

**RAJESH H. PATIL** B.sc, M.L.S, L.L.M.

**Advocate High Court**

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Date: 24/01/2018

**TITLE CERTIFICATE**

Title report with respect to Agricultural Land being Survey No. 15/2 (p) admeasuring about 0-27-0 (H-R-P) i.e 2700 sq mtrs out of area 0-75-4 (H-R-P) i.e 7540 sq mtrs , situate at Village Padle , Dist Thane.

WHEREAS 1) Shivaji M Thakur 2) Vijay R Thakur 3) Subhash R Thakur 4) Mayuresh A Thakur 5) Janabai R Thakur 6) Meena S Mhatre 7) Sunita B Gaikwad 8) Aparna M Patil 9) Shweta A Patil 10) Nirabai P Patil 11) Subhadra S Patil 12) Vaibhav F Thakur 13) Ambibai C Thakur 14) Ashok C Thakur 15) Dipak C Thakur 16) Sugandha C Thakur 17) Baburao B Thakur 18) Janibai B Thakur 19) Vishwas B Thakur 20) Prakash B Thakur 21) Jagdish B Thakur 22) Jaibai B Patil 23) Vaishali V Patil 24) Pramila P Patil 25) Lata V Patil 26) Nita P Thakur & 27) Bhavika P Thakur were the Owners and in possession of Property being Survey No 15/2 (p), admeasuring 0-75-4 (H-R-P) i.e 7540 sq mtrs situate at village Padale, Taluka and District Thane,

AND WHEREAS out of the abovementioned area of 0-75-4 (H-R-P), as per Family arrangement , partition and tilling of the land , an area of 0-46-0 (H-R-P) of the common undivided area became share & ownership of 1) Shivaji Maruti Thakur 2) Vijay Ramchandra Thakur 3) Subhash Ramchandra Thakur 4) Mayuresh Abhimanyu Thakur 5) Janabai Ramchandra Thakur 6) Meena Sunil Mhatre 7) Sunita Baban Gaikwad 8) Aparna manish Patil 9) Shweta Amit Patil 10) Nirabai Pandharinath Patil, 11) Subhadra Suresh Patil. ॐ

AND WHEREAS out of the abovementioned area 0-75-4 (H-R-P) the remaining area out of abovementioned area of 0-46-0 , an undivided area of 0-29-4 became share & ownership of 1) Vaibhav F Thakur, 2) Ambibai C Thakur, 3) Ashok C Thakur, 4) Dipak C Thakur, 5) Sugandha C Thakur, 6) Baburao B Thakur, 7) Janibai B Thakur , 8) Vishwas B Thakur, 9) Prakash B Thakur, 10) Jagdish B Thakur, 11) Jaibai B Patil, 12) Vaishali V Patil, 13) Pramila P Patil, 14) Lata V Patil, 15) Nita P Thakur, 16) Bhavika P Thakur,

AND WHEREAS the abovementioned Shivaji Maruti Thakur & 10 others , the owners of area 0-46-4 (H-R-P) ors had entered into an Conveyance Deed dated 03 /03/2014 for the sale of the area 0-27-0 (H-R-P) i.e 2700 sq mtrs out of area 0-46-4 (H-R-P) with Shri Ashok Bhanwarlal Chhajer. (Hereinafter the abovementioned area admeasuring 0-27-0 i.e 2700 sq mtrs is referred to as said land).

AND WHEREAS Vaibhav Phulaji Thakur & 15 Ors were the confirming party in the abovementioned Conveyance Deed dated 03 /03/2014 executed between Shivaji Maruti Thakur & 10 ors and Shri Ashok Bhanwarlal Chhajer. This Conveyance Deed (Sale Deed) dated 03 /03/2014 is registered with Sub registrar Thane 5 vide Document No 2252/2014 and registered on 04/03/2014.

By virtue of the copies of the document submitted and information given , I am of the opinion that the title in respect of the immovable property i.e. Agricultural land bearing Survey No. 15/2 for the area 0-27-0 i.e 2700 sq mtrs , situate at Village Padle , Dist Thane in the name of SHRI ASHOK BHANWARLAL CHHAJER is clear & marketable subject to the terms and conditions of abovementioned document and applicable laws to the said Land.

**SCHEDULE**

All that piece and parcel of Agricultural land bearing Survey No. 15/2(p) for the area 0-27-0 i.e 2700 sq mtrs , situate at Village Padle , Dist Thane.

Yours Truly



Rajesh H. Patil

Advocate High Court

**Mr. Rajesh H. Patil**

Advocate High Court

D-272, Vashi Plaza, 1st Floor,  
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