

Office : Bhagyoday bldg., 1st floor,
Below Khardikar Classes,
Ramnagar, Dombivli (East) 421 201,
Mb.No. 9821140483

Mrs. Smita Sansare – Parab
B.Com., LL.M, DBM

Visiting Hours: Mon to Sat 6.00 pm to 8.30 pm * Mumbai Consulting : Friday 6.00 pm to 8.00 p.m.

TITLE CERTIFICATE

Sub.:- The property bearing Survey No & Hissa No . 26 /2 of Village- Bopole Taluka -Karjat, Dist.-Raigad (herein after referred as Said Land) (P.NO 5496/2017)

I have gone through the search report for 1987 -2017 given by Advocate Deepali Mohite, so as to ascertain as to whether there is a standing encumbrances upon/ over in respect of the said property.

This is to certify that since 1987 there were no entry found on the record of search report to raise any objection for title in respect of the said land.

As per the record of the rights of the land and search report it has been observed that the said property was hold and possessed by Shri. Malhar Ganesh Joglekar, Shri Govind Ganesh Joglekar, Shri. Trimbak Ganesh Joglekar. It was their ancestral property. Whereas under their mutual understanding they did partition of the said property orally in the year 1941. Shri. Malhar Ganesh Joglekar and Shri. Trimbak Ganesh Joglekar gave their respective statements (Jab-jabab) for transfer of said property in the name of Shri Govind Ganesh Joglekar under this partition. Accordingly , their statements were recorded on 20/11/1941 and the said property was transferred in the name of Shri Govind Ganesh Joglekar , the mutation entry no. 65 was recorded to that effect.



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Whereas Shri Govind Ganesh Joglekar has expired on 17/11/1945 his legal heirs and representatives i.e. Mr. Vinayak Govind Joglekar, Mr. Krishnaji Govind Joglekar, Shri. Vasant Govind Joglekar were recorded as occupant and owners of the said property. The mutation entry no. 105 was recorded to that effect on 08/09/1947.

Whereas the said property was cultivated by Shri. Balu Haasu Gomare , his name was recorded as Tenant (Sanrakshit Kul) to the said property. The mutation entry no. 120 was recorded to that effect. Said Shri. Balu Haasu Gomare has expired around year 2013 , his only legal heir Shri. Ganpat Balu Gomare and others were recorded as occupant and tenant of the said property . The mutation entry no. 171 was recorded to that effect.

Whereas on 07/03/1986 said property was transferred to the share of Shri . Pandurang Balu Gomare and Shri. Kamlu Balu Gomare after recording oral confirmation of partition of land and statement recorded by Shri. Ganpat Balu Gomare . The mutation entry no. 451 was recorded to that effect. The name of owners Shri Vinayak Govind Kulkarni and others were removed from other rights of the said land and name Shri . Pandurang Balu Gomare and Shri. Kamlu Balu Gomare as occupant after recovery of payment from them under Section 32 G of Tenancy Act.

And whereas on recording statement given by Shri. Kamlu Balu Gomare regarding oral partition and release of right from the said land , the name of Shri . Pandurang Balu Gomare was recorded as tenant-occupant to the said property.



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Shri. Pandurang Balu Gomare obtained NA order from Sub Divisional Officer, Panvel on 26/12/2012 under order no. Tenancy/VP/SR/261/2012 (agriculture). The mutation entry no. 1692 was recorded to that effect.

The Said Plot is given for development vide Agreement dated 30/05/2014 registered under no. KJR 2 273/2014 dated 30/5/2014 to M/s Shubham Enterprises through its partners Mr.Prakash Vasantlal Patel .

Since then I have not found any entry creating any encumbrances or lien or mortgage on the said land except abovementioned development agreement .

This is to certify that I have come across the search report issued by Ms. Dipali Mohite for 1987-2017 there is no any entry found creating any encumbrances, lien, mortgage, third party interest, upon the aforesaid land except abovementioned entries of release deed. Therefore, said land is said as without any encumbrances.

So as to ascertain whether there is a standing encumbrances upon over or in respect of the said land. I say that I have come across the search report, there is no entry found creating any encumbrances, sale , third party interest by sale, lispendency created upon the aforesaid land.

I further certify that the said land is free from encumbrances, mortgage and the title of said land is clear and Marketable so far as the lien, encumbrances, mortgage is concerned.



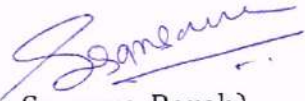
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The title of SHRI. PANDURANG BALU GOMARE is recorded as owner to the said land whose title is clear and maketable as per the available records .

I am furnishing this Title certificate to M/s Shubham Enterprises , the developer to inform them about title of the said land.


(Mrs. Smita Sansare-Parab)

Advocate

Place : Dombivli

Date : 21/07/2017

Note : This certificate is issued on the basis of entries found in search report, property card, copies of the documents presented by the parties. This Certificate shows the opinion of the Advocate regarding encumbrances, lien etc. on the particular land.

Mrs. SMITA SANSARE PARAB
B.Com., LL.M., DBM,
19/8, Yewteshwar CHS. Ltd.,
Rajaji Rd., 3rd Lane, Near Patkar School,
Dombivli (East), Dist. Thane.
Regn. No. MAH/2172/2000