

Mob.: 9823411588  
9270038676

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MR. SANJAY H. PATIL

B.A., LL.B.  
ADVOCATE



श्री. संजय ह. पाटील

बी.ए., एल.एल.बी.  
अॅड व्हो के ट

OFFICE:

1<sup>st</sup> FLR., SHRIKANT DANDEKAR BLDG., NEAR  
LOKMANYA HOTEL, MAHIM ROAD, PALGHAR,  
TAL. PALGHAR, DIST. THANE.

RESIDENCE: 204, 2<sup>nd</sup> floor, Sai Ashirwad Bldg.,  
Near Pimpale Chawl, Devisha Road, PALGHAR,  
PIN-401 404

कार्यालय:

१ ता माळा, श्रीकांत दंडेकर बिल्डींग,  
लोकमान्य हॉटेल जवळ, माहीम रोड, पालघर.

निवास: २०४, २ रा माळा, साई आशिर्वाद  
बिल्डींग, पिंपळे चाळीजवळ, देविशा रोड, पालघर.

Ref. No:

Date:- 18/4/2011

TITLE CLEARANCE CERTIFICATE

Ref.: Non – Agricultural Land bearing S. No. 26/4/B,  
admeasuring 2602.00 Sq. Yard., or 2222.00 Sq. Mtrs.,  
lying being and situated at Village Pasthal, Tal.  
Palghar, Dist. Thane.

At the request of the present owners MR. NIMESH SHASHIKANT  
THAKKAR & MRS. TARUNA NIMESH THAKKAR, Both Residing at  
A/304, Narmada Enclave Co. Op. Housing Society, Shree Siddhi Vinayak  
Road, Near Maxus Mall, Bhayandar (W), Dist. Thane for the title clearance  
certificate of the above land.

This is to certify that I have taken search of the Sub Registrar office at  
Palghar from 1980 to December 2010 and also search of Revenue Record,  
Seven-Twelve Extract of the land, concerned mutation entries, Deed and  
documents, regarding piece or parcel of Non – Agricultural Land bearing S.  
No. 26/4/B, admeasuring 2602.00 Sq. Yard., or 2222.00 Sq. Mtrs., lying  
being and situated at Village Pasthal, Tal. Palghar, Dist. Thane, Registration  
Sub District Palghar and Registration District Thane and which is more  
particularly described in the schedule hereunder written and herein after  
referred to as "THE SAID LAND".

WHEREAS the original owner Mr. Bhaskar Laxman Raut &  
others had converted the aforesaid agriculture land into Non Agriculture  
land by Assistant Collector Dahanu Division vide their bearing order No.  
DP/NAP/SR-449 dated 23/04/1980.

*[Signature]*



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लोकमान्य हॉटेल जवळ, माहीम रोड, पालघर.  
निवास: २०४, २ रा माळा, साई आशिर्वाद  
विल्डींग, पिंपळे चाळीजवळ, देविशा रोड, पालघर.

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AND WHEREAS Mr. Bhaskar Laxman Raut & others had sold above said land to Mr. Pritpalsingh M. Matharoo & Mr. Mohansingh Amarsingh Notru by registered Deed of conveyance on dated 7<sup>th</sup> September, 1981 at Sub - Registrar Palghar Tal. Palghar, Dist. Thane. Thereafter Mr. Pritpalsingh M. Matharoo & Mohansingh Amarsingh Notru has entered their name into revenue record by mutation Entry No. 714. In that owners Mr. Mohansingh Amarsingh Notru has relies his shares to Mr. Pritpalsingh M. Matharoo and for that reason his name was deleted by mutation entry No. 808. Thereafter Mr. Pritpalsingh M. Matharoo was the sole owner of the above land.

AND WHEREAS Mr. Pritpalsingh M. Matharoo had sold the above said land to M/s. Shakti Gum Industries, through their Proprietor Mrs. Shailaja Shankar Nayak by registered Deed of conveyance on dated 15<sup>th</sup> February, 1988 at Sub Registrar Palghar, its bearing registered document No. 300/1988. Thereafter M/s. Shakti Gum Industries, through their Proprietor Mrs. Shailaja Shankar Nayak had entered their name into revenue record by mutation Entry No. 997 as owner.

AND WHEREAS M/s. Shakti Gum Industries, through their Proprietor Mrs. Shailaja Shankar Nayak had also sold the above said land to Mr. Khandu S. Sadaphule & Mrs. Mangala Khandu Sadaphule by registered Deed of conveyance on dated 31<sup>st</sup> October, 1996 at Sub - Registrar Palghar Tal. Palghar, Dist. Thane. Its bearing registered document No. 580/11/23/1996. Thereafter Mr. Khandu S. Sadaphule & Mrs. Mangala Khandu Sadaphule have entered their name into revenue record by mutation Entry No. 1110 as owner.

*Patil*



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**निवास:** २०४, २ रा माळा, साई आशिर्वाद  
बिल्डींग, पिंपळे चाळीजवळ, देविशा रोड, पालघर.

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AND WHEREAS Mr. Khandu S. Sadaphule & Mrs. Mangala Khandu Sadaphule had sold above said land to M/s. Ganesh Enterprises, through their Partner Mr. Manoj K. Dedhiya & Mr. Ramesh M. Chheda by registered Deed of conveyance on dated 30<sup>th</sup> September 2010, duly signed in registrar office at Palghar bearing Serial No. PLG - 07504/2010 on dated 04/10/2010, and entered their name into revenue record as owners and they have full right to sale or transfer the above land to any other person.

AND WHEREAS M/s. Ganesh Enterprises, through their Partner Mr. Manoj K. Dedhiya & Mr. Ramesh M. Chheda had also sold the above said land to the the persent owners Mr. Nimesh Shashikant Thakkar & Mrs. Taruna Nimesh Thakkar by registered Deed of conveyance on dated 30<sup>th</sup> October, 2010 at sub registrar office at Palghar, and its bearing registered document No. PLG - 08289/2010. Thereafter the present owners Mr. Nimesh Shashikant Thakkar & Mrs. Taruna Nimesh Thakkar have entered their name into revenue record by mutation Entry No.

It appears from the search of Sub Registrar office at Palghar from 1980 to December 2010 and also search of Seven-Twelve Extract, Deed and documents, Revenue Record and concern mutation entries I came to conclusion that the title of the above said land belongs to the present owners Mr. Nimesh Shashikant Thakkar & Mrs. Taruna Nimesh Thakkar is clear, marketable and free from all encumbrances.

The provision of the Urban land ceiling and holding at are not applicable to the aforesaid land property.



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PROPERTY SCHEDULE

All that piece or parcel of Non – Agricultural Land bearing S. No. 26/4/B, admeasuring 2602.00 Sq. Yard., or 2222.00 Sq. Mtrs., lying being and situated at Village Pasthal, Tal. Palghar, Dist. Thane. Registration Sub District Palghar and Registration District Thane and within the limits of Grampanchayat Pasthal. The said land surrounded as follows.

On or towards the East by : Land of S. No. 26/5.  
On or towards the West by : Land of S. No. 26/4/A.  
On or towards the North by : Land of S. No. 26/3.  
On or towards the South by : Boisar – Tarapur Road.

Date : 18/04/2011

Place : Palghar

Your Faithfully,

*Sanjay H. Patil*  
18/4/2011

**SANJAY H. PATIL**  
ADVOCATE

Off : First Floor, Shrikant Dandekar Bldg.,  
Near Lokmanya Hotel, Mahim Road,  
Palghar, Thane - 401 404.  
Tel.: 952525 (252516)

