



Ramesh R. Yadav

B.Com. LL.B. Advocate

HIGH COURT BOMBAY

NOTARY, GOVT. OF INDIA



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Ref. : R.R.Y/1/2013

Date : 24.5.13

TITLE CERTIFICATE

This is to certify that I have investigated the title of Shri Shankar Posha Thakur, Shri Mahadev Posha Thakur, Shri Balkrishna Posha Thakur, Shri Pandharinath Posha Thakur residing at Padle Village Taluka and Dist Thane in respect of the property that is agricultural lands bearing survey no 155 Hissa no 1A adm about 230 sq mtr . Survey no 155 Hissa no 4a/1 admeasuring about 1290 sq mtrs. Survey no 156 Hissa no. 1 admeasuring about 2140 sq .mtrs, Survey no 157 Hissa no.2 admeasuring about 1210sq mtrs and Survey no 162 Hissa no 1 admeasuring about 2980 sq mtrs lying being and situate at Village Khidkali ,Taluka &District Thane ,within the limits of Development plan of the Thane Municipal Corporation (TMC)(hereinafter referred to as THE SAID PEROPERTY)

I have perused and inspected the following documents:

- 1) 7/12 Extract of the said property
- 2) All certified mutation entries
- 3) Sale deed dated 11/08/1982
- 4) Development agreement dated 12/04/2013
- 5) Power of attorney dated 12/04/2013

After perusal of above –referred documents and after going through the contents therein, I hereby submit my report about the title of the said property as under:-

It appears that:

1. One Shri Hasha Govind Thakur was the absolute owner of the property being land bearing survey no. 155 Hissa no 1A Adm about 230 sq mtrs ., Survey No .155 Hissa No.4A/1 Admeasuring about 1290 sq .mtrs ., survey no . 156 Hissa No.1 Admeasuring about 2140 sq.mtrs,survey no 157 Hissa no 1/A Admeasuring about 8520 sq mtrs lying ,being and Situated at Village Khidkali, Taluka & District thane (hereinafter referred to as the 'said first property').
2. That Shri Hasha Govind Thakur expired on 02/06/1961 leaving behind him his only legal heirs viz ;1 Posh Hasha Thakur,2 Hirabai Babu patil and 3. Shantabai Nana patil. said Smt. Hirabai and Smt Shantabai released their right in respect in of the said first property by given their statement and thus only the name of Shri Posh Hasha Thakur is mutated in the record of right on 07/10/1961 vide mutation Entry No .329.
3. Shri Posh Hasha Thakur Expired leaving behind 1.Rajubai Posh Thakur (wife) ,2.Shankar Posh Thakur ,3 Balkrishna Posh Thakur ,6. Taibai Ramkisan Bhoir ,7. Baibai Baburao mhatre, 8. Kedrubai Ganpat Alimklar (expired) through her L.H's .9 Anant Ganpat Alimkar and 10.Dharma Ganpat Alimkar (Grandsons), as his only legal heirs whose names got mutated in the record of right vide M.E No.850 on 01/07/1996.
4. Smt .Rajubai Posh Thakur Expired Leaving Behind Her 1. Shankar Posh Thakur , 2.Balkrishna Posh Thakur , 3. Mahadev Posh Thakur, 4.Pandhrinath Posh Thakur , 5. Taibai Ramkisan Bhoir , 6. Baibai Baburao Mahatre,7. Kedrubai Ganpat Alimklar as her only legal heirs whose names got mutated in the record of rights vide mutation entry no . 1038on 28/11/2007.

5. Smt Kedrubai Ganpat Alimkar expired leaving behind her 1. Anant Ganpat Alimkar ,and Dharma Ganpat Alimkar , her two sons as her only legal heirs ,whose names got mutated vide M.E no .1039 on 28/11/2007.
6. A release deed registered vide no 8656/2011 dated 22/09/2011 came to be executed by Smt .Taibai ramkisan bhoir, Smt . Baibai Baburao Mhatre and Shri Anant Ganpat Alimkar and Shri Dharma Ganpat Alimkar in favour of 1. Shri Hasha Poshha Thakur , 2. Shri Mahadev Poshha Thakur, 3. Shri Balkrishna Poshha Thakur and 4 . Shri Pandharinath Poshha Thakur the said First Owners.
7. An RTS Appeal No .110/2012 came to be filed by the legal heirs of late Smt. Shantabai Nana Patil &15 Ors. against Shri Shankar Poshha Thakur & Ors before the Sub-Divisional Officer, Thane challenging the mutation entry no 329 dated 07/10/1961. The Hon'ble SDO, thane rejected the said RTS Appeal on 21/11/2012 thereby confirming the said M.E No.329.
8. It further appears that Shri Kathod Charya Pawar was tha owner of the land bearing Survey no 157 Hissa no 2. admeasuring about 1210 sq .mtrs and Shri Waman Charya pawar was the owner of the land bearing Survey no 162. Hissa no .1 admeasuring about 2980 sq mtrs . lying, being and situated at Viillage Khidkali ,Taluka & District Thane (hereinafter referred to as the said second property).
9. Said Shri Waman Charya pawar expired leaving behind him his only legal heirs ,his wife Smt .Motibai . the said entry got mutated vide M.E No 78 on 17/10/1929.
10. Said Shri Kathod Charya Pawar expired on 19/12/1944 leaving behind him his only legal heirs only son Shri Narayan Kathod Pawar ,Whose name got mutated in the record of right of right vide M.E no 201 on 14/03/1945.
11. Smt .Motiba Waman Pawar expired leaving behind her Shri Narayan Kathod Pawar as her only legal heir ,whose name got mutated in the record of rights

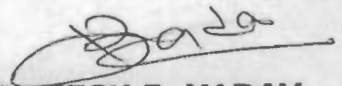
vide M.E No 242 on 01/01/1951. said Narayan Kathod Pawar became the absolute owner of the said second property.

12. Shri Narayan Kathod Pawar , Bhalachandra Narayan Pawar and Ramchandra Narayan Pawar kept the second property as mortgage with the Thane Kulaba and mu Sa .D Co-Operative Bank Ltd ,Tal kalyan for an amount of Rs 1500/- (for a period of 10yrs).the said entry got mutated vide M.E No326 on 26/05/51.
13. The Thane Kulaba and MU. Sa .Di Co-Operative Bank Ltd Kalyan sold the second property on lease on 01/04/1961 for an amount of Rs 181.81/-P.A to 1.Narayan Kathod Pawar , 2. Bhalchandra Narayan Pawar and 3 . Ramchandra Narayan Pawar ,the said entry got mutated vide M.E no 327 on 26/06/1961.
14. By mutual consent the said second property was partitioned between Shri Narayan Kathod Pawar , Bhalchandra Narayan Pawar and Ramchandra Narayan Kathod Pawar , and the said second property was transferred to the share of the Ramchandra Narayan Pawar .as the possession of the said second property came to the share of the said Ramchandra Pawar ,his name got mutated in the record of right vide M.E no. 605on 08/02/1989.
15. The said second property had the burden of an amount of Rs. 1500 in the name of the Maharashtra State co-operative & Development Bank Ltd Mumbai .vide letter dated 02/01/1982 issued by the Kalyan Branch it is revealed that the said burden is fully paid by the said Narayan Kathod Pawar and thus the burden was removed from the record of right . the said entry got mutated vide M.E no 636 on 02/ 01/1982.
16. Vide a sale deed dated 11/08/1982 Shri Mahadev Poshha Thakur, the second owner purchased the said second property from the said Shir Ramchandra Narayan Pawar (hereinafter referred to as the said previous owner) for

consideration amount of Rs. 3000/- the said entry got mutated vide M.E no 648 on 23/10/1982.

In view of above stated circumstances , after perusal of all the above mentioned documents and investigation of title ,subject to what is stated hereinabove , in my opinion it appears that the title of SHRI SHANKAR POSHA THAKUR , SHRI MAHADEV POSHA THAKUR , SHRI BALKRISHNA POSHA THAKUR , SHRI PANDHRINATH POSHA THAKUR residing at post padale Gaon Kalyan Shilphata Road Dist Thane as owner to and upon the said property appears to be clear ,marketable and free from all encumbrances. SAVE And EXCEPT In my opinion the said Development viz CONCORDE REALTY have been lawfully appointed as the developer of the said property and have been entitled to develop the said property according to the terms of the said agreement and the said POA and also entitled to sell and transfer the premises including flats , shops and other premises In the building to be erected upon the said property to the third parties and to enter in to agreement with such third parties.

RAMESH R YADAV



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मूळ प्रत

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[NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती

RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place... कलवा ...दिनांक/Date... 28/5/2013 ...

..... रमेश आर. शिंदे यांच्याकडून/

Received from.....

रु./Rs. २५० - (रुपये/Rupess. दोनशे पन्नास ..)

..... २५०० रु. ०० पैसे याकरिता मिळाले.

on account of.....

..... खोडकाजी ला. जी. ठाणे

..... २००८ ते १३

रोखपाल व. लेखापाल (सही/Signature)

Cashier or Accountant. सह दुय्यम निवेष्टक (सह निवेष्टक) क्र. १

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