



**RAMESH T. RAMRAKHIYANI**  
B.Com., LL.B  
**ADVOCATE HIGH COURT**

Mobile : 9422667400  
9320667400

OFFICE : 9, ROOPMILAN SOCIETY, MAIN ROAD, OPP. VENUS TALKIES, ULHASNAGAR - 421 004.  
CORRESPONDENCE : 201, YASH COTTEGE, BLK. A-244/488, PANCH DUKAN, ULHASNAGAR - 421 004.

Date : 10/08/2017

**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 U.No.204, 205, 206 of Sheet No.68, City Survey No.25143/B, situated Opp. B.No.1893, Near Jeevan Ghot Hall, Ulhasnagar-421 005, Dist.Thane , Area Adm1368 Sq.Yds.for sake of brevity hereinafter called as SAID PROPERTY.

That actually the abovesaid property owned by late Shri Lekhraj Doulatram Wadhvani since prior to 1965 and conveyance Deed dated 16/03/1990 executed for and on behalf of the Hon'ble president of India in his favour.

That thereafter said said Shri Lekhraj Doulatram Wadhvani expired on 28/08/1997 and after his death the said property inherited by his wife Smt.Maya Lekhraj Doulatram Wadhvani and she obtained change of name in her favour from the office of the Sub-Divisional Officer, Ulhasnagar Division, vide their letter No.SDO/C-5/Plot/MER.No.26/98. That thereafter said Smt.Maya Lekhraj Wadhvani is also died on 06/04/2003 and after her death her children named Shri Vinod Lekhraj Wadhvani and Mrs.Pooja Vinod Wadhvani inherited the same property and they got change of name letter in their favour from the Ulhasnagar Municipal Corporation vide their letter dated 2/08/2004 bearing No.UMC/TD: UNIT:-8/21/2004 and they also got change of name letter from the office of the Sub-Divisional, Ulhasnagar vide their letter No.SDO/Plot/C-5/ME.No.12./11 on 23.03.2011 and they also got property card in their named issued bearing No.25143/B from the City Survey Officer, Ulhasnagar , thus they become joint owner of the same property .

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Thereafter said Shri Vinond Lekhraj Wadhvani and Mrs.Pooja Vinod Wadhvani had sold the abovesaid property vide Registered Sale deed No.2899/ 12 dated 25/12/2012 to M/S.Mangal Murti Realators through its partners (1)Shri Shankarlal Bansilal Thakur , (2) Shri Vashdev Narayandas Ailani, (3) Shri Ravi Jethanand Sachdev. (4) Shri Rajkumar Gobindram Ahuja .

Thereafter said (1)Shri Shankarlal Bansilal Thakur , (2) Shri Vashdev Narayandas Ailani, (3) Shri Ravi Jethanand Sachdev, (4) Shri Rajkumar Gobindram Ahuja , have transferred the right of the said property for purpose of development vide Development Agreement to M/S.Aniruddha Builders and Developers through its partners (1)Shri Vinod Lalsingh Thakur and (2) Shri Shyam L. Rajani, same development agreement is registered with Sub-Registrar, at Ulhasnagar, at Srl.No.21/16 on 05/01/2016.

That the brief summery of Search Report is as under.-

YEAR	TRANSACTION	REMARKS
1985	No Transaction	Nil
1986	No Transaction	Nil
1987	No Transaction	Nil
1988	No Transaction	Nil
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



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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
2008	No Transaction	Nil
2009	No Transaction	Nil
2010	No Transaction	Nil
2011	No Transaction	Nil
2012	Sale Deed	Executed between M/S.Mangal Murti Realators and Shri Vinod Lekhraj Wadhvani and Mrs.Pooja Vinod Wadhvani
2013	No Transaction	Nil
2014	No Transaction	Nil
2015	No Transaction	Nil
2016	Development Agreement	Executed between M/S.Mangal Murti Realators & M/S.Aniruddha Builders and Developers
2017	No Transaction	Nil



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Date : \_\_\_\_\_

That I have verified an 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 )

Advocate

**R. T. RAMRAKHIYANI**  
Advocate High Court  
201 Yash Cottage Blk. A-244/488,  
Mr Satya Sai Niketan School, Ulhasnagar-4.