

“SWAMI SHREEJI”

TITLE CERTIFICATE

M/s. RAJHANS REALITY

Survey NO.153 Hissa No.1,-[567 sq. mtrs]

On CTS NO- 2593 C/A, Village Dahisar,

Taluka Borivali, Mumbai.

S.T.BORKAR

B.Com. LL.B.



Advocate, High Court

Office :
Shop No. 6, Sai Shakti
Apartment, B/h. Shagun Party
Hall, Dahisar (W).
Mumbai-400068.
Cell. No. 982100 4193

Ref:

Date: 21st August 2016

TITLE CERTIFICATE

Sub- ALL that piece and parcel of land bearing Survey No. 153, Hissa No. 1 (Part) and CTS No. 2593 C/A, admeasuring 678 square yards equivalent to 567 Sq. Mtrs. lying being and situated at Village Dahisar, Taluka Borivali, Mumbai Suburban District herein after referred to as the "said property" and standing in the name of M/s. Rajhans Reality as per Record Of Rights.

I have caused searches to be taken in the Office of Sub Registrar of Assurances Mumbai at Old Custom House, Bandra, Goregoan, and Borivali through Search Clerk Mr. S.M. Pataker vide receipt no. 10822/2016 dated 01/08/2016 in respect of the afore said property for a period from the year 1966 to 2016 (50 Years) respectively and from the Search Report, Property Register Card issued by the City Survey Office at Borivali Conveyance Deed executed between Smt. Chabiraj Laldhadur Kurmi and Ors in favour of M/s. Rajhans Reality





Office :
Shop No. 6, Sai Shakti
Apartment, B/h. Shagun Party
Hall, Dahisar (W),
Mumbai-400068.
Cell. No. 982100 4193

Advocate, High Court

and Power of Attorney executed by Smt. Chhabiraji Lalbahadur Kurmi and Ors in favour of M/s. Rajhans Reality and Public Notices dated 27/07/2016 issued by me in two daily local News Papers i.e. Navshakti and Free Press Journal concerning the said property I have to observe and opine as under:

WHEREAS by a Deed of Conveyance dated 6th February, 1975 which is duly registered with the office of Sub-Registrar of Assurances at Mumbai under serial No. BOM/S/508/1975 (1) Mr. Lalbahadur Harihar Kurmi, (2) Mr. Nakshtradhari Harihar Kurmi (3) Mr. Raibadhur Harihar Kurmi (4) Mr. Tilakdhari Harihar Kurmi have purchased from Mr. Madanlal Baliram Mehta and Three Others land admeasuring 678 sq yds. equivalent to 567 Sq.Mtrs. out of the said larger property bearing Survey No.153, Hissa No.1 (part), CTS No.2593/C (part) of village Dahisar Taluka Borivli in the registration district and sub-district Mumbai suburban.

ANDWHEREAS the names of the said (1) Mr. Lalbahadur Harihar Kurmi, (2) Mr. Nakshtradhari Harihar Kurmi (3) Mr. Raibadhur Harihar Kurmi (4) Mr. Tilakdhari Harihar Kurmi were accordingly recorded in the Property Register Card on 15/04/1986.





Office :
Shop No. 6, Sai Shakti
Apartment, B/h. Shagun Party
Hall, Dahisar (W),
Mumbai-400068.
Cell. No. 982100 4193

Advocate, High Court

ANDWHEREAS Mr. Nakshtradhari Harihar Kurmi died intestate on 02/03/1985 leaving behind him surviving Mr. Udayraj Nakshtradhari Kurmi as his only legal heirs and representatives per the Indian Succession Act, 1925 and accordingly Mr. Udayraj Nakshtradhari Kurmi's name was recorded in the Property Register Card on 06/06/1990.

ANDWHEREAS the said Mr. Tilakdhari Harihar Kurmi died intestate on 22/6/1996 leaving behind him surviving Mr. Banslochan Tilakdhari Kurmi and Mr. Sankathaprasad Tilakdhari Kurmi as his only legal heirs and representatives per the Indian Succession Act, 1925 and accordingly Mr. Banslochan Tilakdhari Kurmi's and Mr. Sankathaprasad Tilakdhari Kurmi's names were recorded in the Property Register Card on 03/06/2013.

ANDWHEREAS The said Mr. Lalbahadur Harihar Kurmi died intestate on 11/10/2002 leaving behind him surviving Smt. Chabiraji Lalbahadur Kurmi and Mr. Kailash Lalbahadur Kurmi as his only legal heirs and representatives per the Indian Succession Act, 1925 and according Smt. Chabiraji Lalbahadur Kurmi's and Mr. Kailash Lalbahadur Kurmi's name was recorded in the Property Register Card on 03/06/2013.





Advocate, High Court

ANDWHEREAS accordingly (1) Smt. Chabiraj Lalhadur Kurmi, (2) Mr. Kailash Lalbahadur Kurmi, (3) Mr. Udayraj Nakshtradhari Kurmi, (4) Mr. Raibadhur Harihar Kurmi, (5) Mr. Banslochan Tilakdhari Kurmi and (6) Mr. Sankathaprasad Tilakdhari Kurmi were the owners in respect of the said property.

ANDWHEREAS by Deed of Conveyance dated 31/12/2012 (1) Smt. Chabiraj Lalhadur Kurmi, (2) Mr. Kailash Lalbahadur Kurmi, (3) Mr. Udayraj Nakshtradhari Kurmi, (4) Mr. Raibadhur Harihar Kurmi, (5) Mr. Banslochan Tilakdhari Kurmi and (6) Mr. Sankathaprasad Tilakdhari Kurmi as the Vendors of the said property sold transferred and conveyed all their right, title and interest in the said property in favour of M/s. Rajhans Reality through its partner Mr. Rajesh Vallabhai Shingala.

ANDWHEREAS the said Deed of Conveyance dated 31/12/2012 has been duly Stamped and adjudicated by the Collector of Stamps Borivali Taluka Under Serial No. ADJ/1100802/86/2013 registered with the Sub Registrar of Assurances Borivali - 5 Mumbai under serial No. BRL5/639/2013 on 19th January 2016.

ANDWHEREAS the said Smt. Chhabiraji Lalbahadur Kurmi and Ors have also executed a Irrevocable Power Of Attorney in respect of the said property in favour of M/s. Rajhans Reality



S.T.BORKAR

B.Com. LL.B.



Office. :

Shop No. 6, Sai Shakti
Apartment, B/h. Shagun Party
Hall, Dahisar (W).
Mumbai-400068.
Cell. No. 982100 4193

Advocate, High Court

which has been duly stamped and registered with Sub Registrar of Assurances Borivali - 5 Mumbai under serial No. BRL5/640/2013 on 19th January 2016.

ANDWHEREAS on 27/07/2016 I have also issued Public Notice in Local News Papers i.e. Navshakti and Free Press Journal for inviting the claims pertaining to the said Property and after completion of 15 days from the date of issue of public notice I have not received any concrete justifiable claims pertaining to said property.

After going through the records and certified copies of the aforesaid documents produced before me and after investigating and verifying the title of the said property, I am of the opinion that the title of M/s. Rajhans Reality as the owners to the captioned property which is more particularly described in the Schedule hereunder written is clear marketable and free from all encumbrances and without any reasonable doubts.

SCHEDULE OF THE PROPERTY

ALL that piece and parcel of land bearing Survey No. 153, Hissa No. 1 (Part) and CTS No.2593 C/A, admeasuring 678 square yards equivalent to 567 Sq. Mtrs. lying being and situated at



S.T.BORKAR

B.Com. LL.B.



Office. :

Shop No. 6, Sai Shakti
Apartment, B/h. Shagun Party
Hall, Dahisar (W),
Mumbai-400068.
Cell. No. 982100 4193

Advocate, High Court

Village Dahisar, Taluka Borivali, Mumbai Suburban District
which is bounded as follows:

On or towards North :	Part of CTS No. 2645/B
On or towards South :	Part of CTS No. 2593/C
On or towards West :	Part of CTS No. 2593/C
On or towards East :	Part of CTS No. 2594/A



S.T. BORKAR

[ADVOCATE HIGH COURT]

“SWAMI SHREEJI”

TITLE CERTIFICATE

M/s. RAJHANS REALITY

Survey NO.153 Hissa No.1, [1672.4 sq. mtrs]

On CTS NO- 2593 C/B, Village Dahisar,

Taluka Borivali, Mumbai.

S.T.BORKAR

B.Com. LL.B.



Office. :

Shop No. 6, Sai Shakti
Apartment, B/h. Shagun Party
Hall, Dahisar (W),
Mumbai-400068.

Cell. No. 982100 4193

Advocate, High Court

Ref:

Date:21st August 2016

TITLE CERTIFICATE

Sub- ALL that piece and parcel of land bearing Survey No. 153, Hissa No. 1 (Part) and CTS No.2593 C/A, admeasuring 678 square yards equivalent to 567 Sq. Mtrs. lying being and situated at Village Dahisar, Taluka Borivali, Mumbai Suburban District herein after referred to as the "said property" and standing in the name of M/s. Rajhans Reality as per Record Of Rights.

I have caused searches to be taken in the Office of Sub Registrar of Assurances Mumbai at Old Custom House, Bandra, Goregoan, and Borivali through Search Clerk Mr. S.M. Pataker vide receipt no. 10822/2016 dated 01/08/2016 in respect of the afore said property for a period from the year 1966 to 2016 (50 Years) respectively and from the Search Report, Property Register Card issued by the City Survey Office at Borivali Conveyance Deed executed between Smt. Chabiraj Laldhadur Kurmi and Ors in favour of M/s. Rajhans Reality



S.T.BORKAR

B.Com. LL.B.



Office. :

Shop No. 6, Sai Shakti
Apartment, B/h. Shagun Party
Hall, Dahisar (W),
Mumbai-400068.
Cell. No. 982100 4193

Advocate, High Court

which has been duly stamped and registered with Sub Registrar of Assurances Borivali - 5 Mumbai under serial No. BRL5/640/2013 on 19th January 2016.

ANDWHEREAS on 27/07/2016 I have also issued Public Notice in Local News Papers i.e. Navshakti and Free Press Journal for inviting the claims pertaining to the said Property and after completion of 15 days from the date of issue of public notice I have not received any concrete justifiable claims pertaining to said property.

After going through the records and certified copies of the aforesaid documents produced before me and after investigating and verifying the title of the said property, I am of the opinion that the title of M/s. Rajhans Reality as the owners to the captioned property which is more particularly described in the Schedule hereunder written is clear marketable and free from all encumbrances and without any reasonable doubts.

SCHEDULE OF THE PROPERTY

ALL that piece and parcel of land bearing Survey No. 153, Hissa No. 1 (Part) and CTS No.2593 C/A, admeasuring 678 square yards equivalent to 567 Sq. Mtrs. lying being and situated at



S.T.BORKAR

B.Com. LL.B.



Office. :

Shop No. 6, Sai Shakti
Apartment, B/h. Shagun Party
Hall, Dahisar (W),
Mumbai-400068.

Cell. No. 982100 4193

Advocate, High Court

two daily local News Papers i.e. Navshakti and Free Press Journal pertaining to the said property and I have to observe and opine as under:

WHEREAS the property bearing Survey No. 153/1 C.T.S 2593 C/A admeasuring 1672.4 Sq mts out of total area of 11643 Sq.yds i.e. 9733.55 Sq mts belonged to and was owned by Mr. Baliram Vishandas Mehta.

ANDWHEREAS Mr. Baliram Vishandas Mehta died on 06th Oct 1948 leaving behind him the surviving legal heirs (1) Mr. Chimanlal Baliram Mehta, (2) Mr. Chunilal Baliram Mehta, (3) Mr. Mohanlal Baliram Mehta and (4) Mr. Sohanlal Baliram Mehta

ANDWHEREAS as per Mutation Entry No. 5018 dated 3rd June 1969 the names of all the afore said legal heirs of Mr. Baliram Vishandas Mehta were recorded in the Record of Rights i.e. 7/12 Extract certified by the revenue authorities.

ANDWHEREAS on 31st Jan 1975 Conveyance Deed was executed by 1) Kirankumar Chimanlal Mehta H.U.F and a) Surendrakumar Chimanlal Mehta b) Usha Chimanlal Mehta 2) Chunilal Baliram Mehta a) Lilavati Chunilal Mehta b) Kirankumar Chunilal Mehta c) Madhubala Chunilal Mehta d) Suryakumar Chunilal Mehta e) Ravindra Chunilal Mehta f)



S.T.BORKAR

B.Com. LL.B.



Office. :

Shop No. 6, Sai Shakti
Apartment, B/h. Shagun Party
Hall, Dahisar (W),
Mumbai-400068.

Cell. No. 982100 4193

Advocate, High Court

Kusumbala Chunilal Mehta g) Mahendra Chunilal Mehta h)
Umabala Chunilal Mehta i) Shivkumar Chunilal Mehta 3)
Madhavlal Mohanlal Mehta a) Ruparani Madhavlal Mehta b)
Jawaharlal Madhavlal Mehta c) Neena Madhavlal Mehta 4)
Sohanlal Baliram Mehta a) Bimladevi Sohanlal Mehta b)
Meena Sohanlal Mehta as Vendors 5) Mr. Sundarlal Bhagwanji
Bhatt as Confirming Party and Mr. Vishwanath Nirmal
Chaudhary as the Purchaser and out of the total area of 11643
Sy Yds i.e 9733.55 Sq mts Vishwanath Nirmal Chaudhary
Purchased from the said vendor 2000 Sq Yds. i.e 1672.4 Sq Mts
forming part of S No. 153 H No. 1 (part) and bearing City
Survey No. 2593 (part) Village Dahisar Taluka Borivali MSD
from the said vendors.

ANDWHEREAS the said Deed of Conveyance dated 31st
Jan 1975 has been duly registered with the Sub- Registrar of
Assurances Bombay under serial No. BOM/S/404/1975 on
31/01/1975.

ANDWHEREAS by virtue of the Deed of Conveyance dated
31st Jan 1975 the said property has been duly transferred in
the name of Vishwanath Nirmal Chaudhary accordingly vide
Mutation Entry No. 7290 dated 15/02/2007 the said property
was recorded in the name of Vishwanath Nirmal Chaudhary.



S.T.BORKAR

B.Com. LL.B.



Office. :

Shop No. 6, Sai Shakti
Apartment, B/h. Shagun Party
Hall, Dahisar (W),
Mumbai-400068.
Cell. No. 982100 4193

Advocate, High Court

ANDWHEREAS the said Vishwanath Noirmal Choudhary died on 19th April 2011 leaving behind him Surviving Shri Rajendra Vishwanath Choudhary Shri Mahendra Vishwanath Choudhary and Mrs. Meena Rajesh Yadav as his only Legal Heirs and survivors as per the Indian Succession Act, 1925.

ANDWHEREAS by Deed of Conveyance dated 17th August 2011 the said (1) Shri Rajendra Vishwanath Choudhary (2) Shri Mahendra Vishwanath Choudhary and (3) Mrs. Meena Rajesh Yadav as the as the legal heirs and as the Vendors sold transferred and conveyed all their right, title and interest in the said property in favour of M/s. Rajhans Reality through its Partners Mr. Praful Haribhai Sejalía (Patel) and Mr. Rajesh Vallabhai Shingala (Patel).

ANDWHEREAS the said Deed of Conveyance dated 17th August 2011 has been duly Stamped and Registered with the Sub Registrar of Assurances Borivali - 16 under Serial No. BDR16/7921/2011 on 17th August 2011.

ANDWHEREAS along with the said Deed of Conveyance dated 17th August 2011 (1) Shri Rajendra Vishwanath Choudhary (2) Shri Mahendra Vishwanath Choudhary and (3) Mrs. Meena Rajesh Yadav have also executed an Irrevocable Power of Attorney in respect of the said property in favour of M/s. Rajhans Reality and the same has also been duly stamped



S.T.BORKAR

B.Com. LL.B.



Office. :

Shop No. 6, Sai Shakti
Apartment, B/h. Shagun Party
Hall, Dahisar (W),
Mumbai-400068.

Cell. No. 982100 4193

Advocate, High Court

Village Dahisar, Taluka Borivali, Mumbai Suburban District
which is bounded as follows:

On or towards North : Part of CTS No. 2645/B
On or towards South : Part of CTS No. 2593/C
On or towards West : Part of CTS No. 2593/C
On or towards East : Part of CTS No. 2594/A



S.T. BORKAR

[ADVOCATE HIGH COURT]