

JAGJEET PRADEEP HATODE**B.COM. ,LL.B.****ADVOCATE, HIGH COURT, MUMBAI.****Office & communication Address****"YASHANJANI" , HETKAR ALI, BEHIND VASAI COURT,
TAL-VASAI, DIST-PALGHAR, PIN CODE-401 201****MOB NO:9860273138**

Date : 10/10/2024

FORMAT -A

To,
MahaRERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect of Non-Agricultural land situate lying and being at Village Bolinj, Tal-Vasai, Dist-Palghar, within the limits of Talathi Saja Bolinj, Vasai Virar City Municipal Corporation and within the jurisdiction of Sub-Registrar of Vasai, Land bearing :-

Survey No.	Hissa No.	Area (R. Sq. Mtrs.)	Assessment (Rs-Ps.)
135	2/1	5.53.00	55.30
135	2/2	2.54.00	25.40
135	2/3	18.93.00	189.30

(hereinafter referred as the "said Property")

I have investigated the title of the said Property on the request of Shri.Ajiv Yashwant Patil and following documents i.e:-

1)Description of the property.

All piece and parcel of non-Agricultural land situate lying and being at Village Bolinj, Tal-Vasai, Dist-Palghar, within the limits of Talathi Saja Bolinj, Vasai Virar City Municipal Corporation and within the jurisdiction of Sub-Registrar of Virar, Land bearing :-

Survey No.	Hissa No.	Area (R. Sq. Mtrs.)	Assessment (Rs-Ps.)
135	2/1	5.53.00	55.30
135	2/2	2.54.00	25.40
135	2/3	18.93.00	189.30

2) Documents of said property -

1. Copy of Deed of Conveyance dated 17/04/2012 duly registered before sub-registrar Vasai- 2 vide document no. Vasai 2/ 3879/2012 executed between Smt. Shantibai Kashinath Bhoir and other 4, the Seller therein in favour of Mr. Ajiv Yashwant Patil & other 5 the Purchaser therein in respect of 27 Guntas of land out of total area of Original Survey No. 135 admeasuring 1-00-4 H. R.
2. Copy of Registered Deed of Conveyance dated 24/01/2022 duly registered before sub-registrar Vasai- 5 vide document no. 1057/2022 executed between Mr. Ajiv Yashwant Patil & other 5, the Seller therein in favour of Mr. Ajiv Yashwant Patil Purchaser therein
3. Copy of registered Deed dated 18/10/2022 duly registered before sub-registrar Vasai-5 vide documents No.16169/2022 executed between Mr.Ajiv Yashwant Patil , therein favour of Vasai Virar City Municipal Corporation there in respect of Survey No.135

Hissa No 2/1 Area admeasuring 5.53.00 Sq.Mtrs , Survey No.135, Hissa No.2/2 Area admeasuring 2.54.00 Sq.Mtrs.

3) 1.7/12 Extract of said Property.

2. Mutation (Ferfar) Entries Nos. 2599, 6782, 7615, 7664, 7672, 7794 of Village Bolinj, Tal-Vasai, Dist-Palghar

4) The Search Report from the offices of sub-Registrar of Vasai, vide application no. Vasai 1-0-2024 dated 10/05/2024 for the period from 1952 to 2024 i.e. 72 years vide Receipt No. 7902.

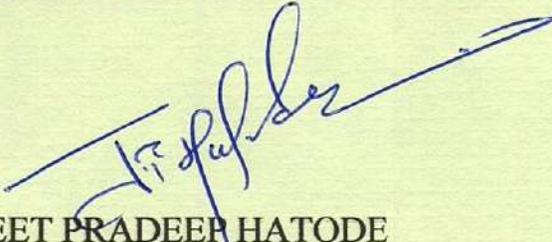
2/- On perusal of the above –referred documents and all other relevant documents relating to title of the said property I am of the opinion that the title of ,Mr. Ajiv Yashwant Patil is clear, marketable and without any encumbrances

Owner of the land

Shri.Ajiv Yashwant Patil is the owner in respect of non-agricultural Land bearing Survey No.135. Hissa No.2/3, admeasuring 1893.00 Sq.Mtrs. Assessed at 189.30 Paise (Survey No.135 Hissa No 2/1 Area admeasuring 5.53.00 Sq.Mtrs , Survey No.135, Hissa No.2/2 Area admeasuring 2.54.00 Sq.Mtrs. has been transferred to Vasai Virar City Municipal Corporation) land situate lying and being at Village Bolinj, Tal-Vasai, Dist-Palghar, within the limits of Talathi Saja Bolinj, Vasai Virar City Municipal Corporation and within the jurisdiction of Sub-Registrar of Virar,

3/- The report redeleting the flow of the title of the owner Shri.Ajiv Yashwant Patil on the said land is enclosed herewith as annexure

Encl: Annexure


MR. JAGJEET PRADEEP HATODE
ADVOCATE, HIGH COURT

Date 10/10/2024

JAGJEET PRADEEP HATODE**B.COM. ,LL.B.****ADVOCATE, HIGH COURT, MUMBAI.****Office & communication Address****"YASHANJANI" , HETKAR ALI, BEHIND VASAI COURT,
TAL-VASAI, DIST-PALGHAR, PIN CODE-401 201****MOB NO:9860273138****FORMAT -A****FLOW OF THE TITLE OF THE SAID LAND****Sr.No.**

- 1)) 7/12 Extract of said Property
- 2) Mutation (Ferfar) Entries Nos. 2599, 6782, 7615, 7664, 7672, 7794 of Village Bolinj, Tal-Vasai, Dist-Palghar
- 3) The Search Report from the offices of sub-Registrar of Vasai, vide application no. Vasai 1-0-2024 dated 10/05/2024 for the period from 1952 to 2024 i.e. 72 years vide Receipt No. 7902.

By a virtue of registered Deed of Conveyance dated 17/04/2012 duly registered before sub-registrar Vasai- 2 vide document no. Vasai 2/ 3879/2012 executed between Smt. Shantibai Kashinath Bhoir and other 4, the Seller therein in favour of 1) Mr. Ajiv Yashwant Patil 2) Mr. Vivek Gajanan Choudhary 3) Mr. Kundan Jayantital Bhat 4) Mr. Sandeep Vishnu Sankhe 5) Mr. Bipin Navinchandra Khokhani 6) Mr. Prabhakar Krushna Kini, the Purchaser therein in respect of 27 Guntas of land out of total area of Original Survey No. 135 admeasuring 1-00-4 H. R. & for that purpose Mutation entry no. 6330 has been certified by concern Talathi.

Thereafter, One Mr. Madhukar Bahu Bhoir and other Co-owners including Mr. Ajiv Yashwant Patil and others have applied to City Survey office, Vasai for sub-division of total area of original Survey No. 135 and accordingly Survey was conducted and the area were separated as per separate occupation and ownership of each owner. Accordingly Mutation Entry No. 6782 has been certified by revenue Authority on 23/12/2015 upon the Survey and report submitted by City Survey office, Vasai. As per Said Survey and Mutation Entry No. 6782, the total area of Mr. Ajiv Yashwant Patil & other 5 has been separated & Sub-divided and accordingly new 7/12 extract bearing Survey No. 135, Hissa No. 2, Area 0-27-00, Assessment 270.00 (Rs. - Ps) has been made by the Revenue Authority. Thereafter as per the order dated 16/11/2021 passed by Hon'ble Tahsildar Vasai, the Said Property converted for Non-Agricultural purpose & for that purpose concern Talathi has confirmed Mutation Entry No. 7615.

By virtue of registered Deed of Conveyance dated 24/01/2022 duly registered before sub-registrar Vasai- 5 vide document no. 1057/2022 executed between Mr. Ajiv Yashwant Patil & other 5, the Seller therein in favour of Mr. Ajiv Yashwant Patil Purchaser therein in respect of Survey No. 135, Hissa No. 2, Area 0-27-00, Assessment 270.00 (Rs. -Ps) & for that purpose Mutation entry no. 7672 has been certified by concern Talathi. Thus, Mr. Ajiv Yashwant Patil has became Owner and occupier in respect of Survey No. 135, Hissa No. 2, Area 0-27-00, Assessment 270.00 (Rs. -Ps).

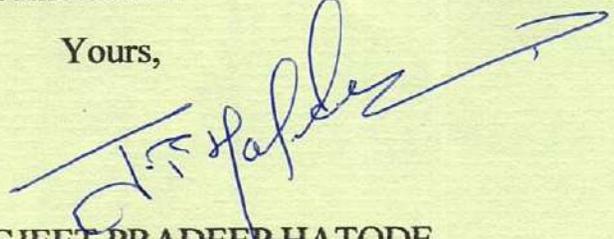
Thereafter as per the order, TILR Vasai conducted the Survey of of Survey No. 135, Hissa No. 2, Area 0-27-00, Assessment 270.00 (Rs. -Ps) & as per that TILR Vasai has Subdivided original Survey No. 135/2 in Three parts i.e. 135/2/1 Area Admeasuring 5.53.00 Sq. Mtrs , 135/2/2 Area Admeasuring 2.54.00 Sq. Mtrs , 135/2/3 Area Admeasuring 18.93.00 Sq. Mtrs . Accordingly Mutation Entry No. 7794 has been certified by revenue Authority on 22/06/2022 upon the Survey and report submitted by City Survey office, Vasai.

Thus, Mr. Ajiv Yashwant Patil have become Owner and occupier in respect Survey No. 135, Hissa No. 2/3, Area 18.93.00 Sq. Mtrs, Assessment 189.30 (Rs. -Ps) i.e. said property.

- 4) Any other relevant title -
5) Litigation if any Nil

By perusing the above -referred documents of title, the title of ,Mr. Ajiv Yashwant Patil in respect of above referred said property is clear , marketable & free from encumbrances.

Yours,



MR. JAGJEET PRADEEP HATODE
ADVOCATE, HIGH COURT

Date:10/10/2024

Housiey.com

JAGJEET PRADEEP HATODE

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ADVOCATE, HIGH COURT, MUMBAI.

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TAL-VASAI, DIST-PALGHAR, PIN CODE-401 201

MOB NO:9860273138

TO WHOMSOEVER IT MAY CONCERN

SEARCH REPORT
(FLOW OF THE TITLE OF THE SAID LAND)

RE : In the matter of Search Report in respect of Non- Agricultural land situate lying and being at Village Bolinj, Tal-Vasai, Dist-Palghar, within the limits of Talathi Saja Bolinj, Vasai Virar City Municipal Corporation and within the jurisdiction of Sub-Registrar of Vasai, Land bearing :-

Survey No.	Hissa No.	Area (R. Sq. Mtrs.)	Assessment (Rs-Ps.)
135	2/1	5.53.00	55.30
135	2/2	2.54.00	25.40
135	2/3	18.93.00	189.30

(Hereinafter referred to as the "SAID PROPERTY" for brevity's sake)

THIS IS TO CERTIFY that I have taken search in respect of the said property in the office of Sub -Registrar of Vasai, Nallasopara, Virar vide application no. Vasai 1-0-2024 dated 10/05/2024 for the period from 1952 to 2024 i.e. 72 years vide Receipt No. 7902 and my finding are as follows:

SUB-REGISTRAR VASAI, NALLASOPARA, VIRAR
FOR 1952 TO 2024

YEAR	PHOTO	FINDINGS PRINTED
1952	Nil	
1953	Nil	
1954	Nil	
1955	Nil	
1956	Nil	
1957	Nil	
1958	Torn	
1959	Nil	
1960	Torn	
1961	Nil	
1962	Torn	
1963	Nil	
1964	Torn	
1965	Nil	
1966	Nil	
1967	Nil	
1968	Torn	
1969	Nil	
1970	Nil	Nil
1971	Nil	Nil
1972	Nil	Torn
1973	Torn	Torn
1974	Torn	Torn
1975	Torn	Torn
1976	Torn	Torn
1977	Torn	Torn
1978	Torn	Torn
1979	Torn	Torn
1980	Torn	Torn
1981	Torn	Torn
1982	Torn	Torn
1983	Torn	Torn
1984	Torn	Torn
1985	Torn	Torn
1986	Torn	Torn
1987	Torn	Torn
1988	Torn	Torn
1989	Torn	Torn
1990	Nil	Nil
1991	Nil	Nil
1992	Nil	Nil
1993	Nil	Nil
1994	Nil	Nil

1995	Thane	Nil
1996	Nil	Thane
1997	Nil	Thane
1998	Nil	Nil
1999	Nil	Nil
2000	Nil	Nil
2001	Torn	Torn
2002	Torn	Torn
2003	Nil	Mixed
2004	Nil	Mixed
2005	Nil	Mixed
2006	Nil	Mixed
2007	Nil	Mixed
2008	Nil	Mixed
2009	Nil	Mixed
2010	Nil	Nil
2011	Nil	Nil
2012	Entry	Deed of Conveyance dated 17/04/2012 duly registered before sub-registrar Vasai- 2 vide document no. Vasai 2/ 3879/2012 executed between Smt. Shantibai Kashinath Bhoir and other 4, the Seller therein in favour of Mr. Ajiv Yashwant Patil & other 5 the Purchaser therein in respect of 27 Guntas of land out of total area of Original Survey No. 135 admeasuring 1-00-4 H. R.
2013	Nil	Nil
2014	Nil	Nil
2015	Nil	
2016	Nil	
2017	Nil	
2018	Nil	
2019	Nil	
2020	Nil	
2021	Nil	

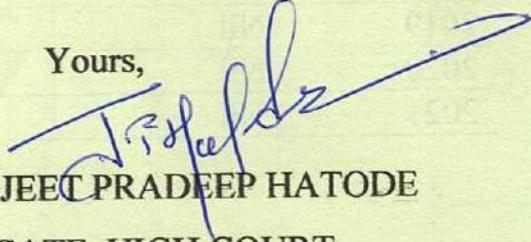
2022	Entry	1. Deed of Conveyance dated 24/01/2022 duly registered before sub-registrar Vasai- 5 vide document no. 1057/2022 executed between Mr. Ajiv Yashwant Patil & other 5, the Seller therein in favour of Mr. Ajiv Yashwant Patil Purchaser therein 2) Registered Deed dated 18/10/2022 duly registered before sub-registrar Vasai-5 vide documents No.16169/2022 executed between Mr. Aiv Yashwant Patil , the seller therein in favour of Vasai Virar City Municipal Corporation, purchaser therein in respect of 135/2/1, area admeasuring 5.53.00 sq.mtrs, 135/2/2 area admeasuring 2.54.00 sq.mtrs
2023	Nil	
2024	Nil	

NOTE :- This symbol indicates that relevant registers have been sent to thane office for computer process.

N.B. This Search Report is subject to torn registers, Books withdrawn for Computer process and unready records.

I Say that, except the Entry of the year 2012 & 2022, have not found any kind of encumbrances on the said Property in the record of Sub- Registrar Office.

Yours,



Date: 10/10/2024

MR. JAGJEET PRADEEP HATODE
ADVOCATE, HIGH COURT