



ADVOCATE

Roshan R. Patil

B.M.S., LL.B.

Mob.: 7498100100
9396200200

ADV. High Court

Manu Smruti, Ayre Road, Near Ravi Patil Ground, Dombivli (E) 421201, Dist. Thane.

Email : patiroshan2009@gmail.com

Ref. :

Date :

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT I have investigated and inquired into the title to the property (more particularly described in the Schedule of property' hereunder) in order to find out as to whether there is any encumbrance in the nature of gift, lease, mortgage, sale agreement, lien or such other encumbrance of like nature, standing thereon and to certify accordingly. I have gone through the documents of title in respect of the above said property. I have also verified the search report of the said property.

IV. SCHEDULE OF PROPERTY

ALL THAT PIECE AOR PARCEL of the open land of the land bearing Old Survey No. 33/6A, New Survey No. 33/6-5, admeasuring Area 0-61-90 , Pot Kharaba 0-04-10, belong to Mrs. Ranjana Nitin Patil ,situated at Village – Pisavali, Kalyan (East) ,Taluka Kalyan, Dist Thane, within the limits of Kalyan Dombivali Municipal Corporation Sub Registrar Kalyan within the jurisdiction of Registration district Thane. (hereinafter called and referred to as the said property).

V. LIST OF DOCUEMTNS

1. Photocopy of 7/12 Extract issued on the name the open land of Mrs. Ranjana Nitin Patil, Taluka- Kalyan, Dist.- Thane.
2. Photocopy of Development Agreement executed between Smt. Kamlabai Ramesh Mhatre & Other & Mrs. Ranjana Nitin Patil on dated 24/06/2005 registered in the office of Sub –Registrar Kalyan under document no. 2665/2005(Plot Area 66 guntha)
3. Photocopy of Confirmation Deed executed between Pandit Laxman Bhoir And other & Mrs. Ranjana Nitin Patil on dated 16/04/2010 registered in the office of Sub –Registrar Kalyan under document no. 2384/2010 (Plot Area 66 guntha)

4. Photocopy of Sale Deed executed between Pandit Laxman Bhoir And other & Mrs. Ranjana Nitin Patil on dated 16/04/2010 registered in the office of Sub – Registrar Kalyan under document no. 2385/2010 (Plot Area 66 guntha)
5. Photocopy of Mortgage Deed executed between Mrs. Ranjana Nitin Patil & Satara Sahakari Bank Through Ashok Giri, on dated 22/12/2006 registered in the office of Sub –Registrar Kalyan under document no. 5168/2006 (Plot Area 66 guntha)
6. Photocopy of Mortgage Deed executed between Mrs. Ranjana Nitin Patil & Satara Sahakari Bank Through Ashok Giri, on dated 15/01/2009 registered in the office of Sub –Registrar Kalyan under document no. 186 (Plot Area 66 guntha)
7. Photocopy of Mortgage Deed executed between Mrs. Ranjana Nitin Patil & Satara Sahakari Bank Through Ashok Giri, on dated 11/03/2010 registered in the office of Sub –Registrar Kalyan under document no. 1890/2010 (Plot Area 66 guntha)
8. Photocopy of Reconveyence Deed executed between Mrs. Ranjana Nitin Patil & Satara Sahakari Bank Through Ashok Giri, on dated 27/07/2018 registered in the office of Sub –Registrar Kalyan under document no. 6577/2018 (Plot Area 66 guntha)
9. Photocopy of Search Report dated 03/08/2018.

VI. TRACING OF TITLE

After going through all the documents referred hereinabove and instructions and information given by the Developer, it reveals from the said documents and information that;

3. Whereas Mrs. Ranjana Nitin Patil of the certain piece or parcel of the property, open land Old Survey No. 33/6A, New Survey No. 33/6-5, admeasuring Area 0-



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61-90 , Pot Kharaba 0-04-10, belong to Mrs. Ranjana Nitin Patil ,situated at Village – Pisavali, Kalyan (East) , TalukaKalyan, Dist Thane.

4. Whereas Mrs. Ranjana Nitin Patil name are recorded in said 7/12 extract.

FINAL CERTIFICATE

On the basis of the above mentioned documents and the information submitted to me, this is to state and certified that the title of the above mentioned property is clean and clear and hence is marketable.

I THEREFORE FINALLY CERTIFY THAT Mrs. Ranjana Nitin Patil have the Purchase rights in respect of property bearing Old Survey No. 33/6A, New Survey No. 33/6-5, admeasuring Area 0-61-90 , Pot Kharaba 0-04-10, belong to Mrs. Ranjana Nitin Patil ,situated at Village – Pisavali, Kalyan (East) , Taluka - Kalyan, Dist Thane therefore the title of the said property is clean, clear and marketable.

Given this under my seal and signature at Dombivli on this 03/08/2018.

Place : Dombivli


**Roshan R. Patil**
B.M.S., LL.B.
ADV. High Court

MH004457653201819E	Government of Maharashtra	Regn. 39.M
Department of Registration and Stamps		
01 Aug 2018	Receipt	Receipt no.: 1111394430
	Name of the Applicant :	priyanka mayekar
	Details of property of which document has to be searched :	Dist :Thane Village :Pisavali S.No/CTS No/G.No. : 33
	Period of search :	From :2002 To :2018
	Received Fee :	425
The above mentioned Search fee has been credited to government vide GRN no :MH004457653201819E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		

70/0

इतर पावती

Original/Duplicate

Friday, 13 July 2018 5:03 PM

नोंदणी क्र. 39म

Regn.:39M

पावती क्र.: 10855 दिनांक: 13/07/2018

पावाचे नाव: पिसवली

दस्तावेजाचा अनुक्रमांक: कालत1-0-2018

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: रंजना पाटील सर्फे एस एस मुलाणी

वर्षाने अर्ज क्र.4880 स.सं.33/6/5 सत- 1989 ते 2018- 30वर्षे

SEARCHFEE

₹. 750.00

एकूण:

₹. 750.00


Sub Registrar Kalyan 1

1); देयकाचा प्रकार: eChallan रक्कम: ₹.750/-

टीडी/दस्तावेजाचे अर्ज क्रमांक: MH003905919201819E दिनांक: 13/07/2018

विक्रेते नाव व पत्ता:

Office : Nehte Niwas bldg., Ground floor,
Opp.Chiranjeev Hospital, Dr.R.P.Road
Dombivli (East) 421 201,
Mob: 9699958057/9820643804

Mrs.Priyanka Mayekar-Raorane

B.Com.

Visiting Hours: Mon to Sat 10.00 am to 8.30 pm *

SEARCH REPORT

Sub.:- The property bearing Old Survey No. 33/6A, New Survey No. 33/6-5, admeasuring Area 0-61-90 , Pot Kharaba 0-04-10, belong to Mrs. Ranjana Nitin Patil ,situated at Village – Pisavali, Kalyan (East), Taluka – Kalyan , Dist.- Thane (herein after referred as Said Land).

I have taken the search in respect of the above mentioned Land and I have gone through the available Index – II Registers kept in the office of Sub Registrar, Kalyan 1 - 5 for the period of 30 years i.e.1988 -2018. For the year 1988 – 1989 the INDEX II (printed) registers are in torn condition in the office of Sub-Registrar Kalyan & for the year 2018 the INDEX II (printed) registers are not ready in the office of Sub-Registrar Kalyan.

Search Report Is As Under

Years	Condition	Year	Condition	Year	Condition
1988	Torn	1999	Nil	2010	Entry
1989	Torn	2000	Nil	2011	Nil
1990	Nil	2001	Nil	2012	Nil
1991	Nil	2002	Nil	2013	Nil
1992	Nil	2003	Nil	2014	Nil
1993	Nil	2004	Nil	2015	Nil
1994	Nil	2005	Entry	2016	Nil
1995	Nil	2006	Entry	2017	Nil
1996	Nil	2007	Nil	2018	Entry
1997	Nil	2008	Nil		
1998	Nil	2009	Entry		

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1) Transaction in the year 2005

Development Agreement :-
Date of Registration :- 24/06/2005
Registration No. :- 2665/2005
Property Details :- Old Survey No. 33/6A,
admeasuring Area 0-61-90 , Pot Kharaba 0-04-10,
Party to the First Part :- Smt. Kamlabai Ramesh Mhatre & Other
Party to the Second Part :- Mrs. Ranjana Nitin Patil

2) Transaction in the year 2006

Confirmation Deed :-
Date of Registration :- 16/04/2010
Registration No. :- 2384/2010
Property Details :- Old Survey No. 33/6A,
admeasuring Area 0-61-90 , Pot Kharaba 0-04-10,
Party to the First Part :- Pandit Laxman Bhoir And other
Party to the Second Part :- Mrs. Ranjana Nitin Patil

3) Transaction in the year 2006

Sale Deed :-
Date of Registration :- 16/04/2010
Registration No. :- 2385/2010
Property Details :- Old Survey No. 33/6A,
admeasuring Area 0-61-90 , Pot Kharaba 0-04-10,
Party to the First Part :- Mrs.Pandit Laxman Bhoir And other
Party to the Second Part :- Mrs. Ranjana Nitin Patil

4) Transaction in the year 2006

Mortgage Deed :-
Date of Registration :- 22/12/2006
Registration No. :- 5168/2006
Property Details :- Old Survey No. 33/6A,
admeasuring Area 0-61-90 , Pot Kharaba 0-04-10,
Party to the First Part :- Mrs. Ranjana Nitin Patil
Party to the Second Part :- Satara Sahakari Bank Through Ashok Giri,

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B.Com.

Visiting Hours: Mon to Sat 10.00 am to 8.30 pm *

5) Transaction in the year 2009

Mortgage Deed :-
Date of Registration :- 15/01/2009
Registration No. :- 186 /2009
Property Details :- Old Survey No. 33/6A,
admeasuring Area 0-61-90 , Pot Kharaba 0-04-10,
Party to the First Part :- Mrs. Ranjana Nitin Patil
Party to the Second Part :- Satara Sahakari Bank Through Ashok Giri,

6) Transaction in the year 2010

Mortgage Deed :-
Date of Registration :- 11/03/2010
Registration No. :- 1890/2010
Property Details :- Old Survey No. 33/6A,
admeasuring Area 0-61-90 , Pot Kharaba 0-04-10,
Party to the First Part :- Mrs. Ranjana Nitin Patil
Party to the Second Part :- Satara Sahakari Bank Through Ashok Giri,

7) Transaction in the year 2018

Reconveyance Deed :-
Date of Registration :- 27/07/2018
Registration No. :- 6577/2018
Property Details :- Old Survey No. 33/6A,
admeasuring Area 0-61-90 , Pot Kharaba 0-04-10,
Party to the First Part :- Mrs. Ranjana Nitin Patil
Party to the Second Part :- Satara Sahakari Bank Through Ashok Giri,

Excepted above mention entries, I have found entry related to this **bearing** Old Survey No. 33/6A, New Survey No. 33/6-5, admeasuring Area 0-61-90 , Pot Kharaba 0-04-10, belong to Mrs. Ranjana Nitin Patil ,situated at Village – Pisavali, Kalyan (East), Taluka – Kalyan, Dist.- Thane,(herein after referred as Said property).

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Thus I hereby furnishing the search report as per the information I have received from the Sub Registrar's office, Kalyan.

NOTE:- I AM TAKING SEARCH ON THE BASIS OF ZEROX COPY OF THE 7/12 EXTRACT PROVIDE BY THE LAND LORD.



Date :03/08/2018
Place: Dombivli

(Mrs. Priyanka Mayekar- Raorane)
Mrs. PRIYANKA MAYEKAR-RAORANE
Searcher
Shop No. B/7, Nehte Niwas, Dr. Rajendra Prasad S.,
Near Chiranjeev Hospital, Dombivli (E)-421 201
Mob. 9820643804