

**Adv. K.P. Mahajan**

(B.A., L.L.B.)

ADVOCATE HIGH COURT

Office : Flat No. 202, 2nd Floor, Ishan Building, M. Phule Road, Vishnunagar, Dombivli (West)- 421 202.  
Landline : 0251-2497195 / Mob.: 9869997652, 9833428675 • E-mail Id : kpmahajan.adv@gmail.com

Ref.:

Date :

Date: 04/03/2019

**TITLE REPORT**

**SHREE. ANANT APPA GULVI & OTHERS**

Property bearing Survey No. 5, Hissa No. 1, Area 1 H- 02 R – 00 P + Post Kharaba 0 H – 06 R – 00 P, admeasuring 10,800 Sq Mtrs.

IN AGGREGATE ADMEASURING 10,800 SQ MTRS OR THERE ABOUT SITUATE AT MAUJE- BHADWAD, TALUKA- BHIWANDI, DISTRICT – THANE.

1. I have prepared this Title Opinion in respect of above property (said property) on the basis of revenue records namely 7/12 extract and 6/12 extract issued by Talathi and documents of transactions there to, produced before me for my inspection for my perusal and information and explanation gathered by me I observe as under .
2. For the purpose of my Title Opinion, I have caused to make inquiries at the concerned Land Revenue Officer located at Village and Taluka level with respect to land record from this date, going back to 30 years on the basis of above I have found that.
3. The Mutation records maintained at the Talathi and Tahsildars office reflect the name of Shri. Anant Appa Gulvi & Others as the owners of the said property as of the date of this Certificate.
4. As per Mutation Entry No. 565 dated 05/12/1985 the said property has recorded on the name of 1) Shri. Anant Appa Gulvi, 2) Shri. Santosh Appa Gulvi, 3) Shri. Shyam Appa Gulvi & 4) Smt. Shevanti Appa Gulvi through mother Shevantibai Appa Gulvi the Minor Guardian, by Kabull Jabab and mutual partition among them as per their possession.

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5. Notice of Lis Pendency of the Civil Suit No. 21/2013 dated 07/01/2013 registered vide Document No. SRO BHIWANDI- 1- 4295/2014 on dated 23/05/2014.

6. On the basis of the findings included in this report. I am of the opinion that this property is lawfully owned by Shri. Anant Appa Gulvi & Others has clear unencumbered and marketable title to the said property.

THE SCHEDULE ABOVE REFERRED TO

PROPERTY BEARING SURVEY NO. 05, HISSA NO. 1, Area 1 H- 02 R – 00 P + Pot Kharaba 0 H – 06 R – 00 P IN AGGREGATE ADMEASURING 10,800 SQ MTRS THERE ABOUT SITUATED AT MAUJE- BHADWAD, TALUKA- BHIWAND & DISTRICT– THANE.

  
K. P. MAHAJAN - ADVOCATE

ADV. K.P. MAHAJAN  
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