

RAHUL HUMANE.
M.A.,LL.M.
ADVOCATE HIGH COURT.

Resi: - 202, Crystal Plaza, Poona Link Rd, Santosh Nagar, Kalyan (E)- 421 306.

Mb: 9224484107

Reg. A.D/U C P

Date: 22nd May, 2014

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TITLE CERTIFICATE

WHEREAS:

The 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 and search report made by the searcher.

THE SCHEDULE ABOVE REFERRED TO:-

Mouje-Tisgaon, Taluka-Kalyan, District-Thane

Survey no	Hissa no	Area H-R-P
06	02	0-39-0 Pot Kharaba 0-01-5

The above mentioned property is within the limits and purview of the Kalyan Dombivali Municipal Corporation and the Registration Sub-District Kalyan, District Registration Thane.

It is found that the scheduled property is owned by **Banubai Govind Pawshe and others.**

The Report of Search dated 16th May 2014, application No. 939/2014, fees paid vide receipt No.4477451, on 13/05/2014 made and searched by Shri. G. H. Jagtap, (B. Com) Searcher, for the property bearing its Survey No. 6, Hissa No. 2, admeasuring Area 0H-39R-0P, Pot Kharaba 0H-01R-5P Owner-Banubai Govind Pawshe and others, situated at Mouje-Katemanivali, 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 of Kalyan-1 to 4 for the period of 3 years i.e. 2012 to 2014.

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

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(1) It is found that the CONVEYANCE DEED of the scheduled property bearing its Survey No. 6/2 Area 0H-39R-0P is registered SRO Kalyan-2 INDEX11 Register bearing its Registered No. I0171 registered on 19/12/2012 BETWEEN the Vendor (1) Banubai Govind Pawshe, (2) Balaram Govind Pawshe, (3) Eknath Savlaram Pawshe, (4) Ramesh Savlaram Pawshe, (5) Suresh Savalram Pawshe, (6) Madan Hari Pawshe, AND the Purchaser Shri. Manoj Ramsakal Rai as per the execution DEED made on 11/12/2012 which is registered on 19/12/2012.

(2) The CONVEYANCE DEED is made of the scheduled property bearing its Survey No. 6/2 Area 4050 Sq. mts.

The CORRECTION DEED for Document bearing its No. 1620/2013 is executed and Registered on 28/02/2013 of the School Reservation admeasuring area 292.50 is wrongly typed which is rectified as cancelled by carrying on the Proper Documents as the Rectification and cancellation DEED bearing its registration No. 4239 dated 01/06/2013 BETWEEN the Power of Attorney holder within and of the Vendors and The Kalyan Dombivali Municipal Corporation Kalyan.

(3) It is found that CONVEYANCE DEED is carried on Between the Vendor Manoj Ramsakal Rai and the Purchaser Sadanand Tirthraj Tiwari executed and registered the document on as per the Index II from SRO KLY-2 Index II register made and executed on 04/07/2013 bearing its Registration No. 5124 of the scheduled property bearing its Survey No. 6/2 Area 4050 Sq. mts.

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

I say that, the TITLE of the property is clear. 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, Manoj Ramsakal Rai, it is clear as it is having its marketable title and free from

<p style="text-align: center;">RAHUL HUMANE. M.A.,LL.M. ADVOCATE HIGH COURT.</p>
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Date:22nd May, 2014

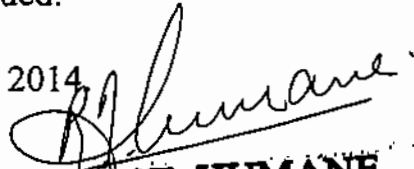
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encumbrances but, if anything adversary to be found in the same, it may be rectified as it is to be the oversight mistake liable to be rectified by the maker of the same.

HENCE, I issue the TITLE CERTIFICATE which is free from encumbrances and having its clear marketable title on the name of Owner-Manoj Ramsakal Rai. I hereby certify that, the "TITLE" is clear, marketable, and free from all encumbrances.

Hence, the said Certificate is issued.

Dated, on this 22nd Day of May, 2014


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M.A.,LL.M.
ADVOCATE HIGH COURT
202, Crystal Plaza, Santosh Nagar,
Kalyan (E) Dist. Thane - 421306

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Mb: 9224484107 9821027393

Office: - 02, First floor, Govind Complex, Near Jari-Mari
Gate, Poona Link Rd, Kalyan (E)- 421 306.

Reg. A.D/U C P

Date:27th Dec, 2012

1

TITLE CERTIFICATE.

WHEREAS:

The M/s, Rai Residency Pvt Ltd, 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.

THE SCHEDULE ABOVE REFERRED TO:-

Mouje-Tisgaon, Taluka-Kalyan, District-Thane

Survey no	Hissa no	Area H-R-P
06	02	0-39-0 Pot Kharaba 0-01-5

The above mentioned property is within the limits and purview of the Kalyan Dombivali Municipal Corporation and the Registration Sub-District Kalyan, District Registration Thane.

It is found that the scheduled property is owned by **Banubai Govind Pawshe and others.**

The Report of Search dated 12th April, 2012, application No. 2136/2012, fees paid vide receipt No.2976741, made by Shri. G. H. Jagtap, (B. Com) Searcher, for the property bearing its Survey No. 6, Hissa No. 2, admeasuring Area 0H-39R-0P, Pot Kharaba 0H-01R-5P Owner-Banubai Govind Pawshe and others, situated at Mouje-Katemanivali, 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 of Kalyan-1 to 4 for the period of 51 years i.e. 1962 to 2012.

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

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(1) DEVELOPMENT AGREEMENT of the scheduled property bearing its Survey No. 6/2 Area 0H-39R-0P.

The Development Agreement is executed and Registered on 18/02/1999 bearing its registration No. 490 BETWEEN the Vendor (1) Banubai Govind Pawshe, (2) Balaram Govind Pawshe, (3) Eknath Savlaram Pawshe, (4) Ramesh Savlaram Pawshe, (5) Suresh Savlaram Pawshe, (6) Madan Hari Pawshe, AND the Purchaser/ Developer thereof M/s. Krishna Developers Through its Partners (1) Dilip Pandu Bhandari, (2) Suresh Waman Bhoir, (3) Mohammad Ghous Yaseen Shaikh, (4) Suresh Atmaram Mhatre, (5) Balaram Govind Pawshe.

(2) DEVELOPMENT AGREEMENT of the scheduled property bearing its Survey No. 6/2 Area 4050 Sq. mts.

The Development Agreement is executed and Registered on 09/10/2003 bearing its registration No.3426 BETWEEN the Vendor (1) Banubai Govind Pawshe, (2) Balaram Govind Pawshe for self, HUF Karta Pudhari and Natural Gurdian for minor-Raju, (3) Gulab Balaram Pawshe, (4) Ravi Balaram Pawshe, (5) Sanjay Balaram Pawshe, (6) Eknath Savlaram Pawshe for self, HUF karta Pushari and Natural Guardian for minor-Vikas, (7) Kamlabai Eknath Pawshe, (8) Vinod Eknath Pawshe, (9) Vilas Eknath Pawshe, (10) Madan Hari Pawshe for self and HUF Karta Pudhari and Natural Guardian for minor-Prabhakar, Deepak and Ganesh, (11) Meena Madan Pawshe, (12) Suresh Savlaram Pawshe, for self HUF Karta Pudhari and Natural Guardian for Minor-Rahul and Ramesh (13) M/s Krishna Developers Partnership Firm Through-Dilip Pandu Bhandari, Suresh Waman Bhoir, Mohammad Ghous Yaseen Shaikh, Suresh Atmaram Mhatre and Balaram Govind Pawshe, AND the Purchaser/ Developer thereof M/s. Shree Siddhivinayak Developers Partnership Firm through its Partners-(1) Panchamprasad Gaurishankar Dubey (2) Sarjuprasad Taraprasad Mishra.

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(3) POWER OF ATTORNEY of the scheduled property bearing its Survey No. 6/2 Area 4050 Sq. mts.

The Power of Attorney is executed and Registered on 09/10/2003 bearing its registration No.3427 BETWEEN the Vendor (1) Banubai Govind Pawshe, (2) Balaram Govind Pawshe for self, HUF Karta Pudhari and Natural Gurdian for minor-Raju, (3) Gulab Balaram Pawshe, (4) Ravi Balaram Pawshe, (5) Sanjay Balaram Pawshe, (6) Eknath Savlaram Pawshe for self, HUF karta Pushari and Natural Guardian for minor-Vikas, (7) Kamlabai Eknath Pawshe, (8) Vinod Eknath Pawshe, (9) Vilas Eknath Pawshe, (10) Madan Hari Pawshe for self and HUF Karta Pudhari and Natural Guardian for minor-Prabhakar, Deepak and Ganesh, (11) Meena Madan Pawshe, (12) Suresh Savlaram Pawshe, for self HUF Karta Pudhari and Natural Guardian for Minor-Rahul and Ramesh (13) M/s Krishna Developers Partnership Firm Through-Dilip Pandu Bhandari, Suresh Waman Bhoir, Mohammad Ghous Yaseen Shaikh, Suresh Atmaram Mhatre and Balaram Govind Pawshe, AND the Purchaser/ Developer thereof M/s. Shree Siddhivinayak Developers Partnership Firm through its Partners-(1) Panchamprasad Gaurishankar Dubey, (2) Sarjuprasad Taraprasad Mishra.

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

I say that, the TITLE of the property is clear. 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, M/s, Rai Residency Pvt Ltd, it is clear having marketable title and free from encumbrances but, if anything adversary to be found, it may be rectified as it is to be the oversight mistake liable to be rectified.

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HENCE, I issue the TITLE CERTIFICATE which is free from encumbrances and having its clear marketable title on the name of Owner- Banubai Govind Pawshe and others. I hereby certify that, the "TITLE" is clear, marketable, and free from all encumbrances.

Hence, the said Certificate is issued.

Dated, on this 27th Day of December, 2012.


RAHUL HUMANE
M.A., LL.M.
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