

RAMESH T. RAMRAKHIYANI

ADVOCATE HIGH COURT

Office : 9, Roopmilan Society, Opp. Venus Cinema, Ulhasnagar-421004, Dist.Thane

That I have inspected and verified all the documents pertaining to the above said property and I have taken Search of the records of the Sub-Registrar, Ulhasnagar and I have not across any of the entries which effect to the title of above said Property.

That after perusal of all relevant documents in respect of above said property, I have come to the conclusion that the above said property is free from all encumbrances and free from all doubts and bears good marketable title.

( 6/11/18)

R. T. RAMRAKHIYANI
Advocate High Court
201 Yashwantrao Chavan, Dist. A-244/488,
Mr. Satya Sai Niketan School, Ulhasnagar-4.

1770

इतर भाषा

Original Document

Monday, 05 November 2018 2:15 PM

दस्तावेज क्र. 3952

Track - 3952

दस्तावेज क्र. 3952

दिनांक: 05/11/2018

दस्तावेज नाम: उल्हासनगर वॉर्ड नं 4

वस्तुपेचगणना संदर्भक्रमांक: उल्हा 0 2018

वस्तुपेचभाषा प्रकार :

साधर कारणाचाचे तादः आर.टी. रत्नारव्याणी

वर्षाने वर्षे क्रमांक 1435/18 गिल्कत-गु नं 11-12 शीट नं 31 व 40 वीटीएल नं 22427 पे रज 1888 से 2018 एकूण 30 वर्ग

शोध त निरीक्षण

₹. 750.00

एकूण:

₹. 750.00

1): वस्तुपेच प्रकार: eChallan खसः 750/-

डीडी/बिलादेश/बि ऑर्डर क्रमांक: MH08054689201819E दिनांक: 05/11/2018

दस्तावेज नाम व पद्या:

[Signature]
सह दुय्यम निबंधक वर्ग-२
उल्हासनगर क्र १

RAMESH T. RAMRAKHIYANI

ADVOCATE HIGH COURT

Office : B. Roodmilan Society, Opp. Venus Cinema, Ulhasnagar-421004, Dist.Thane

Date: 06/11/2018

TITLE CERTIFICATE CUM SEARCH REPORT

This is to certify that I have verified the records of the office of Sub-Registrar and perused the documents in respect of the property known as land bearing U.Nos. 11 and 12(Part), Sheet No.31 and 40, C.T.S No.22427 (Part), Area Adm.1611.8/9 Sq.Yds equivalent to 1347.66 Sq.meters together with structure there on Adm.about 207 Sq.Feet, situated Opp. Venus Cinema, Ulhasnagar- 421 004, Dist.Thane, for sake of brevity hereinafter called as SAID PROPERTY presently.

That Originally the abovesaid property was owned by Shri Inderlal Dwarkadas Mathani and he had purchased the same property from the Government of India vide Deed of Conveyance dated 13/10/1992 executed in his favour by the President of India, through the Managing Officer & Asst.Administrator, Ulhasnagar Township.

Subsequently by and under the Sale Deed dated 25/06/2009 registered with the Sub-Registrar -1, Ulhasnagar Vide Srl.No.2269/09, said Shri Inderlal Dwarkadas Mathani had sold said property to (1) Shri Surjeetsingh Alias Surjit B. Ailsinghani and (2) Shri Bhagatsingh Ajitsingh Ailsinghani, thus they were become the joint owners of the abovesaid property.

And subsequently (1) Shri Surjeetsingh Alias Surjit B. Ailsinghani and (2) Shri Bhagatsingh Ajitsingh Ailsinghani, have

RAMESH T. RAMRAKHIYANI

ADVOCATE HIGH COURT

Office : 9, Roopmilan Society, Opp. Venus Cinema, Ulhasnagar-421004, Dist.Thane.

entered into Sale Deed with M/S.Baba & Sea Green Developers LLP, a Limited Liability Partnership firm, through its partners (1) Shri Ravi Suresh Chawla, (2) Shri Haresh Gurdinomal Harisinghani, (3) Shri Ajitsingh Chimansingh Ailsinghani,(4) Shri Bhagatsingh Ajitsingh Ailsinghani and (5) Shri Surjit Bhojsingh Ailsinghani (Purchasers), and same Sale Deed is Registered with Sub-Registrar-1, Ulhasnagar vide Srl.No.2333/18 on 26./10/2018.

That the brief summary of Search Report is as under:-

YEAR	TRANSACTION	REMARKS
1989	No Transaction	NIL
1990	No Transaction	Nil
1991	No Transaction	Nil
1992	No Transaction	Nil
1993	No Transaction	Nil
1994	No Transaction	Nil
1995	No Transaction	Nil
1996	No Transaction	Nil
1997	No Transaction	Nil
1998	No Transaction	Nil
1999	No Transaction	Nil
2000	No Transaction	Nil
2001	No Transaction	Nil
2002	No Transaction	Nil
2003	No Transaction	Nil
2004	No Transaction	Nil
2005	No Transaction	Nil
2006	No Transaction	Nil
2007	No Transaction	Nil

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ADVOCATE HIGH COURT

Office : B. Roopmilan Society, Opp. Venus Cinema, Ulhasnagar-421004, Dist.Thane

2008	No Transaction	Nil
2009	Sale Deed	Executed by Shri Inderlal Dwarkadas Mathani in favour of (1) Shri Surjeetsingh Alias Surjit B. Ailsinghani and (2) Shri Bhagatsingh Ajitsingh Ailsinghani
2010	No Transaction	Nil
2011	No Transaction	Nil
2012	No Transaction	Nil
2013	No Transaction	Nil
2014	No Transaction	Nil
2015	No Transaction	Nil
2016	No Transaction	Nil
2017	No Transaction	Nil
2018	Sale Deed	Executed by(1) Shri Surjeetsingh Alias Surjit B. Ailsinghani and (2) Shri Bhagatsingh Ajitsingh Ailsinghani in favour of M/S.Baba & Sea Green Developers LLP in respect of abovesaid property

That I have verified and inspected the all documents as mentioned above and I come to the conclusion that above said property is free from any mortgages, charges etc.

RAMESH T. RAMRAKHIYANI

ADVOCATE HIGH COURT

Office : 9, Roopmilan Society, Opp. Venus Cinema, Ulhasnagar-421004, Dist.Thane

Date: 06/11/2018

TITLE CERTIFICATE CUM SEARCH REPORT

This is to certify that I have verified the records of the office of Sub-Registrar and perused the documents in respect of the property known as land bearing U.Nos. 11 and 12(Part), Sheet No.31 and 40, C.T.S No.22427(Part), Area Adm.1611.8/9 Sq.Yds equivalent to 1347.66 Sq.meters together with structure there on Adm. About 100 Sq.Feet, situated Opp. Venus Cinema, Ulhasnagar- 421 004, Dist.Thane, for sake of brevity hereinafter called as SAID PROPERTY presently.

That Originally the abovesaid property was owned by one Shri Gurbachansingh Chimansingh Ailsinghani and he had purchased the same property from the Government of India vide Deed of Conveyance dated 13/10/1992 executed in his favour by the President of India, through the Managing Officer & Asst.Administrator, Ulhasnagar Township.

Subsequently by and under the Registered Gift Deed dated 29/07/2017 registered with the Sub-Registrar -1, Ulhasnagar Vide Srl.No.1564/17 with Deed of Rectification dated 03/11/2017 registered with Sub-Registrar -1, vide Srl.No.2204/17, executed between said Shri Gurbachansingh Chimansingh Ailsinghani as Donor and Shri Ajitsingh Chimansingh Ailsinghani as Donee, and thus on bases of such Gift Deed said Shri Ajitsingh Chimansingh Ailsinghani become the owner of the abovesaid property.

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Office : 9, Roopmilan Society, Opp. Venus Cinema, Ulhasnagar-421004, Dist.Thane

And subsequently said Shri Ajitsingh Chiamansingh Ailsinghani has entered into Development Agreement with M/S.Baba & Sea Green Developers LLP, a Limited Liability Partnership firm, through its partners (1) Shri Ravi Suresh Chawla, (2) Shri Haresh Gurdinomal Harisinghani, (3) Shri Ajitsingh Chimansingh Ailsinghani, (4) Shri Bhagatsingh Ajitsingh Ailsinghani and (5) Shri Surjit Bhojsingh Ailsinghani, and same Development Agreement is Registered with Sub-Registrar-1, Ulhasnagar vide Srl.No.2334/18 on 26/10/2018, thus the abovesaid property occupied by firm i.e Baba & Sea Green Deveopers LLP.

That the brief summary of Search Report is as under:-

YEAR	TRANSACTION	REMARKS
1989	No Transaction	NIL
1990	No Transaction	Nil
1991	No Transaction	Nil
1992	No Transaction	Nil
1993	No Transaction	Nil
1994	No Transaction	Nil
1995	No Transaction	Nil
1996	No Transaction	Nil
1997	No Transaction	Nil
1998	No Transaction	Nil
1999	No Transaction	Nil
2000	No Transaction	Nil

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ADVOCATE HIGH COURT

Office : 9, Roopmilan Society, Opp. Venus Cinema, Ulhasnagar-421004, Dist.Thane

2001	No Transaction	Nil
2002	No Transaction	Nil
2003	No Transaction	Nil
2004	No Transaction	Nil
2005	No Transaction	Nil
2006	No Transaction	Nil
2007	No Transaction	Nil
2008	No Transaction	Nil
2009	No Transaction	Nil
2010	No Transaction	Nil
2011	No Transaction	Nil
2012	No Transaction	Nil
2013	No Transaction	Nil
2014	No Transaction	Nil
2015	No Transaction	Nil
2016	No Transaction	Nil
2017	Gift Deed	Executed by Shri Gurbachansingh Chimansingh Ailsinghani in favour of Shri Ajitsingh Chimansingh Ailsinghani .
	Deed of Rectification	Executed between Shri Gurbachansingh Chimansingh Ailsinghani and Shri Ajitsingh

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ADVOCATE HIGH COURT

Office : 9, Roopmilan Society, Opp. Venus Cinema, Ulhasnagar-421004, Dist.Thane

		Chimansingh - Ailsinghani.
2018	Development Agreement	Executed by Shri Ajitsingh Chimansingh Ailsinghani in favour of M/S.Baba & Sea Green Developers LLP , in respect of abvoesaid property.

That I have verified and inspected the all documents as mentioned above and I come to the conclusion that above said property is free from any mortgages, charges etc.

That I have inspected and verified all the documents pertaining to the above said property and I have taken Search of the records of the Sub-Registrar, Ulhasnagar and I have not across any of the entries which effect to the title of above said Property.

That after perusal of all relevant documents in respect of above said property, I have come to the conclusion that the above said property is free from all encumbrances and free from all doubts and bears good marketable title.

( RAMESH T. RAMRAKHIYANI)

R. T. RAMRAKHIYANI
Advocate High Court
201 Yashwantrao Chh. A-344/400
Mr. Satya Sai Niketan, School, Ulhasnagar-4.

RAMESH T. RAMRAKHIYANI

ADVOCATE HIGH COURT

Office : S, Roopmilan Society, Opp. Venus Cinema, Ulhasnagar-421004, Dist.Thane

Date: 06/11/2018

TITLE CERTIFICATE CUM SEARCH REPORT

This is to certify that I have verified the records of the office of Sub-Registrar and perused the documents in respect of the property known as land bearing U.Nos. 11 and 12(Part), Sheet No.31 and 40, C.T.S No.22427 (Part), Area Adm.1611.6/9 Sq.Yds equivalent to 1347.66 Sq.meters together with structure there on Adm.about 300 Sq.Feet, situated Opp. Venus Cinema, Ulhasnagar- 421 004, Dist.Thane, for sake of brevity hereinafter called as SAID PROPERTY presently.

That Originally the abovesaid property was owned by Shri Arjitsingh Chimansingh Ailsinghani and he had purchased the same property from the Government of India vide Deed of Conveyance dated 13/10/1992 executed in his favour by the President of India, through the Managing Officer & Asst.Administrator, Ulhasnagar Township.

And subsequently said Shri Arjitsingh Chimansingh Ailsinghani has entered into Sale Deed with M/S.Baba & Sea Green Developers LLP, a Limited Liability Partnership firm, through its partners (1) Shri Ravi Suresh Chawla, (2) Shri

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ADVOCATE HIGH COURT

Office : 9. Roopmilan Society, Opp. Venus Cinema, Ulhasnagar-421004, Dist.Thane

Haresh Gurdinomal Harisinghani, (3) Shri Ajitsingh Chimansingh Ailsinghani,(4) Shri Bhagatsingh Ajitsingh Ailsinghani and (5) Shri Surjit Bhojsingh Ailsinghani (Purchasers), and same Sale Deed is Registered with Sub-Registrar-1, Ulhasnagar vide Srl.No.2334/18 on 26./10/2018.

That the brief summary of Search Report is as under:-

YEAR	TRANSACTION	REMARKS
1989	No Transaction	NIL
1990	No Transaction	Nil
1991	No Transaction	Nil
1992	No Transaction	Nil
1993	No Transaction	Nil
1994	No Transaction	Nil
1995	No Transaction	Nil
1996	No Transaction	Nil
1997	No Transaction	Nil
1998	No Transaction	Nil
1999	No Transaction	Nil
2000	No Transaction	Nil
2001	No Transaction	Nil
2002	No Transaction	Nil
2003	No Transaction	Nil
2004	No Transaction	Nil

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Office : 9, Roopmilan Society, Opp. Venus Cinema, Ulhasnagar-421004, Dist.Thane

2005	No Transaction	Nil
2006	No Transaction	Nil
2007	No Transaction	Nil
2008	No Transaction	Nil
2009	No Transaction	Nil
2010	No Transaction	Nil
2011	No Transaction	Nil
2012	No Transaction	Nil
2013	No Transaction	Nil
2014	No Transaction	Nil
2015	No Transaction	Nil
2016	No Transaction	Nil
2017	No Transaction	Nil
2018	Sale Deed	Executed by Shri Arjitsingh Chimansingh Ailsinghani in favour of M/S.Baba & Sea Green Developers LLP in respect of abovesaid property

That I have verified and inspected the all documents as mentioned above and I come to the conclusion that above said property is free from any mortgages, charges etc.

RAMESH T. RAMRAKHIYANI

ADVOCATE HIGH COURT

Office : 9, Ropmilar Society, Opp. Venus Cinema, Ulhasnagar-421004, Dist.Thane

That I have inspected and verified all the documents pertaining to the above said property and I have taken Search of the records of the Sub-Registrar, Ulhasnagar and I have not across any of the entries which effect to the title of above said Property.

That after perusal of all relevant documents in respect of above said property, I have come to the conclusion that the above said property is free from all encumbrances and free from all doubts and bears good marketable title.


(**RAMESH T. RAMRAKHIYANI**)

R. T. RAMRAKHIYANI
Advocate High Court
201, Yash Cottage, Bld. A-244/488,
Nr. Satya Sai Nilkanth School, Ulhasnagar-4.

11/05/2018

77/0

इतर घाबरी

Original/Duplicate

Monday, 05 November 2018 2:12 PM

नोंदणी क्र.: 3994

Regn.: 3994

पत्रावली क्र.: 3954 दिनांक: 05/11/2018

गावाने नाव: उल्हासनगर कॅम्प क्र.४

दस्तऐवजाचा बहुतांशका: जव्हाना-0-2018

दस्तऐवजाचा प्रकार:

साधर घाबराव्याचे नाव: साधर टी रामरत्नाणी

चर्चामा वरील जागांक 1437/18 मिल्कनग-डु नं 11-12 सीट नं 31 व 40 सीटीएच.पं 22427 पे सत 1988 व 2018 एकूण 20 बरे

शोध व निरीक्षण

रु. 750.00

एकूण

रु. 750.00

1) वेपनाचा प्रकार: Chellan खान रु.750/-

2) वेपनाचे अधिकारी क्रमांक: MH008050975201819E दिनांक: 05/11/2018

वेपनाचे नाव व पत्ता:

Deposited
सह दुय्यम निबंधक क्र-२
उल्हासनगर क्र १

11/05/2018

Conveyance

President of India through the Managing Officer

RAMESH T. RAMRAKHIYANI

ADVOCATE HIGH COURT

Office : 9, Roopmilan Society, Opp. Venus Cinema, Ulhasnagar-421004, Dist.Thane

06/11/2018

TITLE CERTIFICATE CUM SEARCH REPORT

This is to certify that I have verified the records of the office of Sub-Registrar and perused the documents in respect of the property known as land bearing U.Nos. 11 and 12(Part), Sheet No.31 and 40, C.T.S No.22427 (Part), Area Adm.1611.8/9 Sq.Yds equivalent to 1347.66 Sq.meters together with structure there on Adm.about 300 Sq.Feet, situated Opp. Venus Cinema, Ulhasnagar- 421 004, Dist.Thane, for sake of brevity hereinafter called as SAID PROPERTY presently.

That Originally the abovesaid property was owned by one Shri Gurdayalsingh Pritamsingh Ailsinghani and he had purchased the same property from the Government of India vide Deed of Conveyance dated 13/10/1992 executed in his favour by the President of India, through the Managing Officer & Asst.Administrator, Ulhasnagar Township.

Subsequently by and under the Sale Deed dated 08/06/1993 registered with the Sub-Registrar -1, Ulhasnagar Vide Srl.No.1693/93 , executed between said Shri Gurdayalsingh Pritamsingh Ailsinghani as Vendor and (1) Shri Rupchand Chhangomal Keswani Alias Kashiwala (2) Shri Anil Srichand Ahuja, and (3) Shri Sham Hotchand Khilani, as joint purchasers(having 1/3rd share to each purchaser) , and thus on bases of such Sale Deed they i.e (1) Shri Rupchand Chhangomal Keswani Alias Kashiwala (2) Shri Anil Srichand Ahuja, and (3)

RAMESH T. RAMRAKHIYANI

ADVOCATE HIGH COURT

Office : 9, Roopmilan Society, Opp. Venus Cinema, Ulhasnagar-421004, Dist.Thane

Date: 06/11/2018

Shri Sham Hotchand Khilani were become the joint owners of the abovesaid property.

Subsequently Shri Rupchand Chhangomal Keswani Alias Kashiwala expired on 14/12/2005 and thereupon, with consent of all his legal heirs, vide Consent Affidavit dated 15/04/2008 his 1/3rd share of abovesaid property inherited by his widow Smt.Shakuntala Rupchand Keswani, and subsequently she had sold her 1/3rd share of abovesaid property to Shri Ajitsingh Chimnasingh Ailsinghani vide Sale Deed dated 24/04/2008 registered with the Sub-Registrar -1, Ulhasnagar Vide Sri.No.1355/08 on 25.04.2008.

Subsequently Shri Sham Hotchand Khilnani sold his 1/3rd share of abovesaid property to Baba Homes Builders & Developers ,through its Prop.Shri Surjeetsingh Alias Surjit B. Ailsinghani vide Sale Deed dated 12/11/2008 registered with the Sub-Registrar -1, Ulhasnagar Vide Sri.No.3685/08 on 12/11/2008. Thus the abovesaid property was owned by (1) Shri Arjitsingh Chimansingh Ailsinghani, (2)M/s.Baba Homes Builders and Developers prop. Shri Surjeetsingh Alias Surjit B. Ailsinghani and & (3) Shri Anil Srichand Ahuja, and all they were become joint owners(1/3rd share of each) of abovesaid property.

And subsequently (1) Shri Arjitsingh Chimansingh Ailsinghani, (2)M/s.Baba Homes Builders and Developers through its Prop. Shri Surjeetsingh Alias Surjit B. Ailsinghani and & (3) Shri Anil Srichand Ahuja (Vendors), have entered into Sale Deed with M/S.Baba & Sea Green Developers LLP , a

RAMESH T. RAMRAKHIYANI

ADVOCATE HIGH COURT

Office : 9, Roopmilan Society, Opp. Venus Cinema, Ulhasnagar-421004, Dist.Thane

Limited Liability Partnership firm(Purchaser) through its partners (1) Shri Ravi Suresh Chawla, (2) Shri Haresh Gurdinomal Harisinghani, (3) Shri Ajitsingh Chimansingh Ailsinghani,(4) Shri Bhagatsingh Ajitsingh Ailsinghani and (5) Shri Surjit Bhojsingh Ailsinghani (Purchasers), and same Sale Deed is Registered with Sub-Registrar-1, Ulhasnagar vide Srl.No.2331/18 on 26./10/2018.

That the brief summary of Search Report is as under:-

YEAR	TRANSACTION	REMARKS
1989	No Transaction	NIL
1990	No Transaction	Nil
1991	No Transaction	Nil
1992	No Transaction	Nil
1993	Sale Deed	Executed by Shri Gurdayalsingh Pritamsingh Ailsinghani in favour of (1) Shri Rupchand Chhangomal Keswani Alias Kashiwala (2) Shri Anil Srichand Ahuja, and (3) Shri Sham Hotchand Khilani, in respect of abovesaid property
1994	No Transaction	Nil
1995	No Transaction	Nil
1996	No Transaction	Nil
1997	No Transaction	Nil
1998	No Transaction	Nil
1999	No Transaction	Nil
2000	No Transaction	Nil

RAMESH T. RAMRAKHIYANI

ADVOCATE HIGH COURT

Office : B. Roopmilani Society, Opp. Venus Cinema, Ulhasnagar-421004, Dist.Thane

2001	No Transaction	Nil
2002	No Transaction	Nil
2003	No Transaction	Nil
2004	No Transaction	Nil
2005	No Transaction	Nil
2006	No Transaction	Nil
2007	No Transaction	Nil
2008	Sale Deed	Executed by Smt.Shakuntala Rupchand Keswani in favour of Shri Ajitsingh Chimnasingh Ailsinghani, in respect of 1/3 rd share of abvoesaid property.
	Sale Deed	Executed by Shri Sham Hotchand Khilnani favour of M/S.Baba Homes Builders & Developers in repect of 1/3 rd share of abvoesaid property
2009	No Transaction	Nil
2010	No Transaction	Nil
2011	No Transaction	Nil
2012	No Transaction	Nil
2013	No Transaction	Nil
2014	No Transaction	Nil
2015	No Transaction	Nil
2016	No Transaction	Nil
2017	No Transaction	Nil

RAMESH T. RAMRAKHIYANI

ADVOCATE HIGH COURT

Office : 9, Roopmilan Society, Opp. Venus Cinema, Ulhasnagar-421004, Dist.Thane

2018	Sale Deed	Executed by (1) Shri Arjitsingh Chimansingh Ailsinghani, (2)M/s.Baba Homes Builders and Developers prop. Shri Surjeetsingh Alias Surjit B. Ailsinghani and & (3) Shri Anil Srichand Ahuja in favour of M/S.Baba & Sea Green Developers LLP in respect of abovesaid property
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That I have verified and inspected the all documents as mentioned above and I come to the conclusion that above said property is free from any mortgages, charges etc.

That I have inspected and verified all the documents pertaining to the above said property and I have taken Search of the records of the Sub-Registrar, Ulhasnagar and I have not across any of the entries which effect to the title of above said Property.

That after perusal of all relevant documents in respect of above said property, I have come to the conclusion that the above said property is free from all encumbrances and free from all doubts and bears good marketable title.

77/0

Monday, 05 November 2018 2:14 PM

इतर बायली

Original/Duplicate

पेवती नं.: 3951

Regn.: 39M

पावती नं.: 3951 दिनांक: 05/11/2018

गावाचे नाव: उल्हासनगर कॅम्प क्र.4
दस्तावेजाचा शरुक्रमांक: 08/11-0-2018
दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: आर टी दामरव्याली
मार्ग नं. 112/118 मिल्कमार्ग बु. 11-12 सीट नं. 31 न. 11/11/18 म. 11/11/18 म. 11/11/18 म. 11/11/18
30 वर्ष

कोबध मिहिराणे

₹. 750.00

एकूण:

₹. 750.00

Spwale
सह मुख्य निबंधक वर्ग-३
उल्हासनगर क्र ३

1. दस्तावेजा प्रकार: उल्हासनगर कॅम्प क्र.4
2. मार्ग नं. 112/118 मिल्कमार्ग बु. 11-12 सीट नं. 31 न. 11/11/18 म. 11/11/18 म. 11/11/18 म. 11/11/18
उल्हासनगर कॅम्प क्र. 4