



L. A. SHARMA & ASSOCIATES

ADVOCATES HIGH COURT



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B Com, LL.B

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TO WHOMSOEVER IT MAY CONCERN

Pursuant to the search report dated 05th July, 2014 by S. Pawar, the title to the land bearing Survey No.28, Hissa No. 2, admeasuring 300 sq. meters, Survey No.28, Hissa No. 3, admeasuring 1370 sq. meters, Survey No.29, Hissa No. 1, admeasuring 9740 sq. meters, Survey 30, Hissa No.1, admeasuring 1090 sq. meters, Survey No.30, Hissa No.2, admeasuring 1440 sq. meters and Survey No.30, Hissa No.3/A, admeasuring 2680 sq.meters, situate, lying and being at Village Ghodbundar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal Corporation, owned by Shri Mangaldas Ganeshdas Patel and Shri Meghji Purshottam Bhanushali and have to state as hereunder :

1. Smt. Bachhabai Namdev Vaity was the sole owner of land bearing Survey No.28, Hissa No.2, admeasuring 300 sq. meters, Survey No.28, Hissa No.3, admeasuring 1370 sq. meters, Survey No.29, Hissa No.1, admeasuring 9740 sq. meters, Survey 30, Hissa No.1, admeasuring 1090 sq. meters, Survey No.30, Hissa No.2, admeasuring 1440 sq. meters and Survey No.30, Hissa No.3/A, admeasuring 2680 sq.meters, situate, lying and being at Village Ghodbundar, Taluka and District Thane.

2. By an Agreement, dated 6th July, 1988, the said Smt. Bachhabai Namdev Vaity had agreed to sell the said property, to Shri Mangaldas Ganeshdas Patel and Shri Meghji Purshottam Bhanushali, for the consideration mentioned therein. In part performance of the said Agreement, dated 6th July, 1988, the said Smt. Bachhabai Namdev Vaity had delivered the possession of the said property to the said Shri Mangaldas Ganeshdas Patel and Shri Meghji Purshottam Bhanushali and since 6th July, 1988, the said property is in exclusive physical possession of the said Shri Mangaldas Ganeshdas Patel and Shri Meghji Purshottam Bhanushali.

3. There were tenancy proceeding pending between Smt. Bachhabai Namdev Vaity and the heirs of one Shri Manglu Panglya alias Panera, who were claiming their alleged rights of tenancy in respect of the said property. During the pendency of the said tenancy proceedings, Smt. Bachhabai Namdev Vaity died intestate on 13th August, 1994, leaving behind her two sons namely Shri Chintaman Namdev Vaity, Shri Kishan Namdev Vaity and a married daughter by name Smt. Tarabai Harishchandra Kini, as her heirs and legal representatives.

4. Shri Kishan Namdev Vaity died intestate on 27th April, 1995, leaving behind Smt. Anusuya Kishan Vaity, Shri Jaykumar Kishan Vaity, Smt. Sangeeta Kishore Vaity, Bhunit Kishore Vaity, Smt. Geeta Sadanand Vaity, Shri Ritik Sadanand Vaity, Hemangi Sadanand Vaity, Sudhir Kishan Vaity, Smt. Ashwini Arun Vaity and Shri Chirag Arun Vaity, as his heirs and legal representative

5. Shri Chintaman Namdev Vaity died intestate on 17th April, 2008, leaving behind his widow Smt. Laxmi Chintaman Vaity, three married daughters namely Smt. Shobha Arun Mukadam, Smt. Charushila Deepak Thanekar, Smt. Mohini Deepak Bhandari and two sons namely Shri Devendra Chintaman Vaity and Shri Premanand Chintaman Vaity, as his heirs and legal representatives.

6. By a Deed of Conveyance, dated 31st July, 2012, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/05571/2012 on 06th August 2012 said Smt. Laxmi Chintaman Vaity, Smt. Shobha Arun Mukadam, Smt. Charushila Deepak Thanekar, Smt. Mohini Deepak Bhandari, Shri Devendra Chintaman Vaity, Shri Premanand Chintaman Vaity, Smt. Anusuya Kishan Vaity, Shri Jaykumar Kishan Vaity, Smt. Sangeeta Kishore Vaity, Bhunit Kishore Vaity, Smt. Geeta Sadanand Vaity, Shri Ritik Sadanand Vaity, Hemangi Sadanand Vaity, Sudhir Kishan Vaity, Smt. Ashwini Arun Vaity and Shri Chirag Arun Vaity sold, transferred and conveyed the said property, to Shri Mangaldas Ganeshdas Patel and Shri Meghji Purshottam Bhanushali.

7. Smt. Tarabai Harishchandra Kini died intestate on 25th September 1997, leaving behind Shri Vinod Harishchandra Kini, Smt. Charulata Harishchandra Keni and Shri Kanchan Harishchandra Kini, as her heirs and legal representatives.

8. After the demise of the said Smt. Tarabai Harishchandra Kini, the said Shri Vinod Harishchandra Keni, Smt. Charulata Harishchandra Keni and Shri Kanchan Harishchandra Kini were claiming their rights in the said property and as such, the said Shri Vinod Harishchandra Keni, Smt. Charulata Harishchandra Keni and Shri Kanchan Harishchandra Kini had filed a Special Civil Suit No.110 of 2014, in the Court of Civil Judge (S.D), Thane against the said Shri Mangaldas Ganeshdas Patel, Shri Meghji Purshottam Bhanushali and the heirs of late Shri Kishan Namdev Vaity and late Shri Chintaman Namdev Vaity for seeking their share in the said property. During the pendency of the said Special Civil Suit No.110 of 2014 said Shri Vinod Harishchandra Keni, Smt. Charulata Harishchandra Keni had confirmed the ownership rights of the said Shri Mangaldas Ganeshdas Patel and Shri Meghji Purshottam Bhanushali by executing a Deed of Conveyance, dated 21st March, 2014, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/1901/2014.



9. In the Other Rights Column of the said property, the name of The Estate Investment Co. Pvt. Ltd., was appearing as the superior holder thereof. By a Deed of Release, dated 16th July, 2014, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-4/4243/2014, on 17th July, 2014, The Estate Investment Co. Pvt. Ltd., has released and relinquished its right in the said property in favour of the said Shri Mangaldas Ganeshdas Patel and Shri Meghji Purshottam Bhanushali.

10. I have also considered the Search Report, dated 5th July, 2014, taken by Shri S. Pawar, in the office of Sub-Registrar of Assurance at Thane I, II, IV, V, VII and X from the year 1985 to 2014 and on perusal of the said Search Report, dated 5th July, 2013, it appears that Shri Kanchan Harishchandra Kini had executed a Power of Attorney, dated 24th March, 2014, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-7/2421/2014, in favour of one Shri Rajesh M. Patel in respect of land bearing Survey No.29, Hissa No.1, Survey No.28, Hissa No.2 and 3 and Survey No.30, Hissa No.1, 2, 3/A of Village Ghodbundar, Taluka and District Thane. It also appears that the said Shri Kanchan Harishchandra Kini had also executed a Deed of Conveyance, dated 3rd April, 2014, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/2798/2014, in favour of Shri Mahendra Milapchand Kanungo and Shri Navin Popatlal Shah, in respect of his alleged share in the land bearing Survey No.29, Hissa No.1, Survey No.28, Hissa No.2 and 3 and Survey No.30, Hissa No.1, 2, 3/A of Village Ghodbundar, Taluka and District Thane. The said Shri S. Pawar had also come across the Deed of Conveyance, dated 31st July, 2012, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-7/05571/2012, on 6th August, 2012, executed by Smt. Laxmi Chintaman Vaity, Smt. Shobha Arun Mukadam, Smt. Charushila Deepak Thanekar, Smt. Mohini Deepak Bhandari, Shri Devendra Chintaman Vaity, Shri Premanand Chintaman Vaity, Smt. Anusuya Kishan Vaity, Shri Jaykumar Kishan Vaity, Smt. Sangeeta Kishore Vaity, Bhunit Kishore Vaity, Smt. Geeta Sadanand Vaity, Shri Ritik Sadanand Vaity, Hemangi Sadanand Vaity, Sudhir Kishan Vaity, Smt. Ashwini Arun Vaity and Shri Chirag Arun Vaity in favour of Shri Mangaldas Ganeshdas Patel and Shri Meghji Purshottam Bhanushali in respect of the said property.

11. On the whole from the search report, dated 5th July, 2014, taken by Shri S. Pawar in the office of Sub-Registrar of Assurance at Thane I, II, IV, V, VII and X from the year 1985 to 2014 and also on the basis of documents furnished to me as well as on the basis of information provided to me, I hereby state and certify that

the title to the land bearing Survey No.28, Hissa No.2, admeasuring 300 sq. meters, Survey No.28, Hissa No. 3, admeasuring 1370 sq. meters, Survey No.29, Hissa No. 1, admeasuring 9740 sq. meters, Survey 30, Hissa No. 1, admeasuring 1090 sq. meters, Survey No.30, Hissa No.2, admeasuring 1440 sq. meters and Survey No.30, Hissa No. 3/A, admeasuring 2680 sq.meters, situate, lying and being at Village Ghodbundar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal Corporation, owned by Shri Mangaldas Ganeshdas Patel and Shri Meghji Purshottam Bhanushali, is clear, marketable and free from all encumbrances.

Dated : 01st August, 2014.

For L. A. SHARMA & ASSOCIATES.

(LAXMEN SHARMA)
ADVOCATE.

