



S.V. MHATRE

B.A. LL.B. ADVOCATE

CELL NO. 9970908797 / 9273731850

ADD. SHOP NO. 6, FIRST FLOOR, JAMNAI APARTMENT, 'B' WING, NEAR VASUDEV PATIL NAGAR, KONKAON, TAL. BHIWANDI, DIST. THANE

Date:- 09/05/2016

TITLE CERTIFICATE

Sub. - Surveye No. 8/7, area admeasuring 0-09-6 Situated at Village - Kon, Tal.- Bhiwandi, Dist.-Thane

Following documents are submitted to me for verification of title:-

- 1) Xerox copy of the 7/12 extract of the land bearing Surveye No. 8/7, area admeasuring 0-09-6 Situated at Village - Kon, Tal.- Bhiwandi, Dist.-Thane issued by Talathi Saja Kon, Tal. Bhiwandi, Dist. Thane.
- 2) Xerox copy of the old 7/12 extract of the land bearing Surveye No. 8/7, area admeasuring 0-09-6 Situated at Village - Kon, Tal.- Bhiwandi, Dist.-Thane issued by Tahsildar* Bhiwandi, Tal. Bhiwandi, Dist. Thane.
- 3) Xerox copy of the Mutation Entry No. 1785 issued by Talathi Saja Kon, Tal. Bhiwandi, Dist. Thane.
- 4) Xerox copy of the certificate issued by Tahsildar Bhiwandi, Tal. Bhiwandi, Dist. Thane.

Upon perusal of the above documents I am of the opinion that:-

1. Originally Vasudev Dhago Patil is the original owner of the land bearing Surveye No. 8/7, area admeasuring 0-09-6 Situated at Village - Kon, Tal.- Bhiwandi, Dist.-Thane;
2. As per 7/12 extract Vasudev Dhago Patil is the sole owner of said land. Mutation entry no.999 was not available in revenue record therefore Tahsildar Bhiwandi is issued certificate on.11.02.2015.

3. Vasudev Dhago Patil has granted development right in favour of Ms. Manvi Construction through its partner Sachin Patil & Avinash Gavale by way of development agreement registered with the office of Sub-Registrar Bhiwandi at sr. no. 1549/2016 and Power of Attorney Sr. no. 1550/2016 dated 17.03.2016.

From the perusal of the above documents I am of the opinion that, title of the land bearing Survey No. 8/7, area admeasuring 0-09-6 Situated at Village - Kon, Tal.- Bhiwandi, Dist.-Thane is clear, Marketable and free from encumbrances.

Subject to the Mutation Record, Revenue Certificate, Torn Pages and Non Availability of Index-2 registers as some of them are rewriting/rebinding/interpretation.



ADVOCATE
(S. V. MHATRE)

* ADV. SANDIP VISHWANATHI MHATRE B.A., LL.B.

ADVOCATE HIGH COURT
Off at - Shop No. 6, First Floor, Jambhal Apartment,
17 Wing, Near Vankardevi Pathi Nagar Gate,
At - Kon, Tal - Bhiwandi, Dist - Thane