

# PIUS S. D'MELLO

Advocate High Court

Office Anita Shopping Center, 1<sup>st</sup> Floor, Opp. Post-Office, Navghar, Vasai Road (W), Taluka Vasai  
Dist Thane - PC 401202 Phone : 95250-2344304/Mob: 9867017172

Date- 20/12/2013

करल - १

## TITLE CERTIFICATE

Under instruction of M/s.Saiprasad Realtors.

Name of owner: Manda Bhikaji Gaykar, 2) Sangita Anand Holkar, 3) Krishna Maruti Gaykar, 4) Sushila Moreshwar Patil & 5) Vilas Shankar Patil and 1) Bhagwan Narayan Patil & 2) Nilambari Bhagwan Patil and possesheholder M/s.Saiprasad Realtors vide Agreement for sale dated 13<sup>th</sup> April 2012 and 22<sup>nd</sup> May 2012

Description & Area of The Property : All that piece and parcel of land bearing Survey No.91, admeasuring 971.15 sq.yards or thereabout and now bearing C.T.S. No.582 and 582-1 to 9, admeasuring 812 sq.mts. Revenue Village-Borla, Taluka-Kurla, in Registration District and Sub-District Mumbai Suburban District. Within Greater Mumbai Municipal Corporation.

Possession holder has sufficient Title and Capacity to construct building on the above said land as per sanction building plan with Greater Mumbai Municipal Corporation.

Nature of Title and how it is derived:-

The said property is free hold and by way the Agreement for sale dated 13<sup>th</sup> April 2012 and 22<sup>nd</sup> May 2012 have got title to the said Property.

Whether M/s.Saiprasad Realtors Is In Exclusive Possession Of The Property:- The M/s.Saiprasad Realtors is in possession vide Agreement for sale dated 13<sup>th</sup> April 2012 and 22<sup>nd</sup> May 2012

Document Studied/ Securitized :

A) Property Cards C.T.S. No.582 and 582-1 to 9, Revenue Village-Borla, Taluka-Kurla, in Registration District and Sub-District Mumbai Suburban District. Within Greater Mumbai Municipal Corporation.



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करल - १	
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B) Search taken by searcher on 16/12/2013 to 20/12/2013 in respect of the said property.

SR. NO	TYPE/NATURE OF DOCUMENTS	DATE OF EXECUTION	NO. & DATE OF REGISTRATION/ LIEN IN REVENUE RECORDS/BUILDER RECORDS/SOCIETY RECORDS	PARTIES
1	Agreement	Dated 13 <sup>th</sup> April 2012	NOTE	M/s.Saiprasad Realtors (Purchaser and 1) Bhagwan Narayan Patil & 2) Nilambari Narayan Patil (Owners) admeasuring 438.13 sq.mts
2	Agreement	Dated 22 <sup>nd</sup> May 2012	NOTE	M/s.Saiprasad Realtors (Purchaser and 1) Manda Bhika Gaykar, 2) Sangita Anand Holkar, 3) Krishna Maruti Gaykar, 4) Sushila Moreshwar Patil & Vilas Shankar Patil (Owners) admeasuring 373.87 sq.mts

8) Tracing of Title and Chain of Title in Favour Of M/s.Saiprasad Realtors:-

A) 1) Bhimabai Maruti Gaykar, 2) Bhikaji Maruti Gaykar, 3) Krishna Maruti Gaykar, 4) Sushilabai Maryti Gaykar, 5) Manajibai Maruti Gaykar were Original Owners of or well and sufficiently entitled to all that piece and parcel of land bearing-Survey No.91, or thereabout and

*Residence*

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now bearing C.T.S. No.582 and 582-1 to 9, admeasuring 812 sq.mts., Revenue Village-Borla, Taluka-Kurla, in Registration District and Sub-District Mumbai Suburban District. Within Greater Mumbai Municipal Corporation.

B) 1) Bhimabai Maruti Gaykar, 2) Bhikaji Maruti Gaykar, 3) Krishna Maruti Gaykar, 4) Sushilabai Maryti Gaykar, 5) Manajibai Maruti Gaykar were sold the area admeasuring about 438.13 sq.mts. out of total area admeasuring 812 sq.mts., keeping with them the remaining area admeasuring 373.87 sq.mts., to Bhaskar Raoji Raote, by indenture dated 19/02/1965.

C) Bhaskar Raoji Raote died intestate leaving behind him his legal heirs 1) Dilip Bhaskar Raote 2) Sharmila Shridhar Chemburkar 3) Bhaskar Raote & 4) Prafullata Kumar Desai.

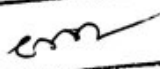
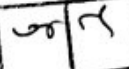
D) 1) Dilip Bhaskar Raote 2) Sharmila Shridhar Chemburkar 3) Bhaskar Raote & 4) Prafullata Kumar Desai were sold this area admeasuring about 438.13 sq.mts to 1) Bhagwan Narayan Patil 2) Nilambari Bhagwan Patil by Conveyance Deed dated 06/06/2007.

E) Bhimabai Maruti Gaykar died intestate leaving behind her legal heirs 1) Bhikaji Maruti Gaykar, 2) Krishna Maruti Gaykar, 3) Sushila Moreshwar Patil nee Sushilabai Maryti Gaykar, 4) Sushilabai Shankar Patil nee Manajibai Maruti Gaykar.

F) Bhikaji Maruti Gaykar died intestate leaving behind his legal heirs 1) Lamibai Bhikaji Gaykar, 2) Manda Bhikaji Gaykar, 3) Sangita Anand Holkar nee Sangita Bhikaji Gaykar.



*[Handwritten signature]*

करल - १		
		
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28/11/11 Nilambari Bhikaji Gaykar died intestate leaving behind her legal heirs  
1) Manda Bhikaji Gaykar, 2) Sangita Anand Holkar nee Sangita Bhikaji Gaykar.

H) Sushilabai Shankar Patil nee Manajibai Maruti Gaykar died intestate leaving behind her legal heir 1) Vilas Shankar Patil.

I) 1) Bhagwan Narayan Patil & 2) Nilambari Bhagwan Patil were the Owners of the area admeasuring 438.132 sq.mts., and 1) Manda Bhikaji Gaykar, 2) Sangita Anand Holkar, 3) Krishna Maruti Gaykar, 4) Sushila Moreshwar Patil & 5) Vilas Shankar Patil were the Owners of the area admeasuring 373.87 sq.mts.

J) 1) Bhagwan Narayan Patil & 2) Nilambari Bhagwan Patil were sold their rights, title and interest in respect of the said property admeasuring about 438.13 sq.mts. to M/s.Saiprasad Realtors. by an Agreement dated 13<sup>th</sup> April 2012.

K) 1) Manda Bhikaji Gaykar, 2) Sangita Anand Holkar, 3) Krishna Maruti Gaykar, 4) Sushila Moreshwar Patil & 5) Vilas Shankar Patil were sold their rights, title and interest in respect of the said property admeasuring about 373.87 sq.mts. to M/s.Saiprasad Realtors, by an Agreement dated 22<sup>nd</sup> May 2012.

L) 1) Krishna Maruti Gaykar died intestate leaving behind her legal heir Kishor Krishna Gaykar

Whether Title is Clear And Property Is Free From Any Encumbrance

No. of Years (32 Years)

32 years search made

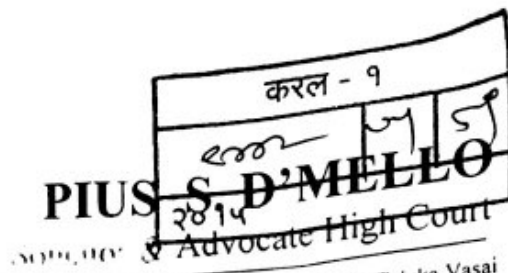
1982 to 2013

If name is mutated in municipal records: Yes name of owners 1) Bhagwan Narayan Patil & 2) Nilambari Bhagwan Patil and Manda Bhikaji Gaykar, 2) Sangita Anand Holkar, 3) Kishor Krishna Gaykar, 4) Sushila Moreshwar Patil & 5) Vilas Shankar Patil

If name is shown in revenue records

No.





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Whether Title To Properties Is Clear Unambiguous, Marketable &  
Property Is Saleable :- Yes.

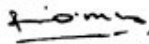
Final Certificate / Opinion

In our opinion that the Title in respect of said All that piece and parcel of land bearing Survey No.91, admeasuring 971.15 sq.yards or thereabout and now bearing C.T.S. No.582 and 582-1 to 9, admeasuring 812 sq.mts., Revenue Village-Borla, Taluka-Kurla, in Registration District and Sub-District Mumbai Suburban District. Within Greater Mumbai Municipal Corporation is Clear, Unambiguous, Valid & Marketable and Free from encumbrance and M/s.Saiprasad Realtors is entitled to construct building thereon as per permission of Greater Mumbai municipal Corporation.

This is for your information.

Yours truly,

**PIUS S. D'MELLO**  
Advocate

  
**ADVOCATE**



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गा. न. नं. ७, ७ - अ व १२

स. नं. ८९ हिस्सा नं. १		कनजेदार (८९) ११२ १००		गांव - बोल	
		मनजीवाडि माहुसि नं. ४		तालुका कुल्हा	
		मनवस्वा कुडगाड सुस्विज		हतर हक्क -	
		(१०८)			
क्षेत्र लक्ष्ये लक्ष्यक	ए.	ग.			
पोट खण्वा	-	-			
एकूण	-	-			
आकार .....	रूपये	आ.	पैसे		
बुढी अथवा ...	०	१०	०		
जादा आकार ..					
पाणी .....					
घर	लागवड करणाराचे नाव	क्षेत्र	रीत	पिके आणि लागवड	क्षेत्र
टिप.	काडा कुडगाड माहुसि नं. ४				



अस्सल घरहुण्डम खरी नक्कल असे तयार ता. २५/८/२००८

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तलाठी सचिव मा  
तहसिल-३०५

संयोजक (समुदाय)

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केरफार झालेले  
स.न.व.हि.नं.

तपासणी अमलदारची  
सक्षी किंवा शेण

नॉर्सिमा  
अनु. नं.

गारिख ए।७।४२ आवका अगला व फेरा बुझाई फेरा अमुका  
२. बिबाजी बायली एकछायायनी यना हिले बायली अ.

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Notice is due

पाठ जिवावई आहुनीसामिरव २०.४.७९२२-रुमी  
नदारकाबाई जोगिंदे राधुली निझमा करुनी दे जिवाभाई  
आहुनि जांजणामुन आवरजाण एक २५००/-पांचेनाइ  
पांचदे रुपया कुन दीसवि (को)

THAYER'S

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Sept 1950  
Glen  
Cashfield  
Adm  
DDI B59

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12/3/43

2020/12/15

SP27A  
11/9/53

अस्सल बरहुकुम खरी नक्कल असे. तयार -

दि. 24/06/06

मराठी - ज्ञान  
तलाठी सदन भाषा  
वर्षासरा - कुला