



# SUNIL M. CHAUDHARI

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

ADVOCATE BOMBAY HIGH COURT

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Office:- 101, Samarth Building, M.I.D.C. Near New Thasildar Office Murbad, Murbad 421401.



Date:- 04/07/2021.

## TITLE OPINION REPORT

### Description of the Property:-

All that piece and parcel of **Non Agricultural Land** laying and situated at **VILLAGE MURBAD, TAL- MURBAD, DIST- THANE**, mentioned as under

| VILLAGE                                          | S.NO./H.NO.                  | AREA (H.A.P.)    | AKAR (RS. PAISE) |
|--------------------------------------------------|------------------------------|------------------|------------------|
| MOUJE- MURBAD,<br>TALUKA- MURBAD,<br>DIST- THANE | 65/4/2 (NEW)<br>65/4/B (OLD) | 0-25-0           | 0-31             |
|                                                  |                              | PO. KH<br>0-02-0 |                  |
|                                                  |                              | TOTAL 0-27-0     |                  |

### Seen Documents:-

1. 7/12 extract Mouje Murbad, Taluka Murbad S.No. 65/4/2
2. Mutation Entries No. 630, 642, 4976, 6003, 6004, 6033, 6108, 6192, 6480.
3. Sale Deed Index -2 is Registered with Sub-Registrar Murbad S.No. 168/2015 Date- 19/01/2015 & S.No. 1188/2021 Date- 09/04/2021
4. Construction permission Sanction by A.D.T.P. Thane bearing order No. जा.क्र.बिसे/बाप/मौ.मुरबाड/ता.मुरबाड/स.नं. ६५/४/२/ससंठाणे/८९६ दिनांक २२/०३/२०२२.
5. Construction permission by Nagarpanchayat Murbad issued Order No. जा.क्र.६०/२०२२ दिनांक ०९/०५/२०२२.
6. Sanad Permission Sanction by Collector Office Thane bearing Order No. क्र.महसूल/क-१/टे-११/मुरबाड (ता. मुरबाड) सनद/एस.आर.२/२०२२ दिनांक १७ जुन २०२२
7. Search Report.

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(P.T.O.)



I have gone through the all above documents it appears from it that  
S.No. 65/4/2 belongs to MR. MOHAN ATMARAM SASE

- It reveals that the **Mutation Entry No. 630 Date 20/11/1946** shown that Land Owner **Mr. Nathuram Narayansheth Telavnae** and other give this Land "**Kabjegahan**" to **Mr. Mangaldas Rupchand sheth Gujrathi**.
- It reveals that the **Mutation Entry No. 642 Date 28/04/1946** shown that **Mr. Mangaldas Rupchand sheth Gujrathi "Re-convince"** this land to Land Owner **Mr. Nathuram Narayansheth Telavnae** and other.
- It reveals that the **Mutation Entry No. 4976 Date 21/05/2013** shown that after death of late. **Nathuram Narayansheth Telavnae, Smt. Suhani Anant Dalal and others** become owner of said property as a legal heirs.
- It reveals that the **Mutation Entry No.6003 Date 10/11/2014** shown that after death of late. **Rajabhau Tukaram Telavne, Shri. Sagar Rajabhau Telavne and others** become owner of said property as a legal heirs.
- It reveals that the **Mutation Entry No.6004 Date 10/11/2014** shown that after death of late. **Kashinath Shantaram Telavne, Smt. Sarika Kashinath Telavne and others** become owner of said property as a legal heirs.
- It reveals that the **Mutation Entry No.6033 Date 30/04/2015** shown that M/s. **Sai Sansar Shelter Thorught Partner Mr. Mohan Kedarnath Krushnvanshi and other 4** Purchased Said Property from Land Owner **Smt. Suhani Anant Dalal and others 20 and Conforming Party Mr. Dilip Baliram Telavane and other 20** through registrared **Sale Deed on Dated 19/01/2015** under Sr. No. **168/2015** at. **Sub-Registred Office Murbad, Taluka Murbad, Dist- Thane.**
- It reveals that the **Mutation Entry No.6480 Date 09/04/2021** shown that **Mr. Mohan Atmaram Sase** Purchased Said Property from Land Owner **M/s. Sai Sansar Shelter Thorught Partner Mr. Mohan Kedarnath Krushnvanshi and other 4** through registrared **Sale Deed on Dated 09/04/2021** under Sr. No. **1188/2021** at. **Sub-Registred Office Murbad, Taluka Murbad, Dist- Thane.**

- Further appears that A.D.T.P. Office Thane permitted Mr. MOHAN ATMARAM SASE to construct building of Survey No. 65/4/2 of Village Murbad as per building permission plan sanctioned by A.D.T.P. Office Thane issued Order No. जा.क्र.बि.शे/बां.प/मौ. मुरबाड/ता. मुरबाड/स.नं. ६५/४/२ ससंठाणे/८९६ दि. २२/०३/२०२२.
- Further appears that Nagarpanchayat Murbad issued building construction permission sanction Outword No. जा.क्र.६०/२०२२ दिनांक ०९/०५/२०२२.
- Further it appears that MR. MOHAN ATMARAM SASE made an application Collector of Thane for converting above survey no. 65/4/2 into Non-Agricultural use according upon perusal of various documents collector of Thane pleased to sanctioned Non-Agricultural use of above Survey Numbers accordingly above  
Survey Number divided in to various N.A. Land vide Sanad Order No. क्र.महसूल/क-१/टे-११/मुरबाड (ता. मुरबाड) सनद/एस.आर.२/२०२२ दिनांक १७ जुन २०२२.
- Further I have taken search in respect of above Land with Sub-Registrar Murbad and I have not come across with any entry showing that the above owner have sold above property or any encumbrances or mortgage or created any other burder or claim or Third party interesting in respect of Mortgage.

On the basis of above discussed documents title of Survey No.65/4/2 having area admeasuring about 0-25-0, PO.KH. 0-02-0 H.A.P of Village Murbad along with building. Thus, from aforesaid records and documents I hereby certify that MR. MOHAN ATMARAM SASE is having good right and marketable title to Sale, develope, mortgage the aforesaid property mentioned as above in accordance his own wish.

Place:- Murbad

Dated :-04/07/2022.

  
(Adv. SUNIL M. CHAUDHARI)

**Adv.Sunil M.Chaudhari**  
B.A.,L.L.B

At Ghorle Po Kishor  
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