

**R.P. GONSALVES** B.L.S., LL.M.

Mob :- 9226135719

ADVOCATE

201, Jai Bhavani Apartment, ICICI Bank Lane, Navghar, Vasai ( W), Tal- Vasai, Dist- Thane .

Date :- 06.02.2015

**SEARCH REPORT AND TITLE VERIFICATION**

This is to certify that I have investigated the title of land property lying, being and situate at Village- Malonde, Tal -Vasai, Dist - Palghar ( Erstwhile- Thane), within the jurisdiction of Vasai Virar City Municipal Corporation, bearing Pardi No. 57, Hissa No. 1, C.T.S. No. 1666, area admeasuring 1262.55 Sq. Mtrs. alongwith Houses constructed on the said land premises bearing House No. 46, 47, 48, 49 and 50

The abovementioned property is hereinafter referred to as "said property". The said property is presently owned by **M/s. Jai Malhar Builders through their Partners Mrs. Alka Lalit Jain and Mr. Daulatraj Bastimal Jain .**

That I have taken search from the office of sub-registrar Vasai-1 from vide receipt No. 17273 /2014 dated 09/12 /2014 for 64 years i.e. period from 1952 to 2015.

The findings are as follows;

<u>YEAR</u>	<u>REMARKS</u>
1952	TORN
1953	NIL
1954	TORN
1955	NIL
1956	TORN
1957	TORN
1958	NIL
1959	NIL
1960	NIL
1961	NIL
1962	TORN
1963	TORN
1964	TORN



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1965	NIL
1966	NIL
1967	NIL
1968	SPT
1969	ENTRY
1970	NIL
1971	NIL
1972	TORN
1973	TORN
1974	SPT
1975	NIL
1976	NIL
1977	NIL
1978	NIL
1979	NIL
1980	NIL
1981	NIL
1982	NIL
1983	NIL
1984	TORN
1985	SPT
1986	TORN
1987	TORN
1988	TORN
1989	SPT
1990	NIL
1991	NIL
1992	NIL
1993	TORN
1994	NIL
1995	NIL
1996	SPT
1997	TORN
1998	TORN
1999	TORN
2000	TORN
2001	TORN
2002	NIL
2003	NIL



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2004	NIL
2005	NIL
2006	NIL
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	ENTRY
2015	NIL

I have also gone through the title Deeds, regarding the said properties. And I have also gone through the search report as provided by the search clerk.

I have obtained search from my search clerk Mr. R.P. Singh from 1952 to 2015 till date. Based on the available record, and information and report submitted by my clerk and the parties concerned my findings are as follows:-

## **SALE DEED DATED : 28.04.1950**

By this sale deed Mr. Kashinath Janardan Naik, purchased the said property from the then owner Mr. Francis Zuzu kun. Accordingly name of the purchaser was recorded in the Revenue Record as owner of the said property. The said document is registered.

**SALE DEED DATED 05.09.1969** : By this Sale deed Mr. Parshuram Bhikaji Lad, Prabhakar Bhikaji Lad, Ramesh Bhikaji Lad and Hareshwar Bhikaji Lad purchased the said property from the then owner Mr. Kashinath Janardan Naik . The said document is registered



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**SALE DEED DATED 24.12.2014 :**

By this sale deed the present owners M/s. Jai Malhar Builders through their Partners Mrs. Alka Lalit Jain and Mr. Daulatraj Bastimal Jain purchased the said land property alongwith houses . The said document is registered with the office of sub registrar for assurance Vasai.

During the relevant year i.e. from 1952 till 2015, I did not find any other registered encumbrance on the said property. Therefore on the basis of Title deeds and search as provided by the search clerk, I am of the opinion that the title of the said property in favor of **M/s. Jai Malhar Builders through their Partners Mrs. Alka Lalit Jain and Mr. Daulatraj Bastimal Jain** is clear, marketable and free from any registered encumbrance .



  
R.P. Gonsalves