

Balasaheb Bhujbal

B. Com., LL. B.

Advocate High Court

2/12, Ghanshyam Nagar, Tilak Road, Thane (E)-400603
Ph. 25322325, Mob. 9833712680; E-Mail : balasaheb_bhujbal@yahoo.co.in

Ref No:

Date:

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

1)MR. WALAKYA JOMA SHINGE, SMT. RAKHAMABAI HAIDER RAUT,
SMT. BANIBAI BALARAM GAVLI, MR. JANARDAN NAMDEV RAUT, MR.
ASHOK NAMDEV RAUT, SMT. LILABAI VISHNU SHINGE, SMT. JANIBAI
MARUTI MHATRE, AND SMT. KASHIBAI (KALPANA) RAVINDRA MHATRE

.....OWNERS

TO

M/s. MONARCH DEVELOPERS

....BUILDER/

DEVELOPER

I have perused the copies of following documents:

- 1) Village Form 7/12. Extracts
- 2) Mutation Entries
- 3) Public Notice:

published in daily newspaper Thane Vaibhav by Adv. Mrs. V. D. Patil having its address
at. A-305, Riddhi Siddhi Park, Pakhadi, Kharegaon, Kalwa, Thane-400605 and her report
dated. 15.11.2013.

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HP

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4) **Mr. Walakya Joma Shinge and others** are the original owners of said Property. By and under Development Agreement, registered with the Office of Sub-Registrar of Assurances, Thane under no. TNN-5/3953/2013, dated. 10.04.2013 said **Mr. Walakya Joma Shinge** and others agreed to transfer Developments Rights of below referred Property on the certain terms and conditions and for the consideration contained therein in favour of **M/S. MONARCH DEVELOPERS**. the said **M/S. MONARCH DEVELOPERS** has made payment of full and final consideration reduced in the said Development Agreement dated. 10.04.2013

5) IN this matter, the necessary searches has been taken by **Mr. M. P. Singh Advocate** at Thane Court Junior And Senior Division for the period from 1983 to 2013 in respect of the said property. and he submitted his report dated. 18.12.2013.

6) **SEARCH REPORT :**

IN this matter, the necessary searches has been taken by **Mr. Sachin Patil**, The Registers maintained with the Office of the Sub-Registrar, Thane (Office No. 1, 2, 5) for the period from 1984 to 2013 in respect of the said property and I found no other documents registered other than those mentioned above.

SP

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- 7) IT appears that, the property in question was belonging to one **Mr. Joma Gopal Shinge** who acquired the property as a protected tenant. **Mr. Joma Gopal Shinge** Died in and around the Year 1971 leaving behind his legal heirs **Mr. Walakya Joma Shinge** , **Smt. Mathibai Joma Shinge**, **Smt. Rakhamabai Haider Raut**, **Smt. Mahadubai Govid Choudhari (Raut)**, **Smt. Banibai Balaram Gavali**, and **Smt. Motibai Namdev Raut** who became the owners of the said Property and same has been recorded in the revenue record by mutation entry number-28 dated. 12.10.1977. **Smt. Mathibai Joma Shinge**, died in the year 1980, **Smt. Mahadubai Govid Choudhari (Raut)**, died around 1983, and **Smt. Motibai Namdev Raut** died in the year 2005, all three leaving behind legal heirs namely **Mr. Janardan Namdev Raut**, **Mr. Ashok Namdev Raut**, **Mr. Maruti Namdev Raut**, **Smt. Lilabai Vishnu Shinge**, and **Smt. Kashibai (Kalpana) Ravindra Mhatre**, who became the co-owners in the said property and same has been recorded in revenue record by mutation entry-1454 dated 25.07.2013. **Mr. Joma Gopal Shinge** acquired the said Property as protected tenant from **Mr. Ramchandra Ganesh Joshi** and same has been mutated by mutation entry No- 64 dated 05.09.1978 and therefore section 43 of Bombay Tenancy and Agricultural Land Act became applicable to the said Property.



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In view of the above I certify that subject to necessary permissions from competent Authorities what is stated hereinabove the title of the present owners **Mr. Walakya Joma Shinge and others in respect of the said property is clear and marketable and M/S. MONARCH DEVELOPERS** have acquired Developments Rights in respect of the said property.

SCHEDULE

All that piece and parcel of land or ground lying and situated at Revenue Village Vadvali, Taluka and District Thane within the limits of **THANE MUNICIPAL CORPORATION**, within the Registration District and Sub-Registration Thane bearing;

Survey No.	Hissa No.	Area (H-R-P)	Assessment Rs. Ps.
10	1A	0-30-3	3.75

Together with all easementary rights etc.

Dated this 16th day of January, 2014 at Thane

Balasaheb
(B. S. BHUJBAL)
Advocate