

S. V. Namjoshi

B.Com., LL.B.

Off.: 0251-2692033
Mob.: 98811 46933

ADVOCATE HIGH COURT

Off.: 5, Datta Prasad, Plot No. 5, Kulgaon Hsg. Society, Kulgaon, Badlapur, Dist. Thane - 421 503.

Date: 06/10/2018

TITLE CERTIFICATE

Certificate of title and Non-encumbrance of the Property, lying being and situated in the revenue village **Pale**, Tal-Ambernath, Dist-Thane, within the limits of the Ambernath Municipal Council and bearing **Survey No.59**, **Hissa No.1**, Area admeasuring at about 0H-21R-00P, Asst. 3Rs. - 00Paise and bounded as follows :-

ON OR TOWARDS EAST	:	Property of Reliance Residency.
ON OR TOWARDS WEST	:	Property of Survey No.58/1.
ON OR TOWARDS SOUTH	:	Property of Survey No.59/2.
ON OR TOWARDS NORTH	:	Property of Survey No.59/2.

(herein after the above referred plot collectively called and referred to as "the said land").

DOCUMENTS PERSUED AND READ

- 1) Extracts Of 7x12 issued by Talathi of revenue village Pale dated 27/09/2018.

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- 2) Mutation Entry Nos. 419, 666, 755, 1015, 1236, 1520, 1538, 1673, 1738, 2198, 2257.
- 3) Read copy of the Deed of Partnership dated 17/07/2012.
- 4) Read copy of the Deed of Partnership – Retirement – cum – Admission dated 01/03/2018.
- 5) Read copy of the Deed of Conveyance duly executed on 07/08/2018 & registered at the office of the Sub-Registrar Of Assurance Ulhasnagar-3 at Serial No. 6394/2018, dated 07/08/2018 by and between 1) Mr. Abhijeet Ramesh Khadakban, 2) Mr. Vikramraj A. Chauhan as vendors/owners & Golden Enterprises, a Partnership Firm, through its partner Mr. Sunil Kishanlal Gyani as purchaser for the property bearing Survey No.59, Hissa No.1, Area admeasuring at about 0H-21R-00P, Asst. 3Rs. - 00Paise located and situated in the revenue village Pale, Tal- Ambernath, Dist- Thane.
- 6) Search Report dated 05/10/2018 issued by Mr. Satish Anand Farad.

On perusal of the above mentioned documents and search Report, I find that the said land was originally owned & possessed by 1) Laxman Ganu Patil, 2) Anaji Ganu Patil, 3) Janardan Shiva Patil, 4) Balaram Laxman Patil, the said owners have parted the said land, and hence according to the said partition the said land was parted into the hands of Anaji Ganu Patil & the effect of the said partition is recorded in the revenue records by Mutation



Entry No.755 & from the said date Anaji Ganu Patil is possessing the said land as absolute owner thereof.

AND WHEREAS the land owner Anaji Ganu Patil expired on 12/03/1995 leaving behind him 1) Eknath Anaji Patil, 2) Ganesh Anaji Patil, 3) Aaytubai Anaji Patil, 4) Laxmibai Parshuram Patil, 5) Ramabai Kundalik Mirkute, 6) Shobha Alias Sharda Pandurang Tare, 7) Vachhala Prabhakar Patil as the only legal heirs and therefore the above persons inherited the said land as absolute and joint owners thereof and the same is evident from Mutation Entry No.1015 recorded in the revenue records.

AND WHEREAS out of the above said co-owner Shobha Alias Sharda Pandurang Tare expired on dated 07/01/1975 leaving behind her Rajkumar Pandurang Tare as the only legal heir and accordingly Mutation Entry No.1520 has been passed in the revenue records whereas the name of the above said person was mutated as co-owner of the said land.

AND WHEREAS out of the above said co-owner Aaytubai Anaji Patil expired on 12/01/2006 leaving behind her 1) Eknath Anaji Patil, 2) Ganesh Anaji Patil, 3) Parshuram Anaji Patil, 4) Ramabai Kundalik Mirkute, 5) Shobha Alias Sharda Pandurang Tare, 6) Vachhala Prabhakar Patil as the only legal heirs.

And Whereas out of the above said co-owner Parshuram Anaji Patil also expired leaving behind him 1) Laxmibai Parshuram Patil, 2) Alka Vilas Bhoir as the only legal heirs.



And Whereas out of the above said co-owner Shobha Alias Sharda Pandurang Tare expired on 07/01/1975 leaving behind her, Rajkumar Pandurang Tare as the only legal heir.

And in accordance to the same Mutation Entry No.1538 has been passed in the revenue records whereas the names of the above said persons were mutated as the absolute owners thereof.

AND WHEREAS by and under Deed of Partition dated 29/12/2011, duly executed and registered at the office of the Sub-Registrar Of Assurance Ulhasnagar at Serial No. 6692/2011, the co-owners of the said land i.e. 1) Eknath Anaji Patil, 2) Ganesh Anaji Patil, 3) Ramabai Kundalik Mirkute, 4) Vachhala Prabhakar Patil, 5) Laxmibai Parshuram Patil, 6) Alka Vilas Bhoir, 7) Rajkumar Pandurang Tare, divided and partition their properties and thereby the said above mentioned land, was parted into the hands of Eknath Anaji Patil & the effect of the said partition is recorded in the revenue records by Mutation Entry No.1673 & from the said date Eknath Anaji Patil is possessing the said land as absolute owner thereof.

AND WHEREAS by and under Deed of Conveyance dated 26/7/2012 and registered at the office of the Sub-Registrar Of Assurance Ulhasnagar at Serial No. 3909/2012, Eknath Ananji Patil as owner sold and conveyed the said land to (1) Mr. Abhijeet R. Khadakban, (2) Mr. Vikramraj A. Chauhan as purchasers for and against the consideration amount and on the terms and conditions more particularly described in the said deed of conveyance and the effect of the said deed of conveyance is recorded in the revenue records by

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Mutation Entry No. 1738 and thereby the name of the (1) Mr. Abhijeet R. Khadakban, (2) Mr. Vikramraj A. Chauhan were mutated on 7/12 extract and from the said date (1) Mr. Abhijeet R. Khadakban, (2) Mr. Vikramraj A. Chauhan were possessing the said land as absolute owners thereof.

AND WHEREAS by and under Deed of Conveyance dated 07/08/2018 & registered at the office of the Sub-Registrar Of Assurance Ulhasnagar-3 at Serial No. 6394/2018, dated 07/08/2018, (1) Mr. Abhijeet R. Khadakban, (2) Mr. Vikramraj A. Chauhan as owners sold and conveyed the said land to Golden Enterprises, a Partnership Firm, through its partner Mr. Sunil Kishanlal Gyani as purchasers for and against the consideration amount and on the terms and conditions more particularly described in the said deed of conveyance and the effect of the said deed of conveyance is recorded in the revenue records by Mutation Entry No. 2257 and thereby the name of the Golden Enterprises, a Partnership Firm, through its partner Mr. Sunil Kishanlal Gyani, mutated on 7/12 extract and from the said date Golden Enterprises, a Partnership Firm, through its partner Mr. Sunil Kishanlal Gyani, possessing the said land as absolute owners thereof.

Hence On perusal of the above mentioned documents and the Search Report, I find that the title of Golden Enterprises, a Partnership Firm, through its partner Mr. Sunil Kishanlal Gyani as owner of the property bearing Survey No.59, Hissa No.1, Area admeasuring at about 0H-21R-00P, Asst. 3Rs. - 00Paise, located and situated in the revenue village Pale, Tal-

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Ambernath, Dist- Thane, within the limits of the Ambernath Municipal Council is clear, marketable and free from all encumbrances.

S. V. Namjoshi
06/10/2018

S. V. Namjoshi
Advocate.

