



Residence & Chambers :
Plot No. 145 Sindh Society,
Opp. Hotel Neelkamal,
Chembur, Mumbai - 400 071.
Tel. : 2522 0821.

Date : 30/11/2010

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

ALL THAT piece and parcel of land bearing C.T.S.No.524, Plot No.21, of Village : Kurar, District : Mumbai, the measurement as shown below in the particulars of the Land, situate at Mouje Kurar, Village Port Tukdi formerly in Sub-District Bassein District : Thane, but now in the Mumbai Suburban District Plot No.21, of Malad Town Planning Scheme No.I as shown below :-

C.T.S. Plot Admea- N.B.A. Malad
No. No. suring
Area(in Mts)

524	21(pt)	287.0
524/1	21(pt)	44.6
524/2	21(pt)	17.0
524/3	21(pt)	21.2
524/4	21(pt)	17.0
524/5	21(pt)	21.2
524/6	21(pt)	15.7
524/7	21(pt)	11.0
524/8	21(pt)	11.0
524/9	21(pt)	11.00
524/10	21(pt)	12.2

--: 2 :-

524/11 21(pt) 11.0
524/12 21(pt) 11.0
524/13 21(pt) 11.0
524/14 21(pt) 11.0

I have also perused the Property Card in respect of the piece and parcel of land bearing C.T.S.No.358/1 to 358/11 of Taluka N.B.A. Malad (East) of Plot No.21(pt) which particulars of Property Card are as follows :-

C.T.S.No.	Plot No.	Admeasuring Area (in Sq.Mts)	of Taluka N.B.A. Malad, City Mumbai
358/1	21(pt)	28.0	
358/2	21(pt)	18.7	
358/3	21(pt)	16.9	
358/4	21(pt)	10.9	
358/5	21(pt)	7.2	
358/6	21(pt)	89.3	
358/7	21(pt)	41.0	
358/8	21(pt)	15.0	
358/9	21(pt)	15.0	
358/10	21(pt)	32.9	
358/11	21(pt)	61.6	

..3..



Residence & Chambers :
Plot No. 4, Sindhi Society,
Near ~~xxx~~ 14B, Hotel Neelkamal,
Chembur, Mumbai - 400 071.
Tel. : 2522 0821

-: 3 :-

I have perused the Property Card issued by the Collector, Greater Mumbai, as also the Death Certificate of Shri Chimanlal Maniyar who expired on 12-03-1987 at Mumbai as well as the Death Certificate of his widow Smt. Gulabben Chimanlal Maniyar who expired on 13-12-2002 at Mumbai. As per the records of the Property Card the name of Chimanlal Maniar has been deleted as Owner in respect of both the properties at Kurar as well as at Malad (East) and the names of his respective heirs viz. (i) Smt. Gulabben Chimanlal Maniar, (ii) Shri Kirit Chimanlal Maniar, and (iii) Shri Pankaj Chimanlal Maniar has been brought on record. In lieu of the death of Smt. Gulabben W/dow of Chimanlal Maniar on 13-12-2002 the only surviving owner in respect of both the pieces and parcels of lands mentioned above would be (1) SHRI KIRIT S/o. CHIMANLAL MANIAR and (2) SHRI PANKAJ S/o. CHIMANLAL MANIAR.

In the above circumstances, in my Opinion the title of (1) Mr. KIRIT CHIMANLAL MANIAR and (2) Mr. PANKAJ CHIMANLAL MANIAR in respect of both the properties at Village Kurar, and Village Malad, the particulars whereof are mentioned in page No. 1 and 2 of my this Certificate is clear and marketable without any encumbrances of any mortgage, lien or otherwise.
Dated, this 30th day of November 2010.

H. K. Vazirani
(H. K. VAZIRANI)
Advocate High Court