



Office No. 214, 2nd Floor, Bhoomi Mall, Plot No. 09, Sector - 15, CBD Belapur, Navi Mumbai - 400 614.
E-mail : advtambatandcompany@gmail.com / advsachin78@rediffmail.com

Ref. No. : TC/12/2018

BY RPAD / UPC / HAND

Date : 20/08/2018

TITLE CERTIFICATE

Ref: All the piece & parcel of Land lying & being situated at –
Village – Koynavale, Tal. Panvel, Dist. Raigad having
Survey No./Hissa No. 42/4B total area adm. **0-19-50 H.R.**
(hereinafter referred to as the "**Said Property**").

THIS IS TO CERTIFY that, as per the request of M/s. **Riddhi Siddhi Developer** through its Proprietor **Mr. Dharmendra Bhavarlal Mali** having its office at – Shop No. 14, Minakshi C.H.S., Plot No. 68, Sector – 16A, Nerul, Navi Mumbai, I have investigated the title in respect of above referred property. During my investigation I have gone through the various documents mentioned hereinafter submitted to me & I have found some relevant aspect to note and placed my observations in respect of the above referred property as under:

Documents Perused

- i. Zerox copy of 7/12 extract dated **23/05/2018**.
- ii. Zerox copy of **Mutation Entry Nos. 42, 43, 72, 223, 304, 679 & 961** in respect of the above **Survey No./Hissa No. 42/4B & total area adm. 0-19-50 H.R.**
- iii. **Search Report** dated **17/08/2018** submitted by Search Clerk **Mr. Janardan Undalkar**.





Office No. 214, 2nd Floor, Bhoomi Mall, Plot No. 09, Sector - 15, CBD Belapur, Navi Mumbai - 400 614.
E-mail : advtambatandcompany@gmail.com / advsachin78@rediffmail.com

BY RPAD / UPC / HAND

Ref. No. : _____

Date : _____

1. As per the verification of the 7/12 extract issued by the **Talathi** of **Village – Koynavale, Tal. Panvel, Dist. Raigad** the name of 1) **Shri. Sudam Likrya Patil** 2) **Smt. Sayabai Narayan Patil** 3) **Shri. Anant Narayan Patil** 4) **Shri. Anil Narayan Patil** 5) **Shri. Ashok Narayan Patil** 6) **Sau. Nanda Vishnu Porji** 7) **Sau. Sunanda Dilip Patil** 8) **Sau. Sugandha Balkrushna Patil** 9) **Shri. Rajaram Likrya Patil** 10) **Smt. Hirabai Manglya Bhopi** 11) **Sau. Nalubai Gajanan Kadu** is shown as the owner of the said property.
2. Upon verification & observations of the Mutation Entries on the basis of **Form No. 6** of **Village – Koynavale, Tal. Panvel, Dist. Raigad**. I have noted following aspects as under :-

A) Mutation Entry No. 42

As per the above mutation entry noted on **06/01/1989** it is recorded that, the property lying & situated at **Village – Koynavale, Tal. Panvel, Dist. Raigad** having **Survey No./Hissa No. 42/4B** total area **adm. 0-19-50 H.R.** was in the name of **Shri. Likrya Kol Patil** & he is died before 10 years and name of his legal heirs i.e. 1) **Shri. Sudam Likrya Patil** 2) **Shri. Narayan Likrya Patil** 3) **Shri. Rajaram Likrya Patil** are sons and **Smt. Hirabai Manglya Bhopi** 11) **Sau. Nalubai**





Office No. 214, 2nd Floor, Bhoomi Mall, Plot No. 09, Sector - 15, CBD Belapur, Navi Mumbai - 400 614.
E-mail : advtambatandcompany@gmail.com / advsachin78@rediffmail.com

BY RPAD / UPC / HAND

Ref. No. : _____

Date : _____

Gajanan Kadu are his daughters their name is recorded vide this Mutation Entry.

B) Mutation Entry No. 43

The said mutation entry is regarding Property **Survey No./Hissa No. 42/4** & not concern with the said Property.

C) Mutation Entry No. 72

This mutation entry is recorded on **15/12/1993** & as per the said mutation entry the village name change as per Government notification was mentioned and it is a formal entry.

D) Mutation Entry No. 223

The said mutation entry is regarding Property **Survey No./Hissa No. 20/7** & not concern with the said Property.

E) Mutation Entry No. 304

This mutation entry is recorded on **12/03/2011** & as per the said mutation entry names of legal heirs of Shri. Likrya Kol Patil & deceased Shri. Narayan Likrya Patil is recorded in the mutation records. As per the entry the legal heirs are a) Shri. Sudam Likrya Patil b) Shri. Narayan Likray Patil died through its legal heirs i) Smt. Sayabai Narayan Patil ii) Shri. Anant Narayan Patil





Office No. 214, 2nd Floor, Bhoomi Mall, Plot No. 09, Sector - 15, CBD Belapur, Navi Mumbai - 400 614.
E-mail : advtambatandcompany@gmail.com / advsachin78@rediffmail.com

BY RPAD / UPC / HAND

Ref. No. : _____

Date : _____

iii) Shri. Anil Narayan Patil iv) Shri. Ashok Narayan Patil v) Sau. Nanda Vishnu Porji vi) Sau. Sunanda Dilip Patil vii) Sau. Sugandha Balkrushna Patil c) Shri. Rajaram Likrya Patil d) Smt. Hirabai Manglya Bhopi e) Sau. Nalubai Gajanan Kadu is mentioned.

F) Mutation Entry No. 679

This mutation entry is recorded on **21/10/1962** & as per this mutation entry Shri. Likrya Kol Patil declared as a protected tenant in respect of the property mentioned in the said entry situated at Ghot, Tal. Panvel, Dist. Raigad.

G) Mutation Entry No. 961

This mutation entry was not found to be in respect of said Property.

3. After verification of all the documents mentioned above my client **M/s. Riddhi Siddhi Developer** decided to purchase the said Property and therefore as per request of my client We have Published the Public Notice in respect of the said Property in daily newspaper Dainik **Vadalwara** dated **20/07/2018**, Dainik **Kille Raigad** dated **21/07/2018** & in English News weekly **Vashi Times**





Office No. 214, 2nd Floor, Bhoomi Mall, Plot No. 09, Sector - 15, CBD Belapur, Navi Mumbai - 400 614.
E-mail : advtambatandcompany@gmail.com / advsachin78@rediffmail.com

BY RPAD / UPC / HAND

Ref. No. : _____

Date : _____

dated **21/07/2018** and thereby called the objection from public at large in respect of the transaction of the said Property. To the said Public Notice nobody has submitted any written objection within stipulated period of **21** days.

4. As per request of my client I have appointed a search Clerk for taking the search of the said Property and the search Clerk submitted his **Search Report** dated **17/08/2018**. I have gone through the Search Report dated 17/08/2018 and it was taken for last 13 years i.e. 2006 to 2018 vide **Receipt No. 10396** dated **14/08/2018** issued by **Sub-Registrar Panvel 2** and it appears from the Search Reports that, there is no any adverse entry regarding sale instances found against the said property to what has been stated in the Search Report. The copy of Search Report is attached herewith.

Subject to what has been stated hereinabove and on the basis of documents submitted to me, in my opinion the Title of **1) Shri. Sudam Likrya Patil 2) Smt. Sayabai Narayan Patil 3) Shri. Anant Narayan Patil 4) Shri. Anil Narayan Patil 5) Shri. Ashok Narayan Patil 6) Sau. Nanda Vishnu Porji 7) Sau. Sunanda Dilip Patil 8) Sau. Sugandha Balkrushna Patil 9) Shri. Rajaram Likrya Patil 10) Smt. Hirabai Manglya Bhopi 11) Sau. Nalubai**

Sachin S. Tambat

Bsc. LLB, Advocate



Off. : (022) 27561323

Office No. 214, 2nd Floor, Bhoomi Mall, Plot No. 09, Sector - 15, CBD Belapur, Navi Mumbai - 400 614.
E-mail : advtambatandcompany@gmail.com / advsachin78@rediffmail.com

BY RPAD / UPC / HAND

Ref. No. : _____

Date : _____

Gajanan Kadu, residing at - Koynavale, Tal. Panvel, Dist. Raigad
is clear, marketable and free from any registered encumbrances.

Hence this Title Certificate issued today on this 20th day of

Acog 2018.

Sachin S. Tambat
Advocate

Note:- While going through the documents I considered only those transactions during the period of **13** years and the mutation entries that are not related with the above said property are not considered while issuing this Title Certificate. It should also be noted that, I have made observations on the basis of **Search report** dated **17/08/2018** issued subject to badly torn, partly torn and not reliable conditions of registers of Index II and for the record available on "as is where is basis".

