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Tuesday, 15 January 2019 5:28
PM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 205 दिनांक: 15/01/2019

गावाचे नाव: उल्हासनगर कॅम्प क्र. 4
 दस्तऐवजाचा अनुक्रमांक: उहल-1-0-2019
 दस्तऐवजाचा प्रकार:
 सादर करणाऱ्याचे नाव: जार टी रामरक्ष्यानी
 वर्षाने अर्ज क्रमांक 66/2019 पोरबान प्लॉट नं 391 गु नं 22 ते 28 सीटीएस तं 30382 सन 2015
 ते 2019 एकूण 5 वर्षे

शोध व निरीक्षण

₹. 300.00

एकूण:

₹. 300.00

Sub Registrar, Ulhasnagar

उल्हासनगर क्र २

1); देयकाचा प्रकार: eChallan रकम: ₹.300/-
 डीडी/घनादेन/पे ऑर्डर क्रमांक: MH010552366201819E दिनांक: 15/01/2019
 बँकेचे नाव व पत्ता:

15/01/2019

rt.aspx

RAMESH T. RAMRAKHIYANI

ADVOCATE HIGH COURT

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

Date:17/1/19

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 Portion of plot No.391, U.No.22 to 28, Ulhasnagar-421 004, Area Adm.632.7/9 Sq.Yds., for the sake of brevity hereinafter called as SAID PROPERTY presently owned by (1) Shri Yuvraj Nathu Pagare, (2) Smt.Sangita Yuvraj Pagare, (3) Shri Mohan Nathu Pagare, and (4) Shri Vishwas Anandraw Badekar "Owners", I come to the conclusion that the title of the said property is quite clear and free from all liens and it is free from all encumbrances.

That actually the abovesaid property belongs to Shri Maharaj Assandas Tulsidas Ganwaria and he had purchased the same property from the Government of India, vide Conveyance Deed No.Adm/plot/C-4/WS/366 dated 22.7.1980.

And said Shri Maharaj Assandas Tulsidas Ganwaria had sold the abovesaid property to (1) Shri Narender Bhjimandas Phulwani , (2) Smt.Pratibha Sanjeev Siswas, (3) Smt.Sarla Bhagwandas vide Registered Sale Deed No.1629 dated 20.4.1982.

And said Shri Narender Bhimandas Phulwani had sold his portion of same property area adm.210 Sq.Yds to Shri Rameshlal Hashmatria Poptani vide Registered Sale Deed No.759 dated 5.3.1983. And said Shri Rameshlal Hashmatria Poptani had sold the same portion of property to Shri Kewalram Gurbuxrai Rupchandani vide Registered Sale Deed 3860/87 on 1987. And said Shri Kewalram Gurbuxrai had sold same portion to abovesaid owners i.e (1) Shri Yuvraj Nathu Pagare, (2) Smt.Sangita Yuvraj Pagare, (3) Shri Mohan Nathu Pagare, and

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(4) Shri Vishwas Anandraw Badekar vide Registered sale Ded No.2098/2000 on 26.7.2000.

That Smt Pratibha Sanjay Vishwas had sold out her portion area Adm.210 Sq.Yds to Shri Chanderlal Verumal Balani vide Registered Sale Deed No.758/83 on 5.3.1983. And said Shri Chanderlal Verumal sold sme property to Shri Ladharam Gokaldas Rupchandani vide Sale Deed No.3858/87 on 30.7.1987. And said Shri Ladharam Gokaldas Rupchandani had sold same portion to (1) Shri Yuvraj Nathu Pagare, (2) Smt.Sangita Yuvraj Pagare, (3) Shri Mohan Nathu Pagare, and (4) Shri Vishwas Anandraw Badekar vide Regisered Sale Deed No.2097/2000 on 26.7.2000.

That Smt.Sarla Bhagwandas had sold out her portion of area Adm.12.7/9 Sq.yds to Shri Delipsingh G. Ailsinghani vide Regisered Sale Deed No.3589/87 on 30.7.1987. And Shri Dilipsingh G. Ailsinghani sold the same portion to (1) Shri Yuvraj Nathu Pagare, (2) Smt.Sangita Yuvraj Pagare, (3) Shri Mohan Nathu Pagare, and (4) Shri Vishwas Anandraw Badekar vide Sale Deed No.2099/2000 on 26.7.2000.

And after purchase the entire abovesaid property by the owners i.e (1) Shri Yuvraj Nathu Pagare, (2) Smt.Sangita Yuvraj Pagare, (3) Shri Mohan Nathu Pagare, and (4) Shri Vishwas Anandraw Badekar, they had obtained change of name letter in their favour from the office of the Sub-Divisional Officer, Ulhasnagar Division, vide Letter No.SDO/C-4/Plot/ME. No.52 dated 30.4.2002.

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The propeprty card bearing C.T.S No.30382 has been mutated in the same of abovesaid owners (1) Shri Yuvraj Nathu Pagare, (2) Smt.Sangita Yuvraj Pagare, (3) Shri Mohan Nathu Pagare, and (4) Shri Vishwas Anandraw Badekar.

That the brief summery 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	Sale Deed No.2098/2000	1) Exeuted between Shri Kewalram G. Puchandani in favour of the abovesaid owners i.e Shri Yuvraj Nathu Pagare & others.
	Sale Deed No.2098/2000	2) Executed between Shri Ladharam G. Rupchandani in favour of abovesaid owners

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	Sale Deed No.2099	i.e Shri Yuvraj Nathu Pagare & others. 3) Executed between Shri Dilipsingh G.Ailsinghani in favour of abovesaid owners i.e Shri Yuvraj Nathu Pagare & others.
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	No Transaction	Nil
2018	No Transaction	Nil
2019	No Transaction	Nil

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. RAMRAKHIANI)

Advocate
R. T. RAMRAKHIYANI
Advocate High Court
201 Yash Cottage, Bldg. A-244/488,
Nr. Satya Sai Niketan School, Ushaanagar-4.