

Resi.: Sai Darshan Apt, Gr. Floor, Opp. Ratan Arcade, Katrap, Badlapur (E), Tal. Ambernath, Dist. Thane.
Office : Shop No. 2, Shiv Shakti Building, Near Chaitanya School, Mohan Palm Road, Shirgaon, Badlapur (E).
Tel. : 8087 384 006 / 7350 710 346 / 9284 714 055 ♦ E-mail : suchitakholam@gmail.com

CERTIFICATE OF TITLE

Date: 29/01/2018.

DESCRIPTION OF THE PROPERTY:

All that piece and parcel of land lying and being situated at Mauje- Badlapur, Tal- Ambernath, Dist-Thane is bearing S.No.173, Hissa No.1, area admeasuring 0H-45R-00P, and Potkharaba 0H-04R-30, total area admeasuring 0H-49R-30P, Aakar 9 Rs.19 Paise.

PREVIOUS OWNER OF THE PROPERTY:

Shri.Balaram Parsu Pawar & Shri.Tukaram Pandurang Patil

OWNER OF THE PROPERTY: (Legal heirs)

Shri.Ganesh Balaram Pawar and Shri.Sanjay Balaram Pawar

Smt.Tanuja Tukaram Patil and Smt.Rupali Tukaram Patil and Shri.Ganesh Tukaram Patil

DOCUMENTS PERUSED

1. 7/12 Extract of the above said land bearing in the name of owner of the land issued on dated 22/09/2017.
2. Mutation Entry No.4710 issued by Talathi Sajja Badlapur on dated 19/01/2018
3. Mutation Entry No. 4740 issued by Talathi Sajja Badlapur on dated 19/01/2018
4. Mutation Entry No. 4810 issued by Talathi Sajja Badlapur on dated 19/01/2018
5. Mutation Entry No. 5047 issued by Talathi Sajja Badlapur on 19/01/2018
6. Mutation Entry No.5818 issued by Talathi Sajja Badlapur on dated 19/01/2018
7. Mutation Entry No. 5772 issued by Talathi Sajja Badlapur on dated 19/01/2018
8. Search Receipt No.1327 on dated 24/01/2018
9. Search Report issued by Shri.Santosh S.Deshmukh on dated 27/01/2018
10. Index II of the Release Deed Reg.Doc.No. 1692/2005 on dated 25/04/2005.
11. Index II of the Conveyance Deed Reg.Doc.No. 1780/2005 on dated 29/04/2005
12. Index II of the Release Deed Reg.Doc.No. 4637/2012 on dated 08/05/2012
13. Extract of record of rights (namuna No. 6) issued by the Talathi Sajja Badlaur on dated 07/04/2018.of M.E.No.5772.
14. Copy of original Reg.Receipt of Doc.No.4637 on dated 08/05/2012

Suchita S. Kholam

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15. 7/12 Extract of the S.No.173/1 issued by Talathi Sajja Badlapur 07/04/2012.
16. Index II of the Reg.Doc.No. 4637/2012 on dated 08/05/2012.
17. Copy of Release Deed of the Reg.Doc.No. 4637/2012 on dated 08.05.2012.

SEARCH OF THE SAID PROPERTY

Search Report with reference to the above said land as per search taken by Shri. Santosh Deshmukh for the year 1989-2018 at the office of Sub Registrar Ulhasnagar-1, 2, & 3, 4

Mutation Entry No.4710- Shows as per Taluka Order on dated 12/06/2004 for updated the record.

Mutation Entry No. 4740- Shows as per the land Hissa recorded as New Pot Hissa on dated 17/07/2003.

Mutation Entry No. 4810- Shows that the name of the owner as per Release Deed vide Reg.Doc No.1692/2005 on dated 25/04/2005.

Mutation Entry No.5047- legal heirs recorded as per vardi application on dated 03/12/2007.

Mutation Entry No.5772- Shows that land owner Shri. Balaram Parsu Pawar dies on 05.10.2010 leaving the legal heirs beyond him and the as per application by the heirs for to take legal heirs on record and the names of the legal heirs as Shri.Ganesh Balaram Pawar and sangita Ramesh Saase and Manda Narayan Gondad, Sanjay Balaram Pawar , deceased daughter Ranjana Keshave Chaudhary and her legal heirs is Vidya Keshav Chaudhary and Prem Keshav Chaudhary minor and for both their father -guardian Keshav Bhikaji Chaudhary and as per the above mutation entry for record name of legal heirs. .

Mutation Entry No. 5818 – Shows the name of the owner shows as per vardi application on dated 18/05/2012.

Transaction in the year 2005:

Release Deed executed between Balkubai Valku Durge ,Anil alias Balaram Rama Jamdare deceased Vithabai Rama Jamdare's Ankush Rama Jamdare ,Fasubai Chiman Kanthe and



Suchita S. Kholam (B.Com., LL.B.)

Advocate High Court



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Kasubai Goal Sase the Releasor and Balaram Parsu Pawar the Releasee in respect of the property situated at mauje- Badlapur bearing S.No.173, Hissa No. 1 area admeasuring area admeasuring 0H-49R-30P, Aakar 9 Rs.19 Paise vide Reg.Doc.No. 1692/2012 on dated 25/04/2005.

Transaction in the year 2005

Conveyance Deed executed between 1 Fasubai Chiman Kanthe, 2 Kasubai Gopal Sase, 3 Barakubai Valku Durge, 4 Deceased Vithabai Rama Jamdare's heirs Ankush Rama Jamdare and Anil Rama Jamdare and Balram Parasu Pawar for self and for attorney holder for 1 to 4 the Vendor and Tukaram Pandurang Patil the purchaser in respect of the property situated at mauje- Badlaur bearing S.No.173,Hissa No.1,area admeasuring 0H-05R-05 Prati i.e. 550 sq.mtrs. saleable area only from total area vides Reg.Doc.No. 1780/2005 on dated 29/04/2005.

Transaction in the year 2012

Release Deed executed between Manda Narayan Gondal , Ranjana Keshav Choudhary Deceased and her heirs Vidya Keshav Choudhary and Keshav Choudhary and their guardian Keshav Bhikaji Choudhary ,and Sunita Jagannath Dabhane and Sangita Ramesh Saase the Releasor and Ganesh Balaram Pawar and Sanjay Balaram Pawar the Releasee in respect of the property situated at mauje- Badlaur,bearing 0H-45R-00P, and Potkharaba 0H-04R-30, total area admeasuring 0H-49R-30P paiki 0-43-8, vide Reg.Doc.No.4637/2012 on dated 08/05/2012.

OBSERVATION

On the perusal of the documents referred here in above Shri.Ganesh Balaram Pawar and Shri.Sanjay Balaram Pawar and Smt.Tanuja Tukaram Patil and Smt.Rupali Tukaram Patil and Shri.Ganesh Tukaram Patil is the real owner of the above said landed property.

Shri.Santosh Deshmukh have taken search of the available Index II registers maintained in the office of Sub-Registrar at Ulhasnagar -1, 2,3 and 4 for the period 1989 - 2018 for the last 30 years vide Receipt No.1327 on dated 24/01/2018 and Search Report on dated

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27/01/2018 in respect adverse entry in connection with the aforesaid property. It appears that aforesaid property never been mortgaged or bears any burden.

CERTIFICATE

HENCE this is to certify that on the basis of available records aforesaid documents and the search shows Shri.Ganesh Balaram Pawar and Shri.Sanjay Balaram Pawar is the owner of the above said land for the area admeasuring 00-43-8 and Smt. Tanuja Tukaram Patil and Smt.Rupali Tukaram Patil and Shri.Ganesh Tukaram Patil is the owner of the above said land for the area admeasuring 00-05-5 of the land . Hence the above mentioned is real and absolute owner of the said land property situated at Mauje-Badlapur, bearing S. No. 173, Hissa No.1, area admeasuring 0H-45R-00P, and Potkharaba 0H-04R-30, total area admeasuring 0H-49R-30P, Aakar 9 Rs.19 Paise.

I found that as per the search report there is nothing any adverse entry or transaction in respect of the above said land hence property owned and possessed by Shri.Ganesh Balaram Pawar and Shri.Sanjay Balaram Pawar and Smt Tanuja Tukaram Patil and Smt.Rupali Tukaram Patil and Shri.Ganesh Tukaram Patil became real and absolute owner of the property.

Hence this property is free from all encumbrances & clear, clean, and free from any encumbrances and hence clear and marketable title thereon the above said property.

Given under by my signature and seal on this title certificate.

Adv.Suchita Kholam



B. Com., LL.B.

Advocate High Court

Reg.No. 750/93

Sai Darshan, A/01, Ground Floor,
Opp. Kali Mata Mandir, Katrap Road,
Badlapur(E), Tal. Ambarnath .