



DEEPAK N. JHAMNANI

B.COM, LL.B.

ADVOCATE HIGH COURT



Bk. No.983, Room No.10, Station Road, Ulhasnagar-421003, Dist.Thane.

Ref.:

Date: 21/06/2017

“ TITLE CLEARANCE CERTIFICATE ”

This is to certify that I have inquired and investigate and get the search of documents in the office of the Sub. Registrar and paid the requisite Search fees, vide Receipt No. 1884, Dt. 19.06.2017, in respect of the Title of land of M/S. SHRADDHA SAI SHELTERS a Partnership firm through its Partners SHRI RAHUL BRIJESH NANDWANI & SHRI RAMESH HARPALDAS NANDWANI are absolute owners of Portion of Shed property bearing Portion of U.No.127, Sheet No.13, vide C.T.S. No.18453-E, O.T.Section, Ulhasnagar-4, area adm. 525 sq.yds. i.e. 439.12 sq.mts., Dist. Thane, State of Maharashtra, within the limits of Ulhasnagar Municipal Corporation, the property is free hold land. The property is the Non-Agricultural land. I have verified and examine documents produced before me Conveyance Deed issued by Managing Officer, Ulhasnagar Township, Charges paid in Ulhasnagar Municipal Corporation, Municipal Tax Receipts, Property Card & Demarcation of City Survey Office, Ulhasnagar, the following documents in support of abovesaid property and facts which are present before me:-

1. That originally U.No.127, Sheet No.13, Ulhasnagar-4, was allotted to Shri Parsram Santumal Lalwani and issued Conveyance Deed through the Managing Officer & Asstt. Administrator, Ulhasnagar Township, vide C.D. No.ADM/C-4/Plot/UE/CDR.No. 15, Dt.12.04.1991, area adm. 3501.2/9 sq.yds.

2. Shri Parsram Santumal Lalwani being Vendor had transferred Portion of U.No.127, Sheet No.13, Ulhasnagar-4, to Smt. Malti Lalchand Nandwani being Purchaser, by the way of Registered Sale Deed, under Sr.No.5737, Dt.10.08.1989 & Sr.No.5900, Dt. 21.08.1989, area adm. 1390.3/9 sq.mts.

...2/-



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3. Smt. Malti Lalchand Nandwani being Vendor had transferred Portion of U.No.127, Sheet No.13, Ulhasnagar-4, to Shri Brijesh Rameshlal Nandwani being Purchaser, by the way of Registered Sale Deed, under Sr.No.1327, Dt.12.02.1996, area adm. 525 sq.mts.

4. By virtue of mutation in Property Card order passed by City Survey Officer, Ulhasnagar Township vide C.T.S. No.18453-E, vide Ferfaar No.440, Dt. 04.04.2014, area adm. 439.12 sq.mts., in the name of Shri Brijesh Rameshlal Nandwani.

5. Shri Brijesh Rameshlal Nandwani being Donor had gifted Portion of U.No.127, Sheet No.13, Ulhasnagar-4, to Shri Pradeep Rameshlal Nandwani & Shri Rameshlal Harpaldas Nandwani being Donees, by the way of Registered Gift Deed, under Sr.No.2339, Dt.04.11.2016, area adm. 525 sq.mts.

6. Shri Pradeep Rameshlal Nandwani & Shri Rameshlal Harpaldas Nandwani being Vendor had transferred Portion of U.No. 27, Sheet No.13, Ulhasnagar-4, to M/s. Shraddha Sai Shelters through its Partners Shri Rahul Brijesh Nandwani & Shri Ramesh Harpaldas Nandwani being Purchaser, by the way of Registered Sale Deed, under Sr.No.3, Dt.02.01.2017, area adm. 525 sq.yds. i.e. 439.12 sq.mts.

7. By virtue of mutation in Property Card order passed by City Survey Officer, Ulhasnagar Township vide C.T.S. No.18453-E, vide Ferfaar No.881, Dt.17.02.2017, area adm. 439.12 sq.mts., in the name of M/s. Shraddha Sai Shelters through its Partners Shri Rahul Brijesh Nandwani & Shri Ramesh Harpaldas Nandwani.

...3/-



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In view of the facts mentioned hereinabove and in my opinion the abovesaid immovable property is free and have good marketable title and name of M/S. SHRADDHA SAI SHELTERS a Partnership firm through its Partners SHRI RAHUL BRIJESH NANDWANI & SHRI RAMESH HARPALDAS NANDWANI of Ulhasnagar.

I have given this certificate at the instance of M/S. SHRADDHA SAI SHELTERS a Partnership firm through its SHRI RAHUL BRIJESH NANDWANI & SHRI RAMESH HARPALDAS NANDWANI of Ulhasnagar.

SIGNED UNDER MY HAND AND SEAL ON THIS _____ DAY OF
JUNE, 2017.



ADVOCATE