



RAMESH T. RAMRAKHIYANI

B.Com., LL.B

ADVOCATE HIGH COURT

Mobile : 9422667400
9320667400

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 situated on Room No.C-28, Room No.105, 105-A & 105-B, Ulhasnagar-421 003, Dist.Thane, area Adm. 326 sq.yds., Sq.Yds. for sake of brevity hereinafter called as SAID PROPERTY, presently owned by Shri Jay Sunil Daryanani "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 the above said owner Shri Jay Sunil Daryanani has acquired the same property by way Gift Deed which was executed by his father Shri Sunil Kishinchand Daryanani which was registered with Sub-Registrar , at Srl.No.1970/16 on 14/09/2016.

And said Shri Sunil Kishinchand Daryanani has purchased the said property Shri Basant Khanchand Bhojwani vide Registered Sale Deed No.1240/12 on 05/06/2012.

And said Shri Basant Khanchand Bhojwani had acquired the abvoesaid property by way inheritance after death of his paternal aunt Late Smt.Ramibai Naraindas Bhojwani who died on 11.03.1992 , however during her life time she had executed will on 19/12/1981, and on bases of said Will said Shri Basant Khanchand Bhojwani had got probate from the



Mobile : 9422667400
9320667400

RAMESH T. RAMRAKHIYANI
B.Com., LL.B
ADVOCATE HIGH COURT

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 : _____

Court in Misc.Application No.289/10 which was filed by him before the Civil Judge (S.D.), at Kalyan.

And said Smt.Ramibai Naraindas Bhojwani had purchased the abovesaid property from Smt.Jamnabai Ramchand Dhamejani vide Sale Deed bearing No.KLN-499-1962.

And said Smt.Jamnabai Ramchand Dhamejani had purchased the abovesaid property from the Government of India, ;through Regional Settlement Commissioner Bombay , under letter No. B/C-28/NOC/7857 dated 05.03.1962, and Conveyance Deed dated 27.01.1959 is issued in his name.

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
1995	No Transaction	Nil
1996	No Transaction	Nil
1997	No Transaction	Nil
1998	No Transaction	Nil



Mobile : 9422667400
9320667400

RAMESH T. RAMRAKHIYANI

B.Com., LL.B

ADVOCATE HIGH COURT

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 : _____

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	Executed between Shri Sunil Kishinchand Daryanani and Shri Basant Khanchand Bhojwani.
2013	No Transaction	Nil
2014	No Transaction	Nil
2015	No Transaction	Nil
2016	Gift Deed	Executed between Shri Sunil Kishinchand Daryanani and Shri Jay Sunil Daryanani
2017	No Transaction	Nil



RAMESH T. RAMRAKHIYANI

B.Com., LL.B

ADVOCATE HIGH COURT

Mobile : 9422667400
9320667400

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 : _____

That I have verified and 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 Bldg A-244/488
Nr. Satya Sai Niketan School, Ulhasnagar-4.

77/0

इतर
पावती

Original/Duplicate

Saturday, 29 July 2017
4:47 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2490

दिनांक: 29/07/2017

गावाचे नाव: उल्हासनगर कॅम्प क्र.3

दस्तऐवजाचा अनुक्रमांक: 3हन1-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: आर टी रामरख्याजी

वर्णन ब्लॉक नं सी 28 रस्स नं 105-105ए-105बी सन 1988 ते 2017

एकुण 30 वर्ष

शोध व निरीक्षणे

रु. 750.00

एकुण

रु. 750.00

Sub Registrar Ulhasnagar

पहिल्या निबंधक वर्ग-२

1); देयकाचा प्रकार: eChallan रक्कम: रु. 750/-

डोडी/धनादेश/पे ऑर्डर क्रमांक: MH003962694201718E

दिनांक: 29/07/2017

बँकेचे नाव व पत्ता: