

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 – Katemanivali, Taluka – Kalyan, District – Thane

Survey No.	Hissa No.	Area H-R-P
5	2	0-18-8

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 Nakshatradhari Fulchand Yadav and others.

II) The report of search dated 19TH July, 2017, Application No. 4187/2017, fees paid vide receipt No.11466, made by Shri. G. H. Jagtap, (B. Com) searcher, for the property bearing its Survey No.5, Hisssa No. 2, admeasuring area 0H-18R-8P, Owner – Nakshatradhari Fulchand Yadav 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 Kalyan No. 1 to 5 for the period of 30 year i.e. 1988 to 2017.

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

(1) DEVELOPMENT AGREEMENT of the property bearings its Survey No. 5/2, Area 0H-17R-0P out of 0H-18R-8P.

Development Agreement is Executed on 06/10/2013 and Registered on 07/10/2013 bearing its Registration No. 5461 BETWEEN VENDOR (1) Nakshatradhari Fulchand Yadav, (2) Ghanshyam Fulchand Yadav, (3) Jaishankar Fulchand Yadav, (4) Rajaram Shitalaprasad Yadav, (5) Asaram Shitalaprasad Yadav, (6) Nisharam Shitalaprasad Yadav, and the PURCHASER / DEVELOPER thereof Shyamsundar Yadav.

(2) POWER OF ATTORNEY for the property bearings its Survey No. 5/2, Area 0H-17R-0P out of 0H-18R-8P.

Power of Attorney is Executed on 06/10/2013 and Registered on 07/10/2013 bearing its No. 5462 BETWEEN VENDOR (1) Nakshatradhari Fulchand Yadav, (2) Ghanshyam Fulchand Yadav, (3) Jaishankar Fulchand Yadav, (4) Rajaram Shitalaprasad Yadav, (5) Asaram Shitalaprasad Yadav, (6) Nisharam Shitalaprasad Yadav, and the POWER OF ATTORNEY holder thereof Shyamsundar Yadav.

(3) INDEMNITY BOND of the property bearing its Survey No. 5/2, Area 958 Sq Meters.

Indemnity Bond is Executed and Registered on 18/04/2015 bearing its Registration No. 2803 the Vendor Ghanshyam Fulchand Yadav, & Others through the Power of Attorney holder Shyamsunder Yadav have Indemnified themselves through this Bond.

(4) DEVELOPMENT AGREEMENT of the property bearing its Survey No. 5/2, Area 120.78 Sq. Meters out of 0H-17R-0P.

The Development Agreement is executed on 31/12/2015 and registered on 11/01/2016 bearing its registration No. 243 BETWEEN

the Vendor (1) First Party – Shyamsunder Yadav, (2) Second Party – Nakshatradhari Fulchand Yadav, Ghanshyam Fulchand Yadav, Jaishankar Fulchand Yadav, Rajaram Shitalaprasad Yadav, Asaram Shitalaprasad Yadav, and Nisharam Shitalaprasad Yadav Through their Power of Attorney Holder – Shyamsunder Yadav and the PURCHASER / DEVELOPER thereof M/s. Rai Residency Pvt Ltd through its Director – Manoj Ramsakal Rai.

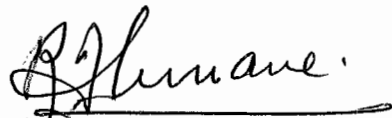
IV) I, the undersigned Advocate certify that, the scheduled property is free from encumbrances and found clear and marketable title.

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 – Nakshatradhari Fulchand Yadav 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 20th Day of July, 2017.


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