.77/7 & 81/14.

I HEREBY CERTIFY THAT, I have perused the said Documents/Mutation of the above said property, situated at Village - **GOKHIVARE**, Taluka - Vasai, District - Palghar and Sub - Registrar at Vasai and in my opinion the above said property is clear and marketable and free from all encumbrances and doubts.



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