

Date: 6th July 2018

TITLE CERTIFICATE

Title investigation in respect of the Property bearing Plot No.16, City Survey No. 27/15, Tikka No. 21, survey No.41, Hissa No.3, admeasuring, 371.25 sq. meters, together with bungalow, viz. MANEESHA, standing thereon, lying, being and situate at village Naupada, Gavand Path, Taluka & District Thane, within the local limits of Thane Municipal Corporation, (which is hereinafter referred to as 'SAID PROPERTY')

- A) Please refer to the above matter. I have gone through the file containing various documents produced by you.
- B) I have taken search for the year 1989 to 2018 in respect of the the said property, in the concerned office and nothing incriminating is found in respect of the said property.
- C) I have perused the news paper publication published in respect of the said property through Adv. Suvarna Deodhar in Daily Thane Vaibhav and Daily Afternoon on 8/5/2018.

On the basis of the documents produced on record, my observations are as under:

- 1) It seems that by and under Indenture of Lease dated 22nd December 1964 executed between The Naupada Highway Co-operative Housing Society Ltd., (hereinafter referred to as 'SAID SOCIETY') as the Lessor and Smt. Ashabai Vyankatesh Wagle, as the Lessee, the said property was given on lease by the said society. The said deed is registered in the office of S.R.O., Thane vide Sr.No.1634 on 22nd December 1964.

- 2) It seems that the said Ashabai V. Wagle had constructed a bungalow consisting of Ground + One upper floor vide permit No.231 dated 28/8/1965 issued by erstwhile Thane Borough Municipality; and, therefore, the said Municipality had issued an Occupation Certificate bearing No.1300 dated 29/11/1967. Thereafter, the part occupation certificate was obtained for the first floor.
- 3) It is seems that Smt. Ashabai Vyankatesh wagle expired on 7/2/1987 at Thane and her husband Vyankatesh Govind Wagle expired on 25/2/1974 at Thane, leaving behind them two sons, namely Shri Milind Vyankatesh Wagle and Shri Anil Vyankatesh Wagle as the only heirs and legal representatives to succeed their property.
- 4) It seems that the names of said Shri Milind Vyankatesh Wagle and Shri Anil Vyankatesh Wagle have been recorded in property card extract.
- 5) It seems that Shri Anil Vyankatesh Wagle expired on 27/9/2009 at Thane, leaving behind him his wife Sheela Anil Wagle and son, namely Gururaj Anil Wagle as the only heirs and legal representatives to succeed the share in the said property of said Shri Anil Vyankatesh Wagle.
- 6) It seems that Shri Milind Vyankatesh Wagle expired on 13/7/2010 at Thane, leaving behind him his wife Medha Milind Wagle, two sons, namely Vyankatesh Milind Wagle and Gunjan Milind Wagle as the only heirs and legal representatives to succeed the share in the said property of said Shri Mlind Vyankatesh Wagle.

SHRIKANT B. OKA
Advocate, Thane

- 7) It seems that presently, the names of Medha Milind Wagle, Vyankatesh Milind Wagle, Gunjan Milind Wagle, Sheela Anil Wagle and Gururaj Anil Wagle (hereinafter referred to as 'WAGLE FAMILY') have been recorded on the property card of the said property.
- 8) In my opinion, the title of the said Wagle Family, i.e. Medha Milind Wagle, Vyankatesh Milind Wagle, Gunjan Milind Wagle, Sheela Anil Wagle and Gururaj Anil Wagle, in respect of the said property is free, clear and marketable and free from any encumbrances.



(S.B. OKA)
ADVOCATE