



P. Hari

B. Com., (HONS), LL.B. PGD-HRD., BM., IMP-EX
ADVOCATE, HIGH COURT

"LEGAL POINT"
- Enduring Legal Expertise -

Certificate of Title

I am instructed by one **M/s. Salasar Associates**, a partnership firm, having its address 3, Ground Floor, Giriraj, Salasar Brij Bhoomi, Bhayandar (West), District - Thane 401 101, to give my report on title of property which is described hereunder:-

- 1) Originally, one Shri. Anant Kaliya Patil, was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that pieces and parcels of an agricultural land or ground bearing **Survey No. 76**, admeasuring 6,440 sq. mtrs., of Revenue Village - Ghodbunder, Taluka & District - Thane, now falling within the local limits of Mira Bhayandar Municipal Corporation and more particularly described in the **Schedule** written hereunder, hereinafter referred to as **"The Said Land"**.
- 2) By and vide a duly registered Deed of Conveyance date 17th June 1974 [Regn. No. BOM/R-932-1974], the said Shri. Anant Kaliya Patil, has sold, transferred, assigned and conveyed the Said Land, jointly in favour of the (1) Smt. Prabhadevi Ramniklal Shah, (2) Shri. Haresh Ramniklal Shah & (3) Shailesh Ramniklal Shah, at and on the terms and conditions and for considerations, which are more particularly described in the said Deed of Conveyance dated 17th June 1974.
- 3) Accordingly, by and vide a Mutation Entry bearing No. 2170, the names of the said (1) Smt. Prabhadevi Ramniklal Shah, (2) Shri. Haresh Ramniklal Shah & (3) Shailesh Ramniklal Shah, came to be mutated in the 7/12 Extract of the Said Land.

- 4) In the premises as aforesaid, the said (1) Smt. Prabhadevi Ramniklal Shah, (2) Shri. Haresh Ramniklal Shah & (3) Shailesh Ramniklal Shah, jointly become entitled to the said Entire Land, having $1/3^{\text{rd}}$ undivided share and rights each.
- 5) The said Shri. Haresh Ramniklal Shah died intestate, as a bachelor on or about 12th October 1981, leaving behind him, Smt. Prabhadevi Ramniklal Shah, being his mother, as his only legal heir and representative, entitled to his estates, including his $1/3^{\text{rd}}$ undivided share and rights in the Said Land.
- 6) In the premises as aforesaid, the said Smt. Prabhadevi Ramniklal Shah, become entitled to $2/3^{\text{rd}}$ undivided share and rights in the Said Land and the remaining $1/3^{\text{rd}}$ undivided share and rights in the Said Land , is owned by Shri. Shailesh Ramniklal Shah.
- 7) The said Shri. Shailesh Ramniklal Shah also died intestate, on 16th September 2018, leaving behind him (1) Smt. Pratibha Shailesh Shah, his widow, (2) Shri. Naushil Shailesh Shah, & (3) Shri. Parin Shailesh Shah, being his 2 nos. sons, as his only legal heirs and representatives, entitled to his estates, including his $1/3^{\text{rd}}$ undivided share and rights in the Said Land.
- 8) In the premises as aforesaid, the said (1) Smt. Prabhadevi Ramniklal Shah, (2) Smt. Pratibha Shailesh Shah, (3) Shri. Naushil Shailesh Shah & (4) Shri. Parin Shailesh Shah, become jointly entitled to the Said Land.





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- 9) By and vide a duly registered Agreement For Sale dated 23rd September 2019 [Regn. No. TNN1-10967-2019], the said (1) Smt. Prabhadevi Ramniklal Shah, (2) Smt. Pratibha Shailesh Shah, (3) Shri. Naushil Shailesh Shah & (4) Shri. Parin Shailesh Shah, sold, transferred, assigned and further agreed to convey the Said Land in favour of the abovesaid M/s. Salasar Associates, at and on the terms and conditions and for considerations, which are more particularly described in the said Agreement For Sale dated 23rd September 2019.
- 10) Simultaneously on execution of the said Agreement For Sale dated 23rd September 2019, the said (1) Smt. Prabhadevi Ramniklal Shah, (2) Smt. Pratibha Shailesh Shah, (3) Shri. Naushil Shailesh Shah & (4) Shri. Parin Shailesh Shah, have handed over the actual and physical possession of the Said Land.
- 11) A search of the Said Land is being caused to be carried out for 30 (thirty) years and during such search, save and except the abovesaid transaction, no other transaction is detected or disclosed.
- 12) On my enquiry from the partners of the said M/s. Salasar Associates, I am informed that there is no litigation pending in respect of and/or against the Said Land, in any court or forum.
- 13) From the perusal of the abovesaid writings, in my opinion, the title of the Said Land is clear and marketable and free from all encumbrances of whatsoever nature.

THE SCHEDULE HEREINABOVE REFERRED TO

ALL THAT PIECES AND PARCELS of an agricultural land or ground bearing **Survey No. 76**, admeasuring 6,440 sq. mtrs., of Revenue Village - Ghodbunder, Taluka & District - Thane, now falling within the local limits of Mira Bhayandar Municipal Corporation.



P. Hari

(Advocate, High Court, Mumbai)

Bhayandar,

14th October 2019