

Maha Law Associates

NOTARY & ADVOCATES HIGH COURT

Dr. Mahendrakumar M. Padhye
B.A., LL.M., MBA, Ph.D., D.Litt.
NOTARY
& ADVOCATE HIGH COURT

Mr. D. B. Kamble
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Miss. Shamika S. Bhosale
B.A., B.Com., D.Ed, LL.B.

📍 : B/105 to 108, 1st Floor, Sakal Devi Apt.,
Opp. Rly Bridge, Virar (E).
Tal. Vasai, Dist. Palghar - 401 305



☎ : 94 22 66 5230 / 92 70 01 5240

✉ : mahalawcorporate@gmail.com

: mahendrakumar.padhye@gmail.com

Ref : General/ /2023

FORMAT – A
(Circular No. ____/2023)

To,
MAHARERA,
Bandra, Mumbai.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to Survey No. **215**, Hissa No. **1/2**, admeasuring **1490.00 Sq. Meters** area, Assessed at Rs. **1102.60** Paisa and Survey No. **215**, Hissa No. **2**, admeasuring **560.00 Sq. Meters** area, Assessed at Rs. **414.40** Paisa, Total admeasuring **2050.00 Sq. Meters** area, lying being and situate at Village : **Virar**, Taluka : **Vasai**, Dist : **Palghar**.

I have investigated the title of said plot on the request of **MR. DARPAN NARENDRA THAKUR**

- a) **Description of Property :** Survey No. **215**, Hissa No. **1/2**, admeasuring **1490.00 Sq. Meters** area, Assessed at Rs. **1102.60** Paisa and Survey No. **215**, Hissa No. **2**, admeasuring **560.00 Sq. Meters** area, Assessed at Rs. **414.40** Paisa, Total admeasuring **2050.00 Sq. Meters** area, lying being and situate at Village : **Virar**, Taluka : **Vasai**, Dist : **Palghar**, Within the area of Sub-Registrar at VSI-2 (Virar) belonging to **MR. DARPAN NARENDRA THAKUR**,
- b) **Documents of Allotment of Property :-**

- 1) Sale deed dated 17/02/2010, vide Doc. No. **Vasai-2/2649/1990**



Branch Office :

Dombivli: Shop No. 07, 1st Floor, Plot No. X3, Vishothmata Shopping Complex, NSD Marg, MIDC, Phase II, Dombivli (E), Tal. - Kalyan, Dist. Thane - 421203

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- 2) Conveyance Deed Dt. 31/12/2009 31/12/2019, Vide Sr. No. **2649/2010**.
- 3) Agreement for sale Dt. 16/09/2013, Vide Sr. No. **7858/2013**.
- 4) Agreement for sale Dt. 19/11/2014, Vide Sr. No. **6677/2014**.
- c) 7/12 extract or property card issued by Talathi saja Virar mutation entry nos.
37, 428, 11308, 11333, 12063, 11949.
- d) Search report for 71 years from 1952 to 2023

Years		Years		Years	
1952 :	Torn	1953 :	Torn	1954 :	Torn
1955 :	Torn	1956 :	Torn	1957 :	Torn
1958 :	Torn	1959 :	Torn	1960 :	N.A
1961 :	Torn	1962 :	Torn	1963 :	Torn
1964 :	Torn	1965 :	Torn	1966 :	Torn
1967 :	Torn	1968 :	Torn	1969 :	Torn
1970 :	Torn	1971 :	N.A	1972 :	Torn
1973 :	Torn	1974 :	N.A.	1975 :	N.A.
1976 :	N.A.	1977 :	N.A.	1978 :	N.A.
1979 :	N.A.	1980 :	N.A.	1981 :	N.A.
1982 :	N.A.	1983 :	N.A.	1984 :	N.A.
1985 :	N.A.	1986 :	N.A.	1987 :	N.A.
1988 :	N.A.	1989 :	N.A.	1990 :	N.A.
1991 :	N.A.	1992 :	N.A.	1993 :	N.A.
1994 :	N.A.	1995 :	N.A.	1996 :	N.A.
1997 :	N.A.	1998 :	N.A.		

1999 : AS PER MUTATION ENTRY NO. 37



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Late Yashwant Hira Pared has been expired on dated 03/03/1998, 1. Smt. Anandi Yashwant Pared, 2. Shri. Harishchandra Yashwant Pared, 3. Smt. Kusum Dinesh Chavan, 4. Smt. Anusaya Harishchandra Nigale, 5. Smt. Renuka Kamalakar Gangan, 6. Shri. Prasad Yashwant Pared are his only legal heir.

1999 : AS PER MUTATION ENTRY NO. 428

Late Hari Govind Vartak has been expired on dated 07/10/1998
Smt. Indira Hari Vartak is his only legal heir.

Years		Years		Years	
2000 :	Nil	2001 :	Nil	2002 :	Nil
2003 :	Nil	2004 :	Nil	2005 :	Nil
2006 :	Nil	2007 :	Nil	2008 :	Nil

2009 : AS PER MUTATION ENTRY NO. 11308

Late Parshuram Govind Vartak has been expired on dated 03/10/2008. 1. Smt. Prabha Parshuram Vartak, 2. Mr. Shri. Abhijit Parshuram Vartak, 3. Smt. Arundhati Parshuram Vartak are his legal heir.

2010 : AS PER MUTATION ENTRY NO. 11333

Shri. Darpan Narendra Thakur has purchased the said land from 1. Shri. Naresh Posha Kadam, 2. Smt. Bebi Raju Patil, 3. Smt. Manjula Mhatre, 4. Smt. Jaywanti Manohar Bhoir, 5. Manibai Laxman Kadam, 6. Shri. Dattatrey Laxman Kadam, 7. Shri. Kamlakar Laxman Kadam, 8. Smt. Vasanti Ramakant Kini, 9. Smt. Sunanda Suresh Patil, 10. Smt. Bharati Bhaskar Kadam, 11. Shri. Mahendra Bhaskar Kadam, 12. Shri. Pramod Bhaskar



Branch Office :

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Kadam, 13. Smt. Pallavi Pandhurang Patil, 14. Smt. Sunanda Bhaskar Kadam, 15. Shri. Rajesh Bhaskar Kadam, through their Power of Attorney Smt. Amita Amol Thakur by sale deed dated 17/02/2010, vide Doc. No. **Vasai-2/2649/1990**.

2010 : AS PER THE SEARCH TAKEN BY REGISTERED OFFICE

As per Agreement for Conveyance Deed Dt. 31/12/2009 & the opinion of Shri. Darpan Narendra Thakur purchased the said land from 1. Shri. Naresh Posha Kadam, 2. Smt. Bebi Raju Patil, 3. Smt. Manjula Mhatre, 4. Smt. Jaywanti Manohar Bhoir, 5. Manibai Laxman Kadam, 6. Shri. Dattatrey Laxman Kadam, 7. Shri. Kamlakar Laxman Kadam, 8. Smt. Vasanti Ramakant Kini, 9. Smt. Sunanda Suresh Patil, 10. Smt. Bharati Bhaskar Kadam, 11. Shri. Mahendra Bhaskar Kadam, 12. Shri. Pramod Bhaskar Kadam, 13. Smt. Pallavi Pandhurang Patil, 14. Smt. Sunanda Bhaskar Kadam, 15. Shri. Rajesh Bhaskar Kadam, through their Power of Attorney Smt. Amita Amol Thakur. The said Conveyance Deed dated 31/12/2019 is properly stamped and lodged for registration dated 17/02/2010 with Sub-Registrar of Assurances at Vasai No. 2 at Serial No. **2649/2010**.

Year

2011 : Nil

2012 : AS PER MUTATION ENTRY NO. 11308

Late Mahadeo Govind Vartak has been expired on dated 22/09/2012. 1. Smt. Vijaya Mahadeo Vartak, 2. Shri. Ranjiv Mahadeo Vartak, 3. Shri. Vivek Mahadeo Vartak, 4. Udman Mahadeo Vartak are his only legal heir.



Branch Office :

Dombivli: Shop No. 07, 1st Floor, Plot No. X3, Vishothmata Shopping Complex, NSD Marg, MIDC, Phase II, Dombivli (E), Tal. - Kalyan, Dist. Thane - 421203

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2013 : AS PER MUTATION ENTRY NO. 12063

As per the Agreement for sale Dt. 16/09/2013 & the opinion of Shri. Darpan Narendra Thakur purchased the said land from Shri. Harihar Govind Vartak through his Power Of Attorney 1. Shri. Sujit Harihar Vartak, 2. Shri. Vikas Narsiha Vartak, (H.U.F), Shri. Abhijit Parshuram Vartak for Self and Power Of Attorney Holder to 1) Smt. Prabha Parshuram Vartak, Smt. Arundhati Parshuram Vartak, Smt. Padmaja Raghunandan Vartak, Shri Aditya Raghunandan Vartak. The said Agreement dated 16/09/2013 is properly stamped and lodged for registration dated 16/09/2013 with Sub-Registrar of Assurances at Vasai No.2 at Serial No. **7858/2013**.

2014 : AS PER MUTATION ENTRY NO. 11949

As per the Agreement for sale Dt. 19/11/2014 & the opinion of Shri. Darpan Narendra Thakur purchased the said land from 1. Smt. Vijaya Mahadev Vartak, 2. Shri Rajiv Mahadev Vartak, 3. Shri Vivek Mahadev Vartak, 4. Shri. Udyan Mahadev Vartak. The said Agreement dated 19/11/2014 is properly stamped and lodged for registration dated 19/11/2014 with Sub-Registrar of Assurances at Vasai No. 2 at Serial No. **6677/2014**.

Years

Years

Years

2015: Nil

2016: Nil

2017: Nil

2018: Nil

2019: Nil

2020: Nil

2021: Nil

2022 : Nil

2023 : Nil



Branch Office :

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On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Mr. Darpan Narendra Thakur is clear, marketable and without any encumbrances.

Owner of the property

1) MR. DARPAN NARENDRA THAKUR

2) Survey No. **215**, Hissa No. **1/2**, admeasuring **1490.00 Sq. Meters** area, Assessed at Rs. **1102.60** Paisa and Survey No. **215**, Hissa No. **2**, admeasuring **560.00 Sq. Meters** area, Assessed at Rs. **414.40** Paisa, Total admeasuring **2050.00 Sq. Meters** area, lying being and situate at Village : **Virar**, Taluka : Vasai, Dist : Palghar,

e) The report reflecting the flow of the title of the Mr. Darpan Narendra Thakur on the said land is enclosed herewith as annexure.

f) Encl: Annexure

Dated :

At : Virar




Dr. Mahendrakumar M. Padhye
B.A., LL.M., M.B.A., Ph.D., D.Litt.
Advocate High Court, Mumbai
B/105/108, Sakal Devi Apt., Opp. Rly. Bridge,
Virar (E), Tal: Vasai, Dist: Palghar.

Branch Office :

Dombivli: Shop No. 07, 1st Floor, Plot No. X3, Vishothmata Shopping Complex, NSD Marg, MIDC, Phase II, Dombivli (E), Tal. - Kalyan, Dist. Thane - 421203

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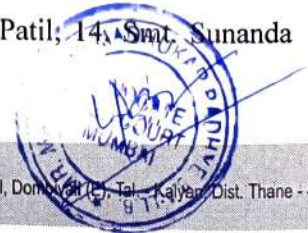
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FORMAT – A (Circular No. ____/2023)

FLOW OF THE TITLE OF THE SAID PROPERTY

Survey No. **215**, Hissa No. **1/2**, admeasuring **1490.00 Sq. Meters** area, Assessed at Rs. **1102.60** Paisa and Survey No. **215**, Hissa No. **2**, admeasuring **560.00 Sq. Meters** area, Assessed at Rs. **414.40** Paisa, Total admeasuring **2050.00 Sq. Meters** area, lying being and situate at Village : **Virar**, Taluka : Vasai, Dist : Palghar,

- 1) Late Yashwant Hira Pared has been expired on dated 03/03/1998, 1. Smt. Anandi Yashwant Pared, 2. Shri. Harishchandra Yashwant Pared, 3. Smt. Kusum Dinesh Chavan, 4. Smt. Anusaya Harishchandra Nigale, 5. Smt. Renuka Kamalakar Gangan, 6. Shri. Prasad Yashwant Pared are his only legal heir.
- 2) Late Hari Govind Vartak has been expired on dated 07/10/1998 Smt. Indira Hari Vartak is his only legal heir.
- 3) Late Parshuram Govind Vartak has been expired on dated 03/10/2008.
1. Smt. Prabha Parshuram Vartak, 2. Mr. Shri. Abhijit Parshuram Vartak, 3. Smt. Arundhati Parshuram Vartak are his legal heir.
- 4) Shri. Darpan Narendra Thakur has purchased the said land from 1. Shri. Naresh Posha Kadam, 2. Smt. Bebi Raju Patil, 3. Smt. Manjula Mhatre, 4. Smt. Jaywanti Manohar Bhoir, 5. Manibai Laxman Kadam, 6. Shri. Dattatrey Laxman Kadam, 7. Shri. Kamlakar Laxman Kadam, 8. Smt. Vasanti Ramakant Kini, 9. Smt. Sunanda Suresh Patil, 10. Smt. Bharati Bhaskar Kadam, 11. Shri. Mahendra Bhaskar Kadam, 12. Shri. Pramod Bhaskar Kadam, 13. Smt. Pallavi Pandhurang Patil, 14. Smt. Sunanda



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Bhaskar Kadam, 15. Shri. Rajesh Bhaskar Kadam, through their Power of Attorney Smt. Amita Amol Thakur by sale deed dated 17/02/2010, vide Doc. No. **Vasai-2/2649/1990**.

5) As per Agreement for Conveyance Deed Dt. 31/12/2009 & the opinion of Shri. Darpan Narendra Thakur purchased the said land from 1. Shri. Naresh Posha Kadam, 2. Smt. Bebi Raju Patil, 3. Smt. Manjula Mhatre, 4. Smt. Jaywanti Manohar Bhoir, 5. Manibai Laxman Kadam, 6. Shri. Dattatrey Laxman Kadam, 7. Shri. Kamlakar Laxman Kadam, 8. Smt. Vasanti Ramakant Kini, 9. Smt. Sunanda Suresh Patil, 10. Smt. Bharati Bhaskar Kadam, 11. Shri. Mahendra Bhaskar Kadam, 12. Shri. Pramod Bhaskar Kadam, 13. Smt. Pallavi Pandhurang Patil, 14. Smt. Sunanda Bhaskar Kadam, 15. Shri. Rajesh Bhaskar Kadam, through their Power of Attorney Smt. Amita Amol Thakur. The said Conveyance Deed dated 31/12/2019 is properly stamped and lodged for registration dated 17/02/2010 with Sub-Registrar of Assurances at Vasai No. 2 at Serial No. **2649/2010**.

6) Late Mahadeo Govind Vartak has been expired on dated 22/09/2012. 1. Smt. Vijaya Mahadeo Vartak, 2. Shri. Ranjiv Mahadeo Vartak, 3. Shri. Vivek Mahadeo Vartak, 4. Udman Mahadeo Vartak are his only legal heir.

7) As per the Agreement for sale Dt. 16/09/2013 & the opinion of Shri. Darpan Narendra Thakur purchased the said land from Shri. Harihar Govind Vartak through his Power Of Attorney 1. Shri. Sujit Harihar Vartak, 2. Shri. Vikas Narsiha Vartak, (H.U.F), Shri. Abhijit Parshuram Vartak for Self and Power Of Attorney Holder to 1) Smt. Prabha Parshuram Vartak, Smt. Arundhati Parshuram Vartak, Smt. Padmaja Raghunandan Vartak, Shri Aditya Raghunandan Vartak. The said



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Agreement dated 16/09/2013 is properly stamped and lodged for registration dated 16/09/2013 with Sub-Registrar of Assurances at Vasai No.2 at Serial No. **7858/2013**.

8) As per the Agreement for sale Dt. 19/11/2014 & the opinion of Shri. Darpan Narendra Thakur purchased the said land from 1. Smt. Vijaya Mahadev Vartak, 2. Shri Rajiv Mahadev Vartak, 3. Shri Vivek Mahadev Vartak, 4. Shri. Udyan Mahadev Vartak. The said Agreement dated 19/11/2014 is properly stamped and lodged for registration dated 19/11/2014 with Sub-Registrar of Assurances at Vasai No. 2 at Serial No. **6677/2014**.

Sr. No.

- 1) 7/12 extract
- 2) Mutation Entry No. 37, 428, 11308, 11333, 12063, 11949.
- 3) Search report for 71 years from 1952 to 2023 taken from Sub registrar office at VSI 1 to 6

DATED ON THIS 25th DAY OF July, 2023 AT VIRAR.




Dr. Mahendrakumar M. Padhye
B.A., LL.M., M.B.A., Ph.D., D.Litt
Advocate High Court, Mumbai
B/105/108, Sakal Devi Apt., Opp. Rly. Bridge,
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