

SAGAR K. PATIL

B.COM., B.L.S., LL.B.

**ADVOCATE
HIGH COURT. MUMBAI**

**Shop No. 1, Mata Krishnibal Apt., Umelman, Vasai Road West,
Tal. Vasai, Dist. Palghar. 401202
sagarkp422@yahoo.com 9822282461 / 9226771282**

Ref. No. _____

Date : 16/04/2017

TO WHOM SO IT MAY EVER CONCERN SEARCH REPORT AND TITLE CLEARANCE CERTIFICATE

REF: In the matter of Search Report in respect of Land situated lying and being at Village Barampur, Tal. Vasai, Dist. Palghar within the jurisdiction of Sub-Registrar Vasai land bearing:-

S. No.	Hissa No.	Area	Assessed
		H.R.P	Rs. Ps.
19	9	0.10.1	0.63

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

Owner : Mr. Purushottam Anant Kawali.

THIS IS TO CERTIFY that I have taken search in respect of the said property in the office of Sub-Registrar Vasai vide my application No.4957/2017, Dt.15/04/2017 for the period of 65 years i.e, from 1952 to 2017, and my findings are as follows:-

The Search Note is subject to the prevailing conditions and provision of the Index-Books available at the office of Sub-Registration Vasai, Tal-Vasai, Dist-Palghar.

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YEAR	FINDINGS
1952 -	Index II Some Pages Are Torn
1953 -	NIL
1954 -	Wide M.E. No.613, Dt.22/04/1954 As per Sanrakshit Kulkaida Kalam 3(A)(1) Jhon Pascal Soj were brought on record.
1955 -	NIL
1956 -	NIL
1957 -	NIL
1958 -	Wide M.E. No.742, Names Brought on record as per Sanrakshit Kulkaida Kalam 3(A)(1) Jhon Pascal Soj by mutation entry no.613 was removed from the record.
1959 -	NIL
1960 -	NIL
1961 -	NIL
1962 -	NIL
1963 -	NIL
1964 -	Index II Some Pages Are Torn
1965 -	NIL
1966 -	NIL
1967 -	NIL
1968 -	Index II Some Pages Are Torn

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1969 -	NIL
1970 -	Wide M.E. No.1000, Dt.01/08/1970 Conveyance, Rs.990/- dt.06/05/1969 Smt.Natalbai Ennas Pascal Soj Sold the Said Property to Salvador Michael Gracious.
1971 -	NIL
1972 -	Index II Some Pages Are Torn
1973 -	Index II Some Pages Are Torn
1974 -	NIL
1975 -	Index II Some Pages Are Torn
1976 -	NIL
1977 -	Index II Some Pages Are Torn
1978 -	Index II Some Pages Are Torn
1979 -	NIL
1980 -	Index II Some Pages Are Torn
1981 -	Index II Some Pages Are Torn
1982 -	Index II Some Pages Are Torn
1983 -	NIL
1984 -	NIL
1985 -	Wide M.E. No.1552, Dt.15/04/1985 Late. Salvador Michael Gracious died on Dt.14/02/1982 And Late Anibai Salvador Gracious died on Dt.04/10/84 their legal heirs 1. Niclas Salvador Gracious 2. Diego Salvador Gracious were brought on record.

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1986 -	Index II Some Pages Are Torn
1987 -	NIL
1988 -	Index II Some Pages Are Torn
1989 -	Index II Some Pages Are Torn
1990 -	NIL
1991 -	Index II Some Pages Are Torn
1992 -	NIL
1993 -	Index II Some Pages Are Torn
1994 -	NIL
1995 -	Index Register Sent to Thane for Data Entry/NIL
1996 -	Index Register Sent to Thane for Data Entry/NIL
1997 -	Index Register Sent to Thane for Data Entry/NIL
1998 -	NIL
1999 -	NIL
2000 -	Index II Some Pages Are Torn
2001 -	Some are Pages Torn /Mixed
2002 -	NIL
2003 -	Wide M.E. No.3306, Dt.22/07/2003 Sisilya Diedgo Gracious and others 3 the legal heirs of Late. Diego Salvador Gracious were brought on record.
2004 -	NIL
2005 -	NIL
2006 -	NIL

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2007 -	NIL
2008 -	NIL
2009 -	NIL
2010 -	NIL
2011 -	NIL
2012 -	NIL
2013 -	NIL
2014 -	NIL
2015 -	NIL

2016 - **Wide M.E. No.4269, dt.24/02/2016**

Conveyance Deed. Dt.22/01/2016.

Reg Doc No.Vasai 6/495/2016. Rs.29,00,000/-

1. Niclas Salvador Gracious (Salvador Gracious

Sold Area 5.05 gunthas share in the Said Property to

1.Mr. Domnic Sebastian D'mello and 2. Mrs. Angelina

Domnic D'mello .

ENTRY :- Development Agreement.

Reg Doc No.Vasai 6/955/2016. Dt.09/02/2016.

1.Mr. Domnic Sebastian D'mello and 2. Mrs. Angelina

Domnic D'mello have given for Development

area 5.05 gunthas their share in the Said Property to

Purushottam Anant Kawali for ratio of 40:60 percent.

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2017 - ENTRY :- Sale Deed Cum Conveyance Deed
Reg Doc No. Vasai 1/1144/2017.
Dt. 04/02/2017. Rs. 32,00,000/-
Smt. Sisiliya Diego Gracious and others 4 sold
Area 5.05 gunthas share in the Said Property to
Purushottam Anant Kawali.

Mutation Entry Date Not Clear

Wide M.E. No. 593, Conveyance, Rs. 300/- Shri. Joseph Vernet Fernandes
Sold the Said Property to Smt. Natalbai Ennas Pascal Soj.

A) DOCUMENTS SUBMITTED FOR THE OPINION:-

- 1. 7/12 Extract.**
- 2. Mutation Entry No. 593, 613, 742, 1000, 1552, 3306 and 4269.**
- 2. Extract of search Report Dt. 15/04/2017.**

B) DESCRIPTION OF THE SAID PROPERTY:-

Land Bearing Survey No. 19, Hissa No. 9, Area H.R.P. 0.10.10, Assessed
0.63 paise Situated at Village Barampur, Tal. Vasai, Dist. Palghar.

C) THE TITLE TO THE SAID PROPERTY

By Perusal of the above Documents submitted for my opinion and
the Search taken by me Mr. Purushottam Anant Kawali and Mr. Domnic
Sebastian D'mello and 2. Mrs. Angelina Domnic D'mello are shown as
the owners of the Said Property.

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It appears that as per the Conveyance Dt. 04/02/2017, Having Reg No. Vasai-1/1144/2017, Mr. Purushottam Anant Kawali is owners of area 5.05 Gunthas in the Said property and as per the Development Agreement Dt.09/02/2016, Having Reg Doc No.Vasai 6/955/2016, Mr. Domnic Sebastian D'mello and 2. Mrs. Angelina Domnic D'mello have given development rights for their share of area 5.05 Gunthas in the said Property.

D) TITLE CLEARANCE CERTIFICATE

Upon the investigation and scrutiny of the documents, I Have observed that Mr. Purushottam Anant Kawali is absolutely owned, seized and possessed of or otherwise well sufficiently entitled to 'the said property'

From the search and Mutation Entries during the above mention years some records are torn, some record are sent to thane for data entry and Some are not available for inspection.

That the said Mr. Purushottam Anant Kawali is the owners and has developments rights in the said property. He have not sold, mortgaged, transferred or disputed of the said Property to any person or persons or any group or Associations of the persons or has not created any change lien or encumbrances of any nature or third party interest over 'the said property'

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I am therefore opinion from the records available to me that the title of the said property in favour Mr. Purushottam Anant Kawali is clear, Marketable and free from all encumbrances of whatsoever nature.

Date: 16/04/2017

Place: Vasai.



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