

**BALAN S.**

B.A. (Hons.) LL.B  
Advocate

OFFICE :-

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Ref No. ....

RESIDENCE :-

501, Susheela Apartment,  
Ram Ganesh Gadkari Road,  
Kaka Sohoni Lane,  
Ghantali, Thane - 400 602  
Tel. 25 38 51 72  
(All Correspondence at Residence)

Date : ..... 3<sup>rd</sup> October, 2012

**TITLE CERTIFICATE**

**WHOMSOEVER IT MAY CONCERN**

Sub: Land bearing Survey No. and Hissa No.185/2,185/3,185/4,186 and 187 village Kavesar, Taluk and District Thane of the ownership of Shri Jagdish H. Mavani and Shri Dushyant H. Mavani.

Ref: (1) Mutation Entry No.176, 204, 282, 309, 373, 489, 1102, 1898, 2170 and 2306

(2) 7 X 12 Extract of the land bearing Survey No.185/2, 185/3, 185/4, 186 and 187 of Village: Kavesar, Tal. & Dist. Thane

(3) Deed of Conveyance dated 11-10-1947 registered with the Sub-Registrar of Assurances, Bombay at Sr. No. 5600/1947 executed by and between Shri Ali Saheb Badruddin Patel in favour of Shri Gokuldas Dungarshi Sampat.

(4) Conveyance Deed dated 30-01-1948 registered with Sub-Registrar of Assurances, Bombay at Sr. No.530/1948 executed by Gokuldas Dungarshi Sampat in favour of M/s The Famous Life Insurance Company Ltd.

(5) Conveyance Deed dated 06-03-1967 Registered with the Sub-Registrar of Assurances, Bombay at Sr. No. 1154/1967 executed by Famous Life Insurance Company Ltd. through the official liquidator appointed in Company Petition I C No.71 of 1953 in favour of 1) Shri Haridas Jethalal Mavani. 2) Shri Jagdish Haridas Mavani and 3) Shri Dushyant Haridas Mavani.

(6) Copy of INDEX – II of 185/2, 185/3, 185/4,186 and 187 of Village, Kavesar Taluka and District Thane.

(7) Copy of Form 8 X 12 Extract.

(8) Copy of Application made by Usman Babul Shaikh u/s. 70B of B.T.A.L. Act together with the order passed by the Tahasildar, Thane on 29/10/1976.

(9) Copy of the plaint in R.C.S. No. 680/1976.

(10) Copy of the Application and Order passed in RCS No. 680 of 1976 filed by Jafar Usman Assar and Others against Jagdish Haridas Mavani and Others.

(11) Copy of the Order passed by Revenue Minister, State of Maharashtra, Mumbai in RTS Appeal 2708/PK-81/L6 filed by Ronak Tushar Mavani and 2 others against Shri. Jagdish Haridas Mavani and others.

(12) Copy of the Tenancy Appeal No. 15/2007 filed by Dashrath Govind Tanki and others against Shri. Jagdish Haridas Mavani and others.

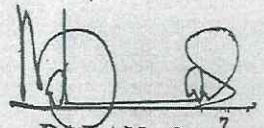
(13) Copy of Order passed by President Maharashtra Revenue Tribunal Mumbai in TNC/RE76/B/2009 filed by Dasharath G. Tanki and others against Shri Jagdish Haridas Mavani and others.

(14) Development Agreement dated 15/04/2007 executed by Shri. Jagdish Haridas Mavani and Shri. Dushyant Haridas Mavani in favour of M/s. Velocity, a registered partnership firm.

(15) Deed of rectification dated 23/09/2001 Registered at Serial No.TNN-1/05433-2009 dated 23/09/2009.

(16) N.A. Order bearing No. Rev/C-1/T-1/NAP/Sr-83/2010 dated 04-03-2011 passed by Collector, Thane.

Considering the facts enumerated above and the perusal of the documents placed for my scrutiny, I am of the opinion that Shri. Jagdish Haridas Mavani and Shri. Dushyant Haridas Mavani have got a clear marketable title to the property bearing 184/2,185/3,185/4,186 and 187 of Village Kavesar, Taluka and District, Thane and the said property of free of any encumbrances. In view of the Development Agreement dated 15/04/2007 by and between the Owners Shri. Jagdish Haridas Mavani and Shri. Dushyant Haridas Mavani AND M/s. Velocity. M/s. Velocity has been empowered and authorised to develop the said land.

  
BALAN S.  
(Advocate)