



*P. Hari*

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

**"LEGAL POINT"**  
- Enduring Legal Expertise -

**Certificate of Title**

I am instructed by one **Shri. Manharlal Balwantraai Mehta**, having address at Maxus Mall, Bhayandar (West), District – Thane 401 101, to give my report on title in respect of the landed property, which is described hereunder:-

- 1) Originally by diverse deeds, factors and circumstances, including intestate succession and survivorship, (1) Shri. Sadanand Ramchandra Mhatre, (2) Shri. Hareshwar Ramchandra Mhatre, (3) Shri. Ganesh Ramchandra Mhatre, (4) Shri. Ramesh Ramchandra Mhatre, (5) Shri. Umesh Ramchandra Mhatre, (6) Smt. Malti Umakant Chogle (After Marriage), (7) Smt. Nilam Kamlakar Kovarkar (After Marriage), (8) Smt. Bharti Raghunath Mhatre, (9) Miss. Neeta Raghunath Mhatre (Now Smt. Mayuri Mohan Pansare), (10) Miss. Geeta Raghunath Mhatre (Now Smt. Vidya Vinesh Raut), (11) Shri. Mayur Dwarkanath Mhatre, (12) Shri. Gajendra Dwarkanath Mhatre, (13) Smt. Meghna Milan Chogle, (14) Smt. Gauri Girish Patil, (15) Miss. Hemalini Dwarkanath Mhatre (Now Smt. Ritika Rajesh Paralkar, (16) Smt. Sumati Dwarkanath Mhatre, hereinafter referred to as **"The said Sadanand & 15 Other"**, were jointly seized and possessed of and/or otherwise well and sufficiently entitled to all that pieces and parcels of land or ground bearing **Old Survey No. 681, New Survey No. 273, Hissa No. 4**, admeasuring 480 sq. mtrs., situate at, being and lying at Revenue Village – Bhayandar, Taluka & District – Thane and 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 dated 31<sup>st</sup> December 2011 [Regn. No. TNN7-00872-2012 dated 7<sup>th</sup> February 2012] the said Sadanand & 15 Others have sold, transferred, assigned and conveyed the Said Land in favour of the abovesaid Shri. Manharlal Balwantra Mehta, at and on te terms and conditions and for considerations, which are more particularly described in the said Deed of Conveyance dated 31<sup>st</sup> December 2011.
- 3) In the premises, the Said Land came to be mutated in the name of the abovesaid Shri. Manharlal Balwantra Mehta.
- 4) As such, the abovesaid Shri. Manharlal Balwantra Mehta become sole and absolute owner of the Said Land.
- 5) Upon the perusal of the aforesaid wiritngs, 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 land or ground bearing **Old Survey No. 681, New Survey No. 273, Hissa No. 4**, admeasuring 480 sq. mtrs., situate at, being and lying at Revenue Village – Bhayandar, Taluka & District – Thane and now falling within the local limits of Mira Bhayandar Municipal Corporation.



**P. Hari**

(Advocate, High Court, Bombay)

Bhayandar,

30<sup>th</sup> January 2020