

**Jeetu L. Bhagtyani**

B.L.S., LL.B.

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Advocate High Court

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Date: 08.06.2016

**Title Certificate**

At the request of Shri Suresh Guraldas Thadani, I have enquired and investigated into the title in respect of the following property owned by Shri Suresh Guraldas Thadani.

**Description of Property:**

All that piece and parcel of Residential Premises known as Block No. B-80, Room No. 475, area adm. 210 sq. yards, bearing C.T.S. No. 24424 Kurla Camp, Ulhasnagar-5, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.

I have verified and examined the following documents in respect of the above said property:

- 1) Xerox copy of Sale Deed dated 13.04.2016 executed by and between Smt. Sandhya Rabindranath Parui as the Seller AND Shri Suresh Guraldas Thadhani as the Purchaser, registered under Sr. No.810/2016 with Sub-Registrar of Assurance, Ulhasnagar.
- 2) Xerox copy of Sale Deed dated 16.01.2003 executed by and between Shri Maganlal Bhakhalal Rathod as the Seller AND Smt. Sandhya Rabindranath Parui as the Purchaser, registered under Sr. No.81/2003 with Sub-Registrar of Assurance, Ulhasnagar.
- 3) Xerox copy of C.d. dated 19.08.2002 issued by Managing Officer and Sub-Divisional Officer, Ulhasnagar Division, Ulhasnagar.
- 4) Xerox copy of property card.

**Tracing of title:**

Originally one Shri Maganlal Bhakhalal Rathod was seized possessed and owner of All that piece and parcel of Residential Premises known as Block No. B-80, Room No. 475, area adm. 210 sq. yards, bearing C.T.S. No. 24424 Kurla Camp, Ulhasnagar-5, Dist. Thane (hereinafter called the said property). That the said Shri Maganlal Bhakhalal Rathod has acquired the said property from Managing Officer and Sub-Divisional Officer, Ulhasnagar Division, Ulhasnagar vide C.D. dated 19.08.2002. That thereafter the said Shri Maganlal Bhakhalal Rathod has sold the

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said property to Smt. Sandhya Rabindranath Parui vide Sale Deed dated 16.01.2003 registered under Sr. No.81/2003 with Sub-Registrar of Assurance, Ulhasnagar. That thereafter the said Smt. Sandhya Rabindranath Parui has sold the said property to Shri Suresh Guraldas Thadhani vide Sale Deed dated 13.04.2016 registered under Sr. No.810/2016 with Sub-Registrar of Assurance, Ulhasnagar.

**About the encumbrances:**


I have caused to take search for 30 years of the available records in the concerned office/s of Sub-Registrar of Assurances and there is no entry which may come into the category of encumbrances. Search report dated 08.06.2016 compiled by me alongwith govt. fees paid receipt for Rs.750/- being the payment made to Government for taking search enclosed herewith.

**Application of land ceiling Act: Not applicable.**

**Final Certificate:**

After going through the above said papers and what has been stated above I am opinion that the title over the above said property of Shri Suresh Guraldas Thadani is clear, unencumbered and marketable.

Encl. As above

  
(Jeetu L. Bhagtyani)  
Advocate