

30<sup>th</sup> July, 2011.

**TITLE CERTIFICATE**

Re: Property bearing Survey No. 65, admeasuring 24130.00 Sq. Mtrs., situated at Village Kamba, Taluka Kalyan, District Thane. Owner: M/s. Green Valley Realtors through its Partners 1) Mr. Joseph P. George 2) Mr. Govindankutty Nair 3) Mr. Nereparambil P. Varkey 4) Mr. Varghese John.

**I. Following documents were submitted before me for scrutiny :-**

- 1) The true copy of 7/12 extract of the said property of the current year.
- 2) The true copy of the order issued by the Sub-Division Officer, Thane Division, Thane dated 02/03/2000 bearing No. TD/6/KV/VP/SR /150/98 and dated 18/02/2003 bearing No. TD/6/KV/VP/SR /150/98.
- 3) The true copy of ULC 8(4) order issued by The Deputy Collector and Competent Authority, Ulhasnagar Urban Agglomeration, Thane dated 17/11/2006 bearing No. ULC/ULN/6(1)/SR-164/Kamba.
- 4) The true copy of Non-Agriculture order issued by The Collector Thane dated 14/12/2007 bearing No. Mahsul/Kaksh-1/T-7/NAP/SR-47/2007.
- 5) The search report issued by Shri. G. H. Jagtap, Searcher dated 06/11/2006 and 11/07/2011.

**II. Description of the said property :**

Bearing Sy. No. 65, admeasuring 2-29-3 hector Are Prati, Potkharaba 0-12-0 Hector Are Prati, situated at Village Kamba, Taluka Kalyan, District Thane Owner: M/s. Green Valley Realtors through its Partners 1) Mr. Joseph P. George 2) Mr. Govindankutty Nair 3) Mr. Nereparambil P. Varkey 4) Mr. Varghese John.

**III. Flow of Title to the said property:**

- 1) It appears that the said property was recorded in the name of Ganesh Krishna Phadke in view of Section 5 (2) A of the Abolition of Inam Act Vide Mutation Entry No.2 dated 5/9/1957.
- 2) It appears that name of Dashrath Bango Chorghe was recorded as the protected tenant of Ganesh Krishna Phadke vide Mutation Entry No. 121 in respect of the said property.
- 3) It appears that in view of the order passed in ALT No. 137 dated 17/3/1990 the said Dashrath Bango Chorghe has purchased the property under section 32 G of the Bombay Tenancy and Agriculture Lands Act and accordingly the name of the said Dashrath Bango Chorghe was recorded in the Kabjedar column and in the other rights column the encumbrance of the purchase price was recorded vide Mutation Entry No. 360.
- 4) It appears that the said Dashrath Bango Chorghe has paid the amount of Rs. 1094-95, i.e. the amount of encumbrance. As such the entry of encumbrance recorded in the other rights column was deleted vide Mutation Entry No. 1265 dated 10/08/90.
- 5) The perusal of the order issued by The Sub Division Officer, Thane Division, Thane dated 02/03/2000 bearing No. TD/6/KV/VP/SR /150/98 and No. TD/6/KV/VP/SR/150/98, dated 18/02/2003. The Sub Division Officer has granted the permission to Vasant Anandrao Gore to purchase the land from Dashrath Bango Chorghe as per section 43 (1) of the Bombay Tenancy and Agricultural Rule, 1956 on entering terms and conditions, as more particularly stated in said order.
- 6) It appear that in view of the above said orders dated 02/03/2000 and 18/02/2003 passed by the Sub Division Officer, Thane Division, Thane the condition of section 43 of the Bombay tenancy and Agricultural Lands Act was deleted from 7/12 extract of the said property and vide Mutation Entry No. 1710 and Dashrath Bango Chorge executed the Sale deed vide Reg. No. 39/2003 dated 06/01/2003 at Sub-Registrar Kalyan -2 in favour of Vasant Anand Gore same was reflected in the same mutation entry. Thereafter name of Vasant Anand Gore was recorded in the Kabjedar column.

**G. W. GORWADKAR**

B.A., LL.B.  
ADVOCATE, HIGH COURT  
LEGAL ADVISOR  
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- 7) It appears that Vasant Anand Gore executed the saleded vide Reg. No. 1233/2007, dated 15/02/2007 in favour of M/s. Green Valley Realtors through its Partners 1) Mr. Joseph P. George 2) Mr. Govindankutty Nair 3) Mr. Nereparambil P. Varkey 4) Mr. Varghese John and vide mutation entry No. 1875, dated 17/02/2007 and said M/s. Green Valley Realtors through its Partners 1) Mr. Joseph P. George 2) Mr. Govindankutty Nair 3) Mr. Nereparambil P. Varkey 4) Mr. Varghese John names appeared in the Kabjedar Column.
- 8) It appears that M/s. Green Valley Realtors through its Partners 1) Mr. Joseph P. George 2) Mr. Govindankutty Nair 3) Mr. Nereparambil P. Varkey 4) Mr. Varghese John obtained Non-Agriculture Permission from The Collector Thane dated 14/12/2007 bearing No. Mahsul /Kaksh-1/T-7/NAP/SR-47/2007 to develop the said land.

**IV. OPINION**

Thus, relying upon the above said documents submitted before me for my scrutiny, I am of the opinion that M/s. Green Valley Realtors through its Partners 1) Mr. Joseph P. George 2) Mr. Govindankutty Nair 3) Mr. Nereparambil P. Varkey 4) Mr. Varghese John are the owners of the Said Property. The Title of the aforesaid property is free, clear, marketable and free from all encumbrances.

Hence the Certificate.

*G. W. Gorwadkar*  
30/7/11

**G. W. GORWADKAR**  
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