



Advocate Anil D. Pandey
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Advocates & Legal Advisors

B.O-Shop No. 13, 'B' Wing New Lotus CHS Ltd, Ostwal Nagari, Nallasopara (E) - 401 209

Date 21/07/2016

TITLE CERTIFICATE

This is to certify that I have investigated the title of land bearing Old Survey No.86, New Survey No.120, Hissa No.1B, admeasuring 630 sq. meters, situate, lying and being at Village Goddeo, Bhayandar (East), Taluka and District Thane, owned by **Shri Niranjana Pranjivan Rawal, Shri Jignesh Pranjivan Rawal, Smt. Janavi Ashok Rawal and Smt. Trupti Kamlesh Dave** as per the record of 12/05/ 2016, and I have to state as hereunder;

- 1 On perusal of a Mutation Entry No.1929, certified on 18/12/1968, it appears that **Mr. Jao Maryan Soz** was the owner of land bearing Old Survey No.86, New Survey No.120, Hissa No.1(part), admeasuring 630 sq. meters, situate, lying and being at **Village Goddeo, Bhayandar (East), Taluka and District Thane.**



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2. On perusal of a Mutation Entry No.2630 dated 15/5/1970, it appears that the said Mr. Jao Maryan Soz executed a Deed of Conveyance, dated 30/4/1970 in favour of **Shri Pranjivan D. Rawal** in respect of the said property and accordingly, the name of **Shri Pranjivan D. Rawal** recorded in the 7/12 Extract of the said property as the owner thereof.
3. On perusal of a Mutation Entry No.1112, dated 2/11/2011, it appears that the Revenue Department has recorded the Hissa No.1(Part) as Hissa No.1(B) in respect of the said property.
4. The Collector of Thane has granted N. A permission in respect of the said property in the name of **Shri Pranjivan D. Rawal** vide an Order, dated 9/5/1972.
5. The said **Shri Pranjivan D. Rawal** died intestate on 27/6/2014 leaving behind his widow by name **Smt. Niranjana Pranjivan Rawal**, a son by



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name Shri Jignesh Pranjivan Rawal and two married daughters namely Smt. Janhavi Ashok Rawal and Smt. Trupti Kamlesh Dave as his heirs and legal representatives entitled to the estate of the deceased including the said property and by a Mutation Entry No.1572, dated 18/5/2015 the names of the said **Shri Niranjana Pranjivan Rawal, Shri Jignesh Pranjivan Rawal, Smt. Janavi Ashok Rawal and Smt. Trupti Kamlesh Dave** recorded in the 7/12 Extract of the said property as the owners thereof.

6. The documents executed by and between the parties thereto as stated hereinabove are valid, legal, subsisting and same are in full force and effect.

7. I have also considered the Search Report, dated 15th June, 2016 taken by S. Pawar in the Office of Sub-Registrar, Thane-1,2,4,5,7,10 for a period of 30 years from 1987 to 2017, however, during the course of his searches,



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he has not come across any registered documents pertaining to the said property.

11. On the whole from the searches taken by **Shri S. Pawar** in the Office of Sub-Registry, Thane and also on the basis of documents produced before me as well as information provided to me, I hereby state and certify that the title to land bearing Old Survey No.86, New Survey No.120, Hissa No.1B, admeasuring 630 sq. meters, situate, lying and being at **Village Goddeo, Bhayandar (East), Taluka and District Thane**, owned by **Shri Niranjana Pranjivan Rawal, Shri Jignesh Pranjivan Rawal, Smt. Janavi Ashok Rawal and Smt. Trupti Kamlesh Dave** is clear and martketable and free from all encumbrances.

Bhayandar

22nd July, 2016


Advocate