



Date : _____

Date: 27.11.2019

Title Certificate

At the request of Shri Vishnu Shyamlal Sachdev, I have enquired and investigated into the title in respect of the following property owned by Shri Vishnu Shyamlal Sachdev.

Description of Property:

All that piece and parcel or parcel of immovable property known as residential premises known as Room constructed and situated at Opp. Blk. No.A-409/410, Plot No.989 (pt.), subhash Tekadi, area adm.354.2/9 sq. yards, bearing C.T.S. No.30346, situated at 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 Conveyance Deed dated 18.01.2019 executed by and between M/s. Mahadev Builders and Developers through its Partner Shri Manoj Lachhmandas Jagwani as the Seller AND Shri Vishnu Shyamlal Sachdev as the Purchaser, registered under Sr. No.144/2019 with Sub-Registrar of Assurance, Ulhasnagar-1.
- 2) Xerox copy of Conveyance Deed dated 14.06.2018 executed by and between Smt. Vaijayanti Shirish Gujar @ Gholap as the Seller AND M/s. Mahadev Builders and Developers through its partner Shri Manoj Lachhmandas Jagwani as the Purchaser, registered under Sr. No.1354/2018 with Sub-Registrar of Assurance, Ulhasnagar-1.
- 3) Xerox copy of WILL dated 04.10.2017 executed by Smt. Kamal Laxman G registered under Sr. No.10567/2017 with Sub-Registrar of Assurance, Ulhasnagar.
- 4) Xerox copy of Form D issued by Collector of Thane in the name of Smt. Kamal Laxman Gholap.

Jeetu L. Bhagtyani

B.L.S., LL.B.

ADVOCATE



Shop No. 5, Sai Vasan Shah Market,
Behind Kali Mata Mandir, Near Aroma Hotel,
Pawai Chowk, Ulhasnagar - 421 003, Dist. Thane.
Mob. : 8007393393
Email : jeetu.lawyer1990@gmail.com

Date : _____

5) Xerox copy of Property card.

Tracing of title:

Originally it appears that one Smt. Kamal Laxman Gholap was occupied the immovable property known as All that piece and parcel or parcel of immovable property known as residential premises known as Room constructed and situated at Opp. Blk. No.A-409/410, Plot No.989 (pt.), subhash Tekadi, area adm.354.2/9 sq. yards, bearing C.T.S. No.30346, situated at Ulhasnagar-4, Dist. Thane (Hereinafter called the said property). That the said Smt. Kamla Laxman Gholap was in possession of the above said property prior to 1965. That thereafter the said Smt. Kamal Laxman Gholap has regularized above said property from Collector of Thane vide Form D dated 11.11.2011. That thereafter the said Smt. Kamal Laxman Gholap has expired on 07.10.2017 before die she has executed a WILL dated 04.10.2017 registered under Sr. No.10567/2017 with Sub-Registrar of Assurance, Ulhasnagar. That thereafter after the death of Smt. Kamal Laxman Gholap the said property was inherited by Smt. Vaijayanti Shirish Gujar @ Gholap and her name was mutated in the revenue records. That thereafter the said Smt. Vaijayanti Shirish Gujar @ Gholap has sold the said property to M/s. Mahadev Builders and Developers through its partner Shri Manoj Lachhmandas Jagwani vide Conveyance Deed dated 14.06.2018 registered under Sr. No.1354/2018 with Sub-Registrar of Assurance, Ulhasnagar-1. That thereafter the said M/s. Mahadev Builders and Developers through its Partner Shri Manoj Lachhmandas Jagwani has sold the said property to Shri Vishnu Shyamlal Sachdev vide Conveyance Deed dated 18.01.2019 registered under Sr. No.144/2019 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 27.11.2019 compiled by me alongwith fees paid receipt for taking search enclosed herewith.

Application of land ceiling Act: Not applicable.

Jeetu L. Bhagtyani

B.L.S., LL.B.

ADVOCATE



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Mob. : 8007393393
Email : jeetu.lawyer1990@gmail.com

Date : _____

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 Vishnu Shyamlal Sachdev is clear, unencumbered and marketable.

Encl: as above.


(Jeetu L. Bhagtyani)
Advocate





Date : _____

SEARCH REPORT

Date: 27.11.2019

Description of property:

All that piece and parcel or parcel of immovable property known as residential premises known as Room constructed and situated at Opp. Blk. No.A-409/410, Plot No.989 (pt.), subhash Tekadi, area adm.354.2/9 sq. yards, bearing C.T.S. No.30346, situated at Ulhasnagar-4, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.

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. 1990 to 2019.

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.	1990	NIL	2.	1991	NIL
3.	1992	NIL	4.	1993	NIL
5.	1994	NIL	6.	1995	NIL
7.	1996	NIL	8.	1997	NIL
9.	1998	NIL	10.	1999	NIL
11.	2000	NIL	12.	2001	NIL
13.	2002	NIL	14.	2003	NIL
15.	2004	NIL	16.	2005	NIL
17.	2006	NIL	18.	2007	NIL
19.	2008	NIL	20.	2009	NIL
21.	2010	NIL	22.	2011	NIL
23.	2012	NIL	24.	2013	NIL
25.	2014	NIL	26.	2015	NIL
27.	2016	NIL	28.	2017	NIL
29.	2018	Transaction	30.	2019	Records not ready.

Jeetu L. Bhagtyani

B.L.S., LL.B.

ADVOCATE



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Pawai Chowk, Ulhasnagar - 421 003, Dist. Thane.
Mob. : 8007393393
Email : jeetu.lawyer1990@gmail.com

Date : _____

Transaction for the year 2018:

Conveyance Deed dated 14.06.2018 executed by and between Smt. Vaijayanti Shirish Gujar @ Gholap as the Seller AND M/s. Mahadev Builders and Developers through its partner Shri Manoj Lachhmandas Jagwani as the Purchaser, registered under Sr. No.1354/2018 with Sub-Registrar of Assurance, Ulhasnagar-1.

Since records for the year 2019 were not ready, hence could not be inspected and the concerned could not be inspected. However I have verified following entry from loose Index-II as under:-

Transaction for the year 2019:

Conveyance Deed dated 18.01.2019 executed by and between M/s. Mahadev Builders and Developers through its Partner Shri Manoj Lachhmandas Jagwani as the Seller AND Shri Vishnu Shyamlal Sachdev as the Purchaser, registered under Sr. No.144/2019 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.