

Date : 06/02/2019

TO WHOMSOEVER IT MAY CONCERNS

T I T L E C E R T I F I C A T E

Subject matter: - Property situated at Village Kopari, Taluka & District Thane, comprising of land, lying being at CTS No. 1681, Gut No. 85/P, Plot No. 10, admeasuring about 478.5 Sq. Mtrs. and building consisting of Ground plus 2 Floors thereon.

At the request of 1) Smt. Laxmi Kashinath Thanekar, 2) Shri. Hemkant Kashinath Thanekar, and 3) Shri. Dinanath Kashinath Thanekar, I have gone through the following documents produced before me and I hereby give my opinion as follows;

(All documents produced before me)

1. a) Sale Deed dated 12/10/1960 duly registered with Sub Registrar of Assurances, Thane at Serial no. 522 dated 12/10/1960, between one Shri. Vinayak Rajaram Teredesai 2) Jagannath R. Teredesai, 3) Mangala Dattatray Ghatpandey, 4) Sarasvati Govind Vaidya 5) Shri. Vinayak Mahadev Joshi And Shri. Kashinath Mahadev Thanekar.
- b) 7/12 extract of Gut no. 85/P
- c) Pherfar No. 150, Pherfar No. 376 and Pherfar No. 378 in respect of land bearing Gut No. 85/P
- d) Property Card issued by City Survey Officer Thane, in respect of Plot No. 10, CTS No. 1681.
- e) Plan issued by City Survey office Thane, for the Plot No. 10, CTS No. 1681.



- f) Occupation Certificate dated 31/03/1970, issued by Thane Borough Municipality.
- g) Tax assessment extract issued by Thane Municipal Corporation.
- h) Released Deed executed by 1) Smt. Laxmi Kashinath Thanekar, 2) Shri. Hemkant Kashinath Thanekar, and 3) Shri. Dinanath Kashinath Thanekar, dated 07/12/2000 bearing registration number TNN-17035-112/2000, in respect of their share in land bearing CTS No. 1681, Gut No. 85/P, Plot No. 10, admeasuring about 478.5 Sq. Mtrs., and building known as "Aparna Shailesh Building".
- i) Agreement for sale between 1) Smt. Laxmi Kashinath Thanekar, 2) Shri. Hemkant Kashinath Thanekar, and 3) Shri. Dinanath Kashinath Thanekar and Mrs. Swati Shailesh Salavi and Shri. Shailesh Anant Salavi vide Agreement dated 30/01/2001.
- j) Search Report dated 22/12/2018 taken by Search clerk Shri. Sachin Patil.
2. I have perused the above said documents, which reveals that, Land bearing CTS No. 1681, Gut No. 85/P, Plot No. 10, admeasuring about 478.5 Sq. Mtrs., was originally owned by one Shree Adarsh Nivas Kendra through its Promoter's Shri. Vinayak Rajaram Teredesai 2) Jagannath R. Teredesai, 3) Mangala Dattatray Ghatpandey, 4) Sarasvati Govind Vaidya and 5) Shri. Vinayak Mahadev Joshi and the same was purchased by Shri. Kashinath Mahadev Thanekar, resident of Thane on 12/10/1960 vide Registered Sale Deed duly registered with Sub Registrar of Assurances, Thane at Serial No. 522 dated 12/10/1960. There after the revenue department after perusing the necessary documents and making enquiry has transferred the entries in the name of Shri. Kashinath Mahadev Thanekar vide pherphar No. 150, dated 19/06/1961. Herein after referred to as the "Said plot of land".



3. I have also noticed that, Shri. Kashinath Mahadev Thanekar obtained construction, permission, vide commencement Certificate No. 262, dated 26/11/1968 from Thane Borough Municipality to construct the building on the said plot of land, consisting ground plus two upper floors having totally 9 flats, i.e. 3 flats on ground floor, 3 flats on first floor, 3 flats on second floor, and after the completion of the construction of the said building, he obtained occupation Certificate No. 1923/4047, dated 31/03/1970 from Thane Borough Municipality. The said constructed building standing on the said plot of land is now commonly called as "Aparna Shailesh Building". Herein after referred to as "Said Building".
4. I have also noticed that, Late Shri. Kashinath Mahadev Thanekar had let out 5 flats / tenements in the said building to various tenants and they are staying/ occupying in the said tenements. I have also noticed that, one tenement i.e. Flat no. 601 is been sold to Mrs. Swati Shailesh Salavi and Shri. Shailesh Anant Salavi vide Agreement dated 30/01/2001.
5. I have also noticed that, Shri. Kashinath Mahadev Thanekar expired intestate on 04/09/1999 leaving behind him his legal heirs i.e.1) Smt. Laxmi Kashinath Thanekar, 2) Shri. Hemkant Kashinath Thanekar, 3) Shri. Dinanath Kashinath Thanekar 4) Sanjeevani Suresh Thanekar 5) Kumudini Ramakant Patil 6) Draupadi /Usha Nishikant Mandvikar 7) Janhvi Jayant Nakhawa. The legal heirs of Late Shri. Kashinath Mahadev Thanekar applied to the Revenue Authorities for inserting their names in the Revenue records instead of Late Shri. Kashinath Mahadev Thanekar. Thereafter the Revenue Department, after perusing the necessary documents and making inquiry has transferred / inserted the names of above said legal heirs in the Revenue records vide Pherphar no. 376, dated 05/12/2000.

6. I have also noticed that, 1) Sanjeevani Suresh Thanekar 2) Kumudini Ramakant Patil 3) Draupadi @Usha Nishikant Mandvikar 4) Janhvi Jayant Nakhawa the daughter of Late Shri. Kashinath Mahadev Thanekar, released their right, interest in the said Plot of Land and the said Building i.e. "Aparna Shailesh Building" vide Registered Release Deed dated 07/12/2000, duly registered with the Registrar of Assurances Thane at their document no TNN-1-7035/1-12/2000, in the favour of the other owners i.e. 1) Smt. Laxmi Kashinath Thanekar, 2) Shri. Hemkant Kashinath Thanekar, and 3) Shri. Dinanath Kashinath Thanekar an application to the Revenue Department after perusing the necessary documents and making inquiry the Revenue Department has deleted the names of the releasing legal heirs i.e. 1) Sanjeevani Suresh Thanekar 2) Kumudini Ramakant Patil 3) Draupadi @Usha Nishikant Mandvikar 4) Janhvi Jayant Nakhawa and kept the names of Smt. Laxmi Kashinath Thanekar, Shri. Hemkant Kashinath Thanekar, and Shri. Dinanath Kashinath Thanekar, as the owners of the said plot of land vide pherpar no. 378 dt. 01/01/2001. I have also noticed that, on 10/04/2006 the same effect was given in the property card in respect of CTS No. 1681.
7. I have also taken search of the said property for last 60 years and have not noticed any transaction till today. I have also given public notice, inviting objections, in one month, from the publication of notice, of any interested person in the said property. The said notice was published in daily news papers 1) "NavShakti, 2) The Free Press Journal, 3) Thane Vaibhav, 4) Dainik Kokan Sakal on 13th December, 2018, however till today, I have not received any objections of whatsoever nature in respect of the said property from any person from the public.
8. After going through the above said documents and upon the information given by Smt. Laxmi Kashinath Thanekar, Shri. Hemkant Kashinath Thanekar, and Shri. Dinanath Kashinath Thanekar, said property i.e. land admeasuring about 478.5 Sq. Mtrs., and Building

standing thereon known as "Aparna shailesh Building", situated at Village Kopari, Taluka & District Thane, comprising of land, lying, being at CTS No. 1681, Gut No. 85/P, Plot No. 10, is not mortgaged with any financial institution or any other person, and upon perusal of above said documents, I am of the opinion that Smt. Laxmi Kashinath Thanekar, Shri. Hemkant Kashinath Thanekar, and Shri. Dinanath Kashinath Thanekar, are the owners of the said property i.e. land admeasuring about 478.5 Sq. Mtrs., and Building known as "Aparna shailesh Building", standing thereon, situated at Village Kopari, Taluka & District Thane, comprising of land, lying, being at CTS No. 1681, Gut No. 85 P, Plot No. 10, at Village Kopari, Taluka & District Thane, within the jurisdiction of Thane Municipal Corporation and Sub-registrar of Assurances Thane.

9. I therefore certify that, in my opinion after the perusal of the documents mentioned herein above and the information given to me by Smt. Laxmi Kashinath Thanekar, Shri. Hemkant Kashinath Thanekar, and Shri. Dinanath Kashinath Thanekar in respect of the said property i.e. land admeasuring about 478.5 Sq. Mtrs., and Building known as "Aparna shailesh Building", standing thereon, situated at Village Kopari, Taluka & District Thane, comprising of land, lying, being at CTS No. 1681, Gut No. 85/P, Plot No. 10, at Village Kopari, Taluka & District Thane, within the territorial jurisdiction of Thane Municipal Corporation and Sub-registrar of Assurances Thane, Smt. Laxmi Kashinath Thanekar, Shri. Hemkant Kashinath Thanekar, and Shri. Dinanath Kashinath Thanekar, has got clear and marketable title.



(Makarand S. Abhyankar)

Advocate