

Jeetu L. Bhagtyani

B.L.S., LL.B.

ADVOCATE



Shop No. 5, Sai Vasan Shah Market,
Behind Kali Mata Mandir, Near Aroma Hotel,
Pawai Chowk, Ulhasnagar - 421 003, Dist. Thane.
Mob. : 8007393393
Email : jeetu.lawyer1990@gmail.com

Date : _____

Date: 27.12.2019

Title Certificate

At the request of M/s. Ranas Construction through its partner Shri Rajesh Godhumal Dumbani, I have enquired and investigated into the title in respect of the following property owned by M/s. Ranas Construction through its partner Shri Rajesh Godhumal Dumbani.

Description of Property:

All that piece and parcel or parcel of immovable property known as Block No.A-324, Room No.648, area adm.258 sq. yards, bearing C.T.S. No.22814, situated at Ulhasnagar-4, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, 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 16.07.2016 executed by and between Shri Baba Champatrao Gudhe as the Seller AND M/s. Ranas Construction through its partner Shri Rajesh Godhumal Dumbani as the Purchaser, registered under SR. No.1523/2016 with Sub-Registrar of Assurance, Ulhasnagar-1.
- 2) Xerox copy of C.D. bearing No.SDO/GBP/C-4/CDR-12/2016 dated 21.04.2016 issued by The President of India in the name of Shri Baba Champatrao Gudhe.
- 3) Xerox copy of property card.

Tracing of title:

Originally it appears one Shri Baba Champatrao Gudhe was seized possessed and owner of immovable property known as Block No.A-324, Room No.648, area adm.258 sq. yards, bearing C.T.S. No.22814, situated at Ulhasnagar-4, Dist. Thane (Hereinafter called the said property). That the said Shri Baba Champatrao Gundhe has acquired the said property from The President of India vide C.D. bearing No.SDO/GBP/C-4/CDR-12/2016 dated 21.04.2016. That thereafter the said Shri

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Baba Champatrao Gudhe has sold the said property to M/s. Ranas Construction through its partner Shri Rajesh Godhumal Dumbani vide Sale Deed dated 16.07.2016 registered under SR. No.1523/2016 with Sub-Registrar of Assurance, Ulhasnagar-1.

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 27.12.2019 compiled by me alongwith fees paid receipt 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 M/s. Ranas Construction through its partner Shri Rajesh Godhumal Dumbani are clear, unencumbered and marketable.



(Jeetu L. Bhagtyani)
Advocate

Encl: as above.

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SEARCH REPORT

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I have taken the search in the concerned office/s of the Sub-Registrar of Assurances in respect of the above mentioned properties and I have gone through the available Index-II, registers kept in the said office/s of the Sub-Registrar of Assurances for the period i.e. 1990 to 2019.

SEARCH REPORT IS AS UNDER

<u>Sr.No.</u>	<u>YEAR</u>	<u>PARTICULARS</u>	<u>Sr.No.</u>	<u>YEAR</u>	<u>PARTICULARS</u>
1.	1990	NIL	2.	1991	NIL
3.	1992	NIL	4.	1993	NIL
5.	1994	NIL	6.	1995	NIL
7.	1996	NIL	8.	1997	NIL
9.	1998	NIL	10.	1999	NIL
11.	2000	NIL	12.	2001	NIL
13.	2002	NIL	14.	2003	NIL
15.	2004	NIL	16.	2005	NIL
17.	2006	NIL	18.	2007	NIL
19.	2008	NIL	20.	2009	NIL
21.	2010	NIL	22.	2011	NIL
23.	2012	NIL	24.	2013	NIL
25.	2014	NIL	26.	2015	NIL
27.	2016	Transaction	28.	2017	NIL
29.	2018	NIL	30.	2019	Records not ready.

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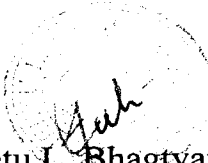
Date : _____

Transaction for the year 2016:-

Sale Deed dated 16.07.2016 executed by and between Shri Baba Champatrao Gudhe as the Seller AND M/s. Ranas Construction through its partner Shri Rajesh Godhumal Dumbani as the Purchaser, registered under SR. No.1523/2016 with Sub-Registrar of Assurance, Ulhasnagar-1.

Since records for the year 2019 were not ready, hence could not be inspected and the concerned could not be inspected. This report is subject to the availability of records for search in the concerned office/s.

Hence this search:


(Jeetu L. Bhagtyani)
Advocate

Encl.: Govt. fee paid receipt for having paid the Govt. fees to Sub-Registrar of Assurances, for taking search is enclosed herewith.

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Description of Property:

All that piece and parcel or parcel of immovable property known as Block No.A-325, Room No.649, area adm.250 sq. yards, bearing C.T.S. No.22813, situated at Ulhasnagar-4, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, 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 30.06.2016 executed by and between Shri Vithal Gajaba Wakchaure as the Seller AND M/s. Ranas Construction through its partner Shri Rajesh Godhumal Dumbani as the Purchaser, registered under SR. No.1388/2016 with Sub-Registrar of Assurance, Ulhasnagar-1.
- 2) Xerox copy of C.D. dated 17.12.2004 issued by The President of India in the name of Shri Vithal Gajaba Wakchaure.
- 3) Xerox copy of property card.

Tracing of title:

Originally it appears one Shri Vithal Gajaba Wakchaure was seized possessed and owner of immovable property known as Block No.A-325, Room No.649, area adm.250 sq. yards, bearing C.T.S. No.22813, situated at Ulhasnagar-4, Dist. Thane (Hereinafter called the said property). That the said Shri Vithal Gajaba Wakchaure has acquired the said property from The President of India vide C.D. dated 17.12.2004. That thereafter the said Shri Vithal Gajaba Wakchaure has sold the said property to M/s. Ranas Construction through its partner Shri Rajesh

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Godhumal Dumbani vide Sale Deed dated 30.06.2016 registered under SR. No.1388/2016 with Sub-Registrar of Assurance, Ulhasnagar-1.

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15.	2004	NIL	16.	2005	NIL
17.	2006	NIL	18.	2007	NIL
19.	2008	NIL	20.	2009	NIL
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