

RAKESH N. BHOIR

ADVOCATE HIGH COURT "OPP.Bassin Catholic Bank ,Village-Gokhivare, Tal-Vasai, Dist-Thane. Pin Code-401208.

Date: - 28/03/2013


TITILE CERTIFICATE.

TO WHOM SO IT MAY EVER CONCERN

Ref: In the matter of the Non Agriculture Land bearing Survey No. 28, Hissa No.2 area admeasuring 2831.92 sq. mtr out of 8090 sq. mtr. or thereabout assessed at Rs.2.36 situate lying and being at Village – Waliv, Taluka : Vasai, District : Thane within the Jurisdiction of Sub-Registrar at Vasai / Nallasopara/ Virar is owned by **M/S. M. M. ENTERPRISES** a partnership firm (hereinafter referred to as "THE SAID PROPERTY" for the sake of brevity)

THIS IS TO CERTIFY THAT: -

1. I have taken search at the office of Sub-Registrar at Vasai / Nallasopara/ Virar for 30 years from the year 1983 to 2013 vide receipt No. 1015/2013 dated 22/03/2013.
2. I have investigated the revenue records maintained by Tahsildar Vasai and Talathi Sajja – Waliv, Taluka-Vasai, Dist.Thane with respect to the said property.


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B. A. LL. B.
ADVOCATE HIGH COURT
'Tulshi Niwas.' At. Po. Gokhivare,
Tal. Vasai (E), Dist. - THANE.


3. I have collected the relevant information from the sworn Declaration of the said owner **M/S. M. M. ENTERPRISES** a partnership firm.

AND I FURTHER CERTIFY THAT: -

1. The said owner **M/S. M. M. ENTERPRISES** a partnership firm absolutely owned seized and possessed of or otherwise well and sufficiently entitled to the said property.
2. The said owners **M/S. M. M. ENTERPRISES** have not sold, 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 to the said property of the said owner **M/S. M. M. ENTERPRISES** is clear and marketable and the same is free from all encumbrances and reasonable doubts of what so ever nature.

Dated: 28/03/2013

At: Vasai.


(SHRI RAKESH N. BHOIR)
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SEARCH-REPORT

I have investigated the title of Non Agriculture Land bearing Survey No. 28, Hissa No.2 area admeasuring 2831.92 sq. mtr out of 8090 sq. mtr. or thereabout assessed at Rs.2.36 situate lying and being at village – Waliv, Taluka - Vasai, District - Thane within the Jurisdiction of Sub-Registrar at Vasai and Nallasopara/ Virar is owned by owner **M/S. M. M. ENTERPRISES** a partnership firm.

I have also taken search for 30 from Sub-Registrar at Vasai and Nallasopara/Virar from 1983 to 2013 vide receipt No. 1015 dated 22/03/2013.

YEARS	FINDINGS
1983	Nil & some pages torn
1984	Nil & some pages torn
1985	Nil & some pages torn
1986	Nil & some pages torn
1987	Nil & some pages torn
1988	Nil & some pages torn
1989	Nil & some pages torn
1990	Nil & some pages torn
1991	Nil & some pages torn
1992	Nil & some pages torn
1993	Nil & some pages torn
1994	Nil & some pages torn
1995	Nil & some pages torn
1996	Nil
1997	Nil
1998	Nil
1999	Nil


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2000	Nil
2001	Nil
2002	Nil
2003	Nil
2004	Nil
2005	Nil
2006	Nil
2007	Entry
2008	Entry
2009	Entry
2010	Nil
2011	Entry
2012	Index sent for binding

WHEREAS


The original owner Mrs. Tarabai Harishchandra Dhumal & others sold the said property to MR. MOBTARAM LILAJI CHOUDHARY & MR. MASROOF AHMAD RAFIQ AHMAD SHAIKH by Deed of Conveyance dated 29/01/2007 which is registered on 21/02/2007 under document No. 01732 /2007

AND WHEREAS

The said MR. MOBTARAM LILAJI CHOUDHARY & MR. MASROOF AHMAD RAFIQ AHMAD SHAIKH sold the area admeasuring 179.73 sq. mtr. out of said property to Mrs. Sweety Bhavesh Gada by Deed of Conveyance dated 21/03/2009 which is registered on 2/04/2009 under document No Vasai II-. 02882 /2009.

AND WHEREAS

The said MR. MOBTARAM LILAJI CHOUDHARY & MR. MASROOF AHMAD RAFIQ AHMAD SHAIKH sold the area admeasuring 911.06 sq. mtr. out of said property to Mr. Anil Mulchand Sawala by Deed of Conveyance dated 20/12/2008 which is registered on 20/12/2008 under document No Vasai II-. 12142 /2008.


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'Tulshi Niwas,' At. Po. Gokhivade,
Tal. Vasai (E), Dist. - Thane.

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AND WHEREAS

The said MR. MOBTARAM LILAJI CHOUDHARY & MR. MASROOF AHMAD RAFIQ AHMAD SHAIKH sold the area admeasuring 179.73 sq. mtr. out of said property to Mrs. Bhavna Paresh Gada by Deed of Conveyance dated 21/03/2009 which is registered on 2/04/2009 under document No Vasai II-. 02886 /2009.

AND WHEREAS


The said MR. MOBTARAM LILAJI CHOUDHARY & MR. MASROOF AHMAD RAFIQ AHMAD SHAIKH sold the area admeasuring 231.50 sq. mtr. out of said property to Mr. Satish Kalyanji Gada (HUF) by Deed of Conveyance dated 21/03/2009 which is registered on 2/04/2009 under document No Vasai II-. 02887 /2009.

AND WHEREAS

The said MR. MOBTARAM LILAJI CHOUDHARY & MR. MASROOF AHMAD RAFIQ AHMAD SHAIKH sold the area admeasuring 179.73 sq. mtr. out of said property to Mrs. Jyoti Satish Gada by Deed of Conveyance dated 21/03/2009 which is registered on 2/04/2009 under document No Vasai II-. 02883 /2009.

AND WHEREAS

The said MR. MOBTARAM LILAJI CHOUDHARY & MR. MASROOF AHMAD RAFIQ AHMAD SHAIKH sold the area admeasuring 179.73 sq. mtr. out of said property to Mrs. Jyoti Sanjay Gada by Deed of Conveyance dated 21/03/2009 which is registered on 2/04/2009 under document No Vasai II-. 02884 /2009.


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'Tulsi Prasad', At. Po. Gokhivare,
Tul. Vani (B), Dist. - Thane.

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AND WHEREAS

The said Mrs. Sweety Bhavesh Gada, Mrs. Jyoti Satish Gada, Mr. Anil Mulchand Sawala, Mrs. Jyoti Sanjay Gada and Mr. Satish Kalyanji Gada (HUF) sold their shares of the total area admeasuring 1861.48 sq. mtr. out of said property to **M/S. M. M. ENTERPRISES** by Deed of Conveyance dated 29/11/2011 which is registered on 19/12/2011 under document No Vasai II- 14166 /2011.

AND WHEREAS

The said MR. MOBTARAM LILAJI CHOUDHARY & MR. MASROOF AHMAD RAFIQ AHMAD SHAIKH sold the area admeasuring 970.44 sq. mtr. out of said property to **M/S. M. M. ENTERPRISES** by Deed of Conveyance dated 16/12/2011 which is registered on 19/12/2011 under document No Vasai II- 14167 /2011.

After going through the Title Deed, 7/12 extracts, Mutation Entry and Search Report as provided by search clerk, I opine that the title to the said property of the said owner **M/S. M. M. ENTERPRISES** a partnership firm. 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: 28/03/2013

At: Vasai



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