

RAHUL HUMANE.**M.A., LL.M.****ADVOCATES HIGH COURT.****Corr : - 202, Crystal Plaza, Poona Link Rd, Santosh Nagar, Kalyan (E) - 421 306.****☎ : 9821027393 / 9224484107**

Reg. A.D/Post

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Date:14TH /March/2017**TITLE CERTIFICATE****WHEREAS:**

Shri. Manoj Ramsakal Rai, approached my office along with documents concerned and instructed me to give the title certificate of the scheduled property. I had gone through the documents.

I) THE SCHEDULE ABOVE REFERRED TO:**Mouje – Tisgaon, Taluka – Kalyan, District – Thane**

Survey No.	Hissa No.	Area H-R-P
7	10 + 13/1	0-28-0

The abovementioned property is within the limits and purview of the Registration Sub-District Kalyan, District-Registration Thane.

It is found that the scheduled property is owned by Rambhau Pandu Gaikwad.

II) The report of search dated 10TH March, 2017, Application No. 1862/2017, fees paid vide receipt No.3930, made by Shri. G. H. Jagtap, (B. Com) searcher, for the property bearing its Survey No.7, Hissa No. 10 + 13/1, admeasuring area 0H-28R-0P, Owner – Rambhau Pandu Gaikwad, situated at Mouje-TISGAON, Taluka-KALYAN, District-THANE. The search has been taken by G. H. Jagtap by going through available Index-II Registers kept in the Office of Sub-registrar Kalyan No. 1 to 5 for the period of 6 year i.e. 2012 to 2017.

III) The searcher has found that, the abovementioned property transaction as under:-

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(1) DEVELOPMENT AGREEMENT of the property bearings its Survey No. 7/10 + 13/1 Area 2800 Sq. Meters Paiki Area 2108.50 Sq Meters.

Development Agreement is Executed and Registered on 29/12/2014 bearing its Registration No. 8996 BETWEEN VENDOR (1) Rambhau Pandu Gaikwad, (2) Devanand Anant Gaikwad and the PURCHASER / DEVELOPER thereof M/s Rai Residency Pvt Ltd Through its Director – Manoj Ramsakal Rai.

(2) INDEMNITY BOND of the property bearings its Survey No. 7/10 + 13/1 Area 1087.50 Sq Meters out of 2800.00 Sq Meters.

Indemnity Bond is Executed and Registered on 03/01/2015 bearing its No. 100 BETWEEN VENDOR (1) Rambhau Pandu Gaikwad through their Power of Attorney Holder M/s Rai Residency Pvt Ltd through its Director –Manoj Ramsakal Rai, Manoj Ramsakal Rai and the PURCHASER thereof Kalyan Dombivali Municipal Corporation.

(3) AGREEMENT FOR SALE of the property bearing its Survey No. 7/10 + 13/1.

Agreement for Sale is Executed and Registered on 07/04/2016 bearing its Registration No.2990 BETWEEN Vendor Umesh Ganesh Mhatre through the Power of Attorney holder Umesh D. Tanna and PURCHASER thereof M/s Rai Residency Pvt Ltd Through its Director Manoj Ramsakal Rai.

IV) I, the undersigned Advocate certify that, the scheduled property is free from encumbrances and found clear and marketable title.

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I say that, the TITLE of the property is clear. The parties are legally transacted. The present title is free from encumbrances having its clear marketable title, and hence, the TITLE CERTIFICATE has been issued by me. It is further stated that, whatsoever the documents have been submitted to me by Shri. Manoj Ramsakal Rai, the property has marketable title and free from encumbrances, if anything adversary to be found, it may be rectified as it is to be the oversight mistake liable to be rectified. It is advised to take the inspection of original documents before transacting.

Hence, I issue the TITLE CERTIFICATE which is free from encumbrances and having its clear and marketable title which is standing in Register on the name of OWNER – Rambhau Pandu Gaikwad. I hereby certify that the “TITLE” is clear, marketable, and free from all encumbrances.

Hence, the said Certificate is issued.

Dated, on this 14th Day of March, 2017.



RAHUL HUMANE

M.A., LL.M.

ADVOCATE HIGH COURT

**202, Crystal Plaza, Santosh Nagar,
Kalyan (E) Dist. Thane - 421306**

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