

DHANANDA P. MOKAL - THAKUR

B.COM. LLB

ADVOCATE HIGH COURT

Office : 40A, Prabhat Center, Sector 1A, CBD Belapur, Navi Mumbai, Tal & Dist.: Thane.

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Date : 10th May, 2019

TITLE CERTIFICATE

TO WHOM SOEVER IT MAY CONCERN

REF.: CTS No. 1194A (Old CTS No. 1193), adm. 554.8 sq. mtrs. & CTS No. 1194E (CTS No. 1194 B/Old CTS No. 1193), adm. 388.58 sq. mtrs., situated at Shahabaj (Belapur), Navi Mumbai, Tal. & Dist. Thane.

We have Scrutinize the documents & papers as per instruction of (1) MR. PRABHAKAR DHARMA PATIL, (2) MR. NIVRUTTI DHARMA PATIL, (3) MR. GANESH DHARMA PATIL, (4) MR. PRAVIN DHARMA PATIL, (5) MRS. ANJANI DHARMA PATIL & (6) MR. DHARMA BALU PATIL, all adults, Indian Inhabitant, residing at House No. 400/851, Agroli Gaon, Sector 29, CBD Belapur, Navi Mumbai, Tal. & Dist. Thane, pertaining to the CTS No. 1194A (Old CTS No. 1193), adm. 554.8 sq. mtrs. & CTS No. 1194E (CTS No. 1194 B/Old CTS No. 1193), adm. 388.58 sq. mtrs., situated at Shahabaj (Belapur), Navi Mumbai, Tal. & Dist. Thane [hereinafter referred to as the said Property].

WE HAVE PERUSED FOLLOWING TITLE DOCUMENTS:

Sr. No.	Particulars of Documents	Verified Original /Xerox
1.	The City Survey Officer Thane in respect of Property bearing City Survey No. 1193 adm. 828.2 sq. mtrs. recorded the name of the MR. BALARAM BALU PATIL in the Ruled Card.	Xerox Copy of Ruled Card
2.	The City Survey No. 1193 is 828.2 sq. mtrs. But the City Survey No. 1193 indicates area adm. 2933.00 sq. mtrs. Is not belongs to the MR. BALARAM BALU PATIL. In view of above it is not possible to partitioned the City Survey No. 1193 but It is specifically recorded in the report submitted by City Survey Officer of Thane that after scrutiny & as per order of Special Darkhast No. 62/2012 it is found that the City Survey No. 1194 adm. 828.2 sq. mtrs. Standing in the name of MR. BALARAM BALU PATIL.	Xerox Copy of order of Special Darkhast

3.	The City Survey No. 1194 directed partition as per the respective shares of MR. DHARMA BALU PATIL & OTHERS And MR. BALARAM BALU PATIL & OTHERS as per mentioned in the Decree of Special Darkhast No. 62/2012 dtd. 19/11/2015.				Xerox Copy of Decree of Special Darkhast
	Sr. No	Name of Owner	Share (in %)	Area (Sq.Mtrs)	
	1	MR. DHARMA BALU PATIL	23.33%	277.5	
	2	MR. NARAYAN BALU PATIL	23.33%	277.6	
	3	MR. BALARAM BALU PATIL	23.33%	277.5	
	4	MRS. TARABAI VASUDEO SUTAR	3.33%	39.6	
	5	MRS. SITABAI PANDHARINATH MHATRE	3.33%	39.6	
	6	MRS. NIRABAI RAMA PATIL	7.77%	92.5	
	7	MRS. SHANTABAI PARSHURAM GHARAT	7.77%	92.4	
8	MRS. GULABBAI DNYANESHWAR DONGARE	7.77%	92.4		
4.	<p>Release Deed dtd. 21 December 2006, the [1] MRS. SHANTABAI PARSHURAM GHARAT, [2] MRS. GULABBAI DNANESHWAR DONGARE & [3] MRS. NIRABAI RAMA PATIL, Release and transferred all them divided share, right, title and interest in the said property to MR. DHARMA BALU PATIL on the terms & conditions mentioned therein. The said Release Deed registered with the Concerned Sub Registrar of Assurances at Thane, vide under Registration Sr. No. 9285/ 2006 & 9286/2006 And The City Survey Officer Thane has order passed on dtd. 09/02/2016.</p>				Xerox Copy of Ruled Card/ Mutation Entry No. 222
5.	<p>MR. DHARMA BALU PATIL during his life time had executed a Last WILL and registered with the concerned Sub Registrar of Assurances at Thane vide under Reg. Sr. No. 5475/2016, As per said WILL Testator has bequeath his share i.e. City Survey No. 1194 A adm. 554.8 sq. mtrs. in the said property to his Sons & Daughter (1) MR. PRABHAKAR DHARMA PATIL, (2) MR. NIVRUTTI DHARMA PATIL, (3) MR. GANESH DHARMA PATIL, (4) MR. PRAVEEN DHARMA PATIL & (5) MRS. ANJANI DHARMA PATIL as beneficiary.</p>				Xerox Copy of Ruled Card/ Mutation Entry No. 234
6.	<p>Circular letter dated 16/02/2015 of the Commissioner of the Joint Commissioner and Director of Land Records of Pune, as per the records of the area mentioned of the City Survey No. 1194/E area of adm. 388.58 sq. mtrs. and registered the name of SHRI. DHARMA BALU PATIL in the Ruled Card.</p>				Xerox Copy of Ruled Card
7.	<p>The Owners of Land bearing City Survey No. 1194 A, adm. 554.8 sq.mtr., City Survey No. 1194 E, adm, 388.58 sq.mtr., collectively adm. 942.400 sq. mtr., have submitted the</p>				Xerox Copy

Handwritten signature/initials


building plan through their **ARCHITECT M/S. EDGE** for its approval to construct **Residential Building [Ground/Stilt + Seven [07] Upper Floors]**, on the said Land and the plan has been approved under Section 45 (1) (iii) of The Maharashtra Regional and Town Planning Act 1966 by issuing **Development Permission & Commencement Certificate** bearing Ref. No. **NMMC/TPD/BP/Online No. 20181CNMMC14274/ 678 /2019**
Ddt. 26th February 2019.

We have also taken the revenue search of available records through **MR. MAHESH RAUT [Property Investigator]**, Search Clerk for the **Years 1990 to 2019 for Thirty [30] Years** in the Office of Concerned Sub Registrar of Assurances at Thane i.e. **Thane-1, 2, 3, 5, 6, 8, 9 & 11** by Receipt No. 4903/2019, dated 10/04/2019 to that effect.

While search and as per available records it found that there is no document executed, registered about the aforesaid Property except the aforesaid document referred herein above.

CERTIFICATE:

As looking to the papers & agreements, registration receipt by us and in best of our knowledge the title of the said Property is clear & marketable and free from all encumbrances and in our opinion and any of concerned banks may sanction loan by taking certified copy of common documents, Original Title Document related to said Property on records and NOC for sale & mortgage to be obtained from Navi Mumbai Municipal Corporation for disbursement of loan.



MRS. DHANANDA MOKAL - THAKUR
[ADVOCATE BOMBAY HIGH COURT]
Adv Dhananda P. Mokal-Thakur
Reg. No. MAH/4705/2014
Office No. 40A, Prabhat Center,
Sec-1A, CBD-Belapur, Navi Mumbai.
Tal. & Dist-Thane.

Encl.: Search Report taken through MR. MAHESH RAUT