

Jeetu L. Bhagtyani

B.L.S., LL.B.

Mob.8007393393

Advocate High Court

Add.:- Bk. No.443, Room No.6, Near Chellaram Market, Siru Chowk, Ulhasnagar-421 002, Dist. Thane, Maharashtra State.

Email ID: jeetu.lawyer1990@gmail.com

Date: 06.06.2016

Title Certificate

At the request of (i) Shri Kishinchand Ratanchand Jaisinghani (ii) Shri Vijesh Kishinchand Jaisinghani and (iii) Shri Rahul Vijesh Jaisinghani, I have enquired and investigated into the title in respect of the following property owned by (i) Shri Kishinchand Ratanchand Jaisinghani (ii) Shri Vijesh Kishinchand Jaisinghani and (iii) Shri Rahul Vijesh Jaisinghani.

Description of Property:

All that piece and parcel of immovable property known as Room No. 191 of Blk. No. A-96, area adm. 254 sq. yards, bearing C.T.S. No. 22957 shown in Survey Sheet No. 52, Ulhasnagar-4, 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 19.01.2016 executed by and between Shri Anup Shrinibash Bhattacharjee and Shri Uttam Shrinibash Bhattacharjee as the Sellers AND (i) Shri Kishinchand Ratanchand Jaisinghani (ii) Shri Vijesh Kishinchand Jaisinghani and (iii) Shri Rahul Vijesh Jaisinghani as the Purchasers, registered under Sr. No.128/2016 with Sub-Registrar of Assurance, Ulhasnagar.
- 2) Xerox copy of Change of Name letter dated 28.02.2011 issued by Office of the Sub-Divisional Officer, Ulhasnagar Division, Ulhasnagar in the name of (i) Shri Uttam Shrinibash Bhattacharjee & (ii) Shri Anup Shrinibash Bhattacharjee.
- 3) Xerox copy of Sale Deed dated 06.01.1970 executed by and between Smt. Tara Brijlal Chatterjee as the Seller AND Shri Shrinibash Khirodchandra Bhattacharjee as the Purchaser, registered under Sr. No. 45 with Sub-Registrar of Assurance, Kalyan.
- 4) Xerox copy of Certificate of Sale dated 08.09.1969 issued by Settlement Commissioner, Bombay in the name of Smt. Tara Brijlal Chatterjee.

5) Xerox copy of property card.

Tracing of title:

Originally one Smt. Tara Brijlal Chatterjee was an absolute owner of the said property i.e. Room No. 191 of Blk. No. A-96, Ulhasnagar-4, Dist. Thane, admeasuring about 254 Sq. yards, which she had acquired by way of purchase from the Government of India, in an open auction, held on 10th day of February, 1969 by the managing Officer, Office of the regional Settlement Commissioner, Bombay Vide Certificate of Sale issued under Sr. No. 12560-63 dated 08-09-1969. That thereafter the said Smt. Tara Brijlal Chatterjee had sold the above said property to Shri Shrinibash Khirodchandra Bhattacharjee vide Sale Deed registered under Sr. No. 45 on 06-01-1970 with Sub-Registrar of Assurance, Kalyan. That thereafter the said Shri Shrinibash Khirodchandra Bhattacharjee had expired on 28-07-2008 at Mumbai and his wife, Smt. Hiralnoyedeви Shrinibash Bhattacharjee had expired on 05-07-1994 at Mumbai and at the time of death they left behind the following legal heirs:-

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|--|-----------|
| 1. Mrs. Sabita Debashish Bhattacharjee
alias Sabita Shrinibash Bhattacharjee. | Daughter. |
| 2. Mrs. Mamta Chandidas Batabyal
alias Mamta Shrinibash Bhattacharjee. | Daughter. |
| 3. Shri Anup Shrinibash Bhattacharjee. | Son. |
| 4. Mrs. Kavita Pulack Chakraborty
alias sabita Shrinibash Bhattacharjee. | Daughter. |
| 5. Shri Uttam Shrinibash Bhattacharjee. | Son. |

That (i) Mrs. Sabita Debashish Bhattacharjee alias Sabita Shrinibash Bhattacharjee, (ii) Mrs. Mamta Chandidas Batabyal alias Mamta Shrinibash Bhattacharjee & (iii) Mrs. Kavita Pulack Chakraborty alias sabita Shrinibash Bhattacharjee had executed a joint Consent Affidavit on 10-1-2010 before Shri S.K. Swamy, Notary Greater Bombay in which they had relinquished all their rights, shares and interests in the said property i.e. Room No. 191 of Blk. No. A-96, Ulhasnagar-4, Dist. Thane, admeasuring about 254 Sq. yards, in favour of their brothers i.e. (i) Shri Anup Shrinibash Bhattacharjee & (ii) Shri Uttam Shrinibash Bhattacharjee. The vendors herein had executed an Indemnity Bond on 10-01-2010 before Shri S.K. Swamy, Notary Greater Bombay. That thereafter the names of (i) Shri Uttam Shrinibash Bhattacharjee & (ii) Shri Anup Shrinibash Bhattacharjee was mutated in the Office of the Sub-Divisional Officer, Ulhasnagar Division, Ulhasnagar vide letter of Change of Name issued under Sr. No. SDO/GBP/C-3/ME/No. 35/11 dated 28-02-2011. That thereafter the said (i) Shri Uttam Shrinibash Bhattacharjee & (ii) Shri Anup Shrinibash Bhattacharjee were sold the said property to (i) Shri Kishinchand Ratanchand Jaisinghani (ii) Shri Vijesh Kishinchand Jaisinghani and (iii) Shri Rahul Vijesh Jaisinghani vide Sale Deed dated 19.01.2016 registered under Sr. No. 128/2016 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 06.06.2016 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 (i) Shri Kishinchand Ratanchand Jaisinghani (ii) Shri Vijesh Kishinchand Jaisinghani and (iii) Shri Rahul Vijesh Jaisinghani are clear, unencumbered and marketable.



(Jeetu L. Bhagtyani)
Advocate

Encl. As above

Jeetu L. Bhagtyani

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Advocate High Court

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SEARCH REPORT

Description of property:

All that piece and parcel of immovable property known as Room No. 191 of Blk. No. A-96, area adm. 254 sq. yards, bearing C.T.S. No. 22957 shown in Survey Sheet No. 52, Ulhasnagar-4, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.

Name of Owners: (i) Shri Kishinchand Ratanchand Jaisinghani (ii) Shri Vijesh Kishinchand Jaisinghani and (iii) Shri Rahul Vijesh Jaisinghani.

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. 1987 to 2016.

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.	1987	NIL	2.	1988	NIL
3.	1989	NIL	4.	1990	NIL
5.	1991	NIL	6.	1992	NIL
7.	1993	NIL	8.	1994	NIL
9.	1995	NIL	10.	1996	NIL
11.	1997	NIL	12.	1998	NIL
13.	1999	NIL	14.	2000	NIL
15.	2001	NIL	16.	2002	NIL
17.	2003	NIL	18.	2004	NIL
19.	2005	NIL	20.	2006	NIL
21.	2007	NIL	22.	2008	NIL
23.	2009	NIL	24.	2010	NIL
25.	2011	NIL	26.	2012	NIL
27.	2013	NIL	28.	2014	NIL
29.	2015	NIL	30.	2016	NIL

Records not ready.

Since records for the year 2016 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. However I have verified following entry from loose Index-II as under:-

Transaction for the year 2016:

- 1) Sale Deed dated 19.01.2016 executed by and between Shri Anup Shrinibash Bhattacharjee and Shri Uttam Shrinibash Bhattacharjee as the Sellers AND (i) Shri Kishinchand Ratanchand Jaisinghani (ii) Shri Vijesh Kishinchand Jaisinghani and (iii) Shri Rahul Vijesh Jaisinghani as the Purchasers, registered under Sr. No.128/2016 with Sub-Registrar of Assurance, Ulhasnagar.

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.