

Jeetu L. Bhagtyani

B.L.S., LL.B.

Mob.8007393393

Advocate High Court

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

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Date: 11.01.2017

Title Certificate

At the request of Shri Suresh Guraldas Thadani and Shri Ashok Rameshlal Ahuja, I have enquired and investigated into the title in respect of the following property owned by of Shri Suresh Guraldas Thadani and Shri Ashok Rameshlal Ahuja.

Description of Property:

All that piece and parcel of residential premises known as Block No.A-318, Room No.635, bearing C.T.S. No.22807, Kurla Camp, Ulhasnagar-4, Dist. Thane, area adm.237 sq. yards, 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 Property card.
- 2) Xerox copy of Sale Deed dated 22.07.2016 executed by and between Smt. Seema Ramesh Phapale as the Seller AND Shri Suresh Guraldas Thadani and Shri Ashok Rameshlal Ahuja as the Purchasers, registered under Sr. No.1813/2016 with Sub-Registrar of Assurance, Ulhasnagar-1.
- 3) Xerox copy of heirship certificate issued by C.J.J.D. Ulhasnagar in the name of Mrs. Seema Ramesh Phapale.
- 4) Xerox copy of heirship certificate issued by C.J.J.D. Ulhasnagar in the name of Smt. Meera Shankar Biswas and Mrs. Meena Ramesh Phapale.
- 5) Xerox copy of Sale Deed dated 10.02.1974 executed by and between Shri Nandlal Khiaram as the Seller AND Shri Shankar Shasti Biswas as the Purchasers, registered under Sr. No.414/1974 with Sub-Registrar of Assurance, Ulhasnagar.
- 6) Xerox copy of Certificate of Sale issued by Govt. of India in the name of Shri Nandlal Khiaram.

Tracing of title:

Originally one Shri Nandlal Khiaram was seized possessed and owner of immovable property more particularly known as Block No.A-318, Room No.635, area adm.237 sq. yards, situated at Ulhasnagar-4, Dist. Thane, (hereinafter called the said property). That the said Shri Nandlal Khiaram has acquired the said property from Govt. of India vide Certificate of Sale. That thereatere the said Shri Nandlal Khiaram had sold the said property to Shri Shankar Shasti Biswas vide Sale Deed dated 10.03.1974 registered under Sr. No.414/1974 with Sub-Registrar of Assurance, Ulhasnagar-1. That thereafter ethe said Shri Shankar Shasti Biswas has expired on 20.09.2002 and the legal heirs have obtained the Heirship Certificate from C.J.J.D. Ulhasnagar in the names of Smt. Meera Shankar Biswas and Mrs. Seema Ramesh Phapale. That thereafter the said Smt. Meera Shankar Biswas has expired on 11.01.2011 and legal heir i.e. Mrs. Seema Ramesh Phapale has obtained the heirship certificate from C.J.J.D. Ulhasnagar. That thereafter the said Mrs. Seema Ramesh Phapale is the owner of said property. That thereafter the said Mrs. Seema Ramesh Phapale has entered into Development Agreement with M/s. Nikhil Enterprises vide Development Agreement dated 15.04.2013 registered under Sr. no.727/2013 with Sub-Registrar of Assurance, Ulhasnagar-1. That thereafter due to some circumstances the developer could not start the development work and hence the said Development Agreement has been cancelled by the concerned parties by executed necessary Cancellation Deed dated 06.06.2016 registered under Sr. No.1206/2016 with Sub-Registrar of Assurance, Ulhasnagar-1. That thereafter the said Mrs. Seema Ramesh Phapale has sold the said property to Shri Suresh Guraldas Thadani and Shri Ashok Rameshlal Ahuja vide Sale Deed dated 22.07.2016 registered under Sr. No.1813/2016 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 11.01.2017 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 Shri Suresh Guraldas Thadani and Shri Ashok Rameshlal Ahuja are clear, unencumbered and marketable.

Handwritten signature



Jeetu L. Bhagtyani

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SEARCH REPORT

Description of property:

All that piece and parcel of residential premises known as Block No.A-318, Room No.635, bearing C.T.S. No.22807, Kurla Camp, Ulhasnagar-4, Dist. Thane, area adm.237 sq. yards, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.

Name of Owners: Shri Suresh Guraldas Thadani and Shri Ashok Rameshlal Ahuja.

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	Transaction	28.	2014	NIL
29.	2015	NIL	30.	2016	Transaction

Transaction for the year 2016:

i) Cancellation Deed:

Cancellation Deed dated 06.06.2016 executed by M/s. Nikhil Enterprises in favour of Mrs. Seema Ramesh Phapale registered under Sr. no.1206/2016 with Sub-Registrar of Assurance, Ulhasnagar-1.

ii) Sale Deed:

Sale Deed dated 22.07.2016 executed by and between Smt. Seema Ramesh Phapale as the Seller AND Shri Suresh Guraldas Thadani and Shri Ashok Rameshlal Ahuja as the Purchasers, registered under Sr. No.1813/2016 with Sub-Registrar of Assurance, Ulhasnagar-1.

Transaction for the year 2013:

Development Agreement :-

Development Agreement dated 15.04.2013 executed by Mrs. Seema Ramesh Phapale in favour of M/s. Nikhil Enterprises registered under Sr. no.727/2013 with Sub-Registrar of Assurance, Ulhasnagar-1.

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.