

C. D. Bhide

M. Com(Hons.) LL.B. (Advocate)

THANE : 306, Tulsishyam CHS, Teen Hat Naka, Above Punjab & Sindh Bank, Thane (W.) - 400 604. Tel. : 022 - 25826018

KALYAN : Sitavallabh Society, 1st Floor, Near Wel-come Hotel, Shiwaji Chowk, Kalyan (W) - 421 301. Tel.: 0251 - 2211393
Telifax : (0251) 2204717 Email : cdbhide@gmail.com

Ref. : _____

Date : 29-11-2013

TITLE CERTIFICATE

Gaurang Properties Pvt. Ltd.)	
(a Pvt. Ltd. Co. having Office at)	Owner
A/001, Anmol Society, Sahakar Colony,)	Builder
Brahmin Society, Naupada, Thane)	Developer
(W) 400 602)	

Read ;

- 1) Extracts from 7/12
- 2) Mutation entries
- 3) Extracts from City Survey records.
- 4) Copy of Will dtd.18-10-1991 executed by Smt. Sarasvatibai Dattatray Teredesai.
- 5) Death certificate of Smt. Sarasvatibai Dattatray Teredesai.
- 6) Copy of Deed of Conveyance dtd.07-02-2012.

Between Smt. Smita Ganesh Bhole and Shri. Milind Ganesh Bhole as "**Vendors**" and Gaurang Properties Pvt. Ltd as "**Purchasers**"

- 7) Search report.

In this matter the necessary searches have been taken at the Office of Sub-Registrar of Assurances, Thane and the Search report does not reveal any entry which may come in the category of encumbrances.

The property in question was owned by one Smt. Sarasvatibai Dattatray Teredesai who executed a Will on 18-10-1991 and bequeathed the entire property in favour of her grand daughter Smt. Smita Ganesh Bhole.

The said Smt. Sarasvatibai Dattatray Teredesai died at Pune on 31-10-1991.

Smt. Sarasvatibai Dattatray Teredesai, in pursuance to the said Will, mutated her name in the Revenue and City Survey record and started enjoying the said property as absolute owner thereof.

C. D. Bhide

M. Com(Hons.) LL.B. (Advocate)

THANE : 306, Tulsishyam CHS, Teen Hat Naka, Above Punjab & Sindh Bank, Thane (W.) - 400 604. Tel. : 022 - 25826018

KALYAN : Sitavallabh Society, 1st Floor, Near Wel-come Hotel, Shiwaji Chowk, Kalyan (W) - 421 301. Tel.: 0251 - 2211393
Telifax : (0251) 2204717 **Email** : cdbhide@gmail.com

Ref. : _____

Date : _____

By a Deed of Conveyance dtd.07-02-2012 the said Smt. Smita Ganesh Bhole sold the property in question unto Gaurang Properties Pvt. Ltd, the owner, builder, developer herein and Shri. Milind Ganesh Bhole, son of Smt. Smita Ganesh Bhole have also executed the said Conveyance as Second Vendor to give perfect and legal title to the buyer.

The said Deed of Conveyance is duly registered at the Office of Sub-Registrar of Assurances, Thane 5 under their No.1166 dtd.07-02-2012.

After execution and registration of the said Deed of Conveyance, Gaurang Properties Pvt. Ltd. mutated their name in the Revenue & City Survey records and started enjoying the said property as absolute owner thereof.

On perusal of the above mentioned documents and on the basis of searches taken as referred to herein above, I hereby certify that the title of the property described in Schedule hereunder written is clear, marketable, free from reasonable doubts and encumbrances.

SCHEDULE

ALL THAT PIECE AND PARCEL OF N. A. land lying and situated at Village Naupada, Taluka and District, Thane, within the limits of Thane Municipal Corporation and also within the limits of City Survey, Thane, bearing Tikka No.22, C.T.S. No.63A/1A, area admeasuring about 1082.70 sq. mtrs having corresponding Survey No.129(P), area admeasuring about 1010 sq.mtrs. Survey No.32, Hissa No.3(P), area admeasuring about 64.38 sq. mtrs. And Survey No.31, Hissa No.12(P), area admeasuring about 67.72 sq. mtrs. Area in aggregate admeasuring about **1142.10** sq. mtrs., as per official record together with a structure standing thereon known as **GANESHKRIPA & KAMALJA**, consisting of Ground and Two upper floors, area in aggregate admeasuring about **688.38** sq. mtrs. = **7409.80** sq. ft. bearing Municipal Block No.19, House No.151 Property No.2110/186/187, together with well and together with all easementary rights, etc. and bounded as follows :

ON OR TOWARDS EAST	: The property of Shri. Kamalakar Teredesai
ON OR TOWARDS WEST	: The property of Shri. Vaidya.
ON OR TOWARDS NORTH	: Avantika CHS
ON OR TOWARDS SOUTH	: Municipal Road



C D BHIDE
ADVOCATE