



RAMESH T. RAMRAKHIYANI

B.Com., LL.B

ADVOCATE HIGH COURT

Mobile : 9422667400
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OFFICE : 9, ROOPMILAN SOCIETY, MAIN ROAD, OPP. VENUS TALKIES, ULHASNAGAR - 421 004.
CORRESPONDENCE : 201, YASH COTTEGE, BLK. A-244/488, PANCH DUKAN, ULHASNAGAR - 421 004.

Date : 28/07/2017

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 property known as plot No.53, Section 1-A, Sheet No.40, Ulhasnagar-421 004, Dist.Thane, area Adm. 466 sq.yds., Sq.Yds.for sake of brevity hereinafter called as SAID PROPERTY, presently owned by Shri Sai Builldcon "Owner", 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 original the property i.e plot No.53, Section 1-A, Sheet No.40, Ulhasnagar-421 004, Dist.Thane, area Adm. 496 sq.yds.was belonged to Smt. Bhanwari Genomal and she had purchased the same property from the Government of India vide Conveyance Deed date 13/10/1964 which was issued by the Managing Officer, Ulhasnagar Township, Ulhasnagar.

And subsequently said Smt. Bhanwari Genomal had sold the major portion of same area Adm.466 Sq.Yds to Nandini Co-Op.Housing Society Ltd, vide Registered Sale Deed No.473/1971.

Subsequently the following members have constructed the building known a Nandini Co-Op. Housing Society Ltd on abovesaid plot:

- 1) Shri Rajukumar Ladharam Bhaktiani
- 2) Smt.Asha Bhisam Manghwani
- 3 A) Smt.Jyoti Prakash Gurnani
- 3 B) Smt.Neha Prakash Gurnani
- 4) Smt.Komal Gopaldas Chhabria



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- 6) Smt.Rukhmani Ramchand Motwani
- 7) Smt.Roma K. Panjwani
- 8) Smt.Kaushalya Chuharmal Panjwani
- 9) Shri Naresh Inderlal Mulchandani
- 10) Shri Gulabria Chainrai Mirchandani
- 11) Smt.Geeta Ramchand Paryani
- 12) Shri Ashok Uttamchand Wadhwani
- 13) Shri Harish Vallabhdas Vandara
- 14) Shri Hiren Vallabhdas Vandara.

And whereas the abovesaid building consisting ground plus three upper floor which was constructed in year 1970-71. The member of the society were allotted their respective residential flats after getting plans sanctioned from the Ulhasnagar Municipal Council and now the same building has been demolished as the construction of same building was old and now there is no any flat/unit is existence thereon.

That as the construction of abovesaid building was old hence time to time the members have passed various resolutions for carrying necessary repair work of same building. In the year 2012-13, the condition of building become worsen, hence the building was become beyond repair and thereafter abovesaid members have passed resolution to sell and dipose of the entire building along with said plot on which building is constructed to any intending purchaser/s.

Subsequently the members of society has called the general body meeting on 11.08.2013 for discussion of issue of re-development and/or re-



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constructions of same building and after discussion it was decided inspite of going to re-development or constructions it is better to dispose of same building/society to any builder and resolution was passed for the dispose of the same society on same date i.e on 11.08.2013..

That subsequently Nandini C0-Op.Hsg Society Ltd, through its officers i.e Shri Rajkumar Ladharam Bhaktiani(Chairman), Shri Gulabria Chainrai Mirchandani (General Secretary), Shri Naresh Inderlal Bulchandani,(as become Vendor and other all member of society becoming confirming party) have sold the abovesaid property i.e plot No.53, Section 1-A,Sheet No.40, Ulhasnagar-421 004, Dist.Thane, area Adm. 496 sq.yds., to Sai Buildcon through its partners (1) Shri Deepak Shyamlal Rohra, (2) Shri Nitin Shankerlal Keswani, (3) Shri Rameshlal Bhavandas Pamnani, (4) Shri Hanish Dayaldas Chawla, vide Registered Sale Deed No.2165/16 on 05/10/2016.

That the brief summery of Search Report is as under:-

YEAR	TRANSACTION	REMARKS
1985	No Transaction	Nil
1986	No Transaction	Nil
1987	No Transaction	Nil
1988	No Transaction	Nil
1989	No Transaction	NIL
1990	No Transaction	Nil
1991	No Transaction	Nil
1992	No Transaction	Nil
1993	No Transaction	Nil
1994	No Transaction	Nil



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1995	No Transaction	Nil
1996	No Transaction	Nil
1997	No Transaction	Nil
1998	No Transaction	Nil
1999	No Transaction	Nil
2000	No Transaction	Nil
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	Sale Deed	Executed between Nandini Co-Op. Hsg.Society Ltd. And Sai Buildcon, as stated above
2017	No Transaction	Nil



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That I have verified an inspected the all documents as mentioned above and I come to the conclusion that above said property is free from any mortgages, charges etc.

That I have inspected and verified all the documents pertaining to the above said property and I have taken Search of the records of the Sub-Registrar, Ulhasnagar and I have not across any of the entries which effect to the title of above said Property.

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. RAMRAKHIYANI)

Advocate

R. T. RAMRAKHIYANI
Advocate High Court
201, Yash Cottage Blk A-244/488
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