

Tushar R. Patil

B. Com., LL. B.

ADVOCATE - HIGH COURT

Tam Talao, Vasai Gaon, Dist. Thane 401 201

Mobile No. 9767416807

Date-28/04/2017.

TITLE CERTIFICATE

Ref – Land bearing Survey. No – 172 ,Hissa No – 1 Area admeasuring H.R. 0-66-5 +P.K. 0-01-5 Assessment Rs.- 14/- Paise – 06/- ,lying, being and situate in Village – Virar , Taluka Vasai, District – Palghar (Thane) within the limits of Sub-Registrars office at Vasai-1,2,3,4,5,6 with the help of Books of records available for search and Documents submitted to me in respect of above mentioned property

As per your instruction Search is taken by My Searcher in the Office OF Sub –Registrar of Assurances AT Vasai-1,2,3,4,5,6.for the period of Sixty Six (66) Years I, e. from 1952 to 27/04/2017

1.From the Search and Document Submitted to me it is found That:-

- a) Mr. Govind Ramji Patil was the Owner of The Aforesaid Land
- b) As recorded in the Mutation Entry No – 1601 Mr. Govind Ramji Patil Died intestate on Dated - 11/02/1944 hence His interest in The aforesaid Land has been transmitted to His Legal Heirs 1) Mrs Kamalibai Govind Patil 2) Mrs. Mali Ramji Patil same was incorporated in the revenue records
- c) As recorded in the Mutation Entry No – 2363 Mrs. Mali Ramji Patil Died intestate hence Her interest in The aforesaid Land has been transmitted to Her Legal Heir Mrs Kamalibai Govind Patil same was incorporated in the revenue records
- d) As recorded in the Mutation Entry No –4315 Mrs Kamalibai Govind Patil Died intestate on Dated - 21/02/1977 hence Her interest in The aforesaid Land has been transmitted to Her Legal Heir Mr. Waman Govind Patil same was incorporated in the revenue records
- e) As recorded in the Mutation Entry No –10747 Mr. Waman Govind Patil Died intestate on Dated - 14/06/2005 hence His interest in The aforesaid Land has been transmitted to His Legal Heir 1) Mrs Bhimabai Waman Patil 2) Mr. Mukesh Waman Patil 3) Mrs. Anandi Ganesh Mhatre 4) Mrs. Nanda Vidyadhar Patil 5) Mrs. Nirmala Mahendra Patil 6) Mr. Nitin Mahendra Patil 7) Mr. Jatin Mahendra Patil same was incorporated in the revenue records
- f) By the Virtue of Mortgage Deed Mr. Waman Govind Patil Mortgage The Aforesaid Land With The Maharashtra Bank For Rs – 5,000/- Hence The Maharashtra Bank name was written in the Other Right Column of The 7/12 Extract of The Aforesaid Land same was incorporated in the revenue records

TP Patil)

g) By the Virtue of Registered Development Agreement Dated-03/09/2015 having Reg .No - 6255/2015 Registered at the Sub - Registrar Office at Vasai - 2 1) Mrs Bhimabai Waman Patil 2) Mr. Mukesh Waman Patil 3) Mrs. Anandi Ganesh Mhatre 4) Mrs. Nanda Vidyadhar Patil 5) Mrs. Nirmala Mahendra Patil 6) Mr. Nitin Mahendra Patil 7) Mr. Jatin Mahendra Patil Gave The aforesaid Land For Development Purpose To 1) Mr. Aniket Bhalchandra Thakur 2) Mr. Pamesh Basappa Turbhe

h) As recorded in the Mutation Entry No -12496 Mr. Mukesh Waman Patil And 6 Others Through Their P.O.A., Holder 1) Mr. Aniket Bhalchandra Thakur 2) Mr. Pamesh Basappa Turbhe Made An Application To The Collector Palghar For The N.A. (Non - Agriculture) use of The Aforesaid Land on Which The Collector Palghar Gave The Said N.A. Permission By His Order No - Mahasul /K-1/T-1NAP- VIRAR VASAI/ SR/ 367/2015 Dated - 27/01/2016 on Conditions Bearing No - 1 To 25 Mentioned Therein And excluding The Area Specified Such as 1) Illegal Construction - 35.02 Sq. Mtrs. Area 2) R.G. 15% - 1014.74 Sq. Mtrs. 3) C.F.C 5% - 338.25 Sq. Mtrs. Out of The Aforesaid Land same was incorporated in the revenue records

I, say that the Title of Land bearing Survey. No - 172 ,Hissa No - 1 Area admeasuring H.R. 0-66-5 +P.K. 0-01-5 Assessment Rs.- 14/- Paise - 06/- ,lying, being and situate in Village - Virar , Taluka Vasai, District - Palghar (Thane) Belongs to 1) Mrs Bhimabai Waman Patil 2) Mr. Mukesh Waman Patil 3) Mrs. Anandi Ganesh Mhatre 4) Mrs. Nanda Vidyadhar Patil 5) Mrs. Nirmala Mahendra Patil 6) Mr. Nitin Mahendra Patil 7) Mr. Jatin Mahendra Patil is Clear And Marketable And Free From all Encumbrances

However

By the Virtue of Registered Development Agreement Dated-03/09/2015 having Reg .No - 6255/2015 Registered at the Sub - Registrar Office at Vasai - 2 1) Mrs Bhimabai Waman Patil 2) Mr. Mukesh Waman Patil 3) Mrs. Anandi Ganesh Mhatre 4) Mrs. Nanda Vidyadhar Patil 5) Mrs. Nirmala Mahendra Patil 6) Mr. Nitin Mahendra Patil 7) Mr. Jatin Mahendra Patil Gave The aforesaid Land For Development Purpose To 1) Mr. Aniket Bhalchandra Thakur 2) Mr. Pamesh Basappa Turbhe

By the Virtue of Registered General Power of Attorney on Dated-03/09/2015 having Reg .No - 6256/2015 Registered at the Sub - Registrar Office at Vasai - 2 1) Mrs Bhimabai Waman Patil 2) Mr. Mukesh Waman Patil 3) Mrs. Anandi Ganesh Mhatre 4) Mrs. Nanda Vidyadhar Patil 5) Mrs. Nirmala Mahendra Patil 6) Mr. Nitin Mahendra Patil 7) Mr. Jatin Mahendra Patil Gave Power in respect of The aforesaid Land To Development Purpose To 1) Mr. Aniket Bhalchandra Thakur 2) Mr. Pamesh Basappa Turbhe

Note - 1) The Title Report is given in the basis of documents submitted to me AND records available for Search 2) Most Pages of all Manual Record of Index -2 is Torn and some books send to Thane for Data Entry 3) Some Pages of all Computer Records of Index - II Are missing

Date- 28/04/2017.


Advocate

TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201