Adv. Neeraja Suhas Ambade M.A LL.B

Advocate High Court

Res: 2-Kanishka Apt. Vanashrushti. Near Water Supply Office, Bolavali, Badlapur(W) Dist: Thane. 421503
Off: Shop No. 1/A, Sairam Co-op Hsg. Soc. Ltd. Datta Chowk, Bolavali, Badlapur(W) Dist: Thane. 421503
Mob No. 9767721167, 7387878038 email : neerajaambade@yahoo.com

# TITLE CERTIFICATE

## 1. Description of the Property:

All that piece and parcel of the property/land lying and situated at Mauje Morivali, Taluka Ambernath, District: Thane within the limits of Ambernath Municipal Council, bearing Gut No. 53(Part), plot No. 4, area admeasuring about 662 Sq. Mtrs., duly assessed by Ambernath Municipal Council, Taluka and Sub-District Registration Ulhasnagar-3, Ambernath (E), District Registration Thane, Agricultural, situated within the limits of Ambernath Municipal Council.

## 2. Tracing of Title:

The Property hereinabove mentioned i.e Gut No. 53(Part), plot No. 4, area admeasuring about 662 Sq. Mtrs., is in the ownership of Namaskar Co-op Housing Society Ltd., and they became as such owners of the property vide Deed of Conveyance No. 751/1990 dated 30/01/1990 between Vendor Mr. Narayan Mahadev Bhadkamkar and Purchaser Namaskar Co-op Housing Society Ltd. and vide Mutation Entry No. 911 dated 06/03/1990, which is lying and situated at at Mauje Morivali, Taluka Ambernath, District: Thane within the limits of Ambernath Municipal Council, and same is recorded as the owners in the record of rights , accordingly.

## 3. Certificate of Title:

I have gone through all the necessary records and documents which were produced before me, i. e.:

a) 7x12 Extract of the property bearing Gut No. 53(Part), plot No. 4, area admeasuring about 662 Sq. Mtrs..

b) Mutation Entry No. 911, issued by the Talathi saja Morivali, Taluka Ambarnath, District Thane.

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I have found that Namaskar Co-op Housing Society Ltd., is the owner of the property bearing Gut No. 53(Part), plot No. 4, area admeasuring about 662 Sq. Mtrs., lying and situated at Mauje Morivali, Taluka Ambernath, District: Thane within the limits of Ambernath Municipal Council, in accordance with clause (a) and (b).

I have also taken search of the above said property in the office of the Sub-Registrar of Documents, at the office of Sub-Registrar Ulhasnagar 3 on 28th September 2015, my observation is that there is no transaction registered in respect of the said property during the period from 1986 to 2015 (till date) in the records of Sub-Registrar of Documents at Ulhasnagar-3 at Ambernath pertaining to sale, mortgage, exchange, charge, lien or any other type of right in the said property save and except the following transactions:

1. Deed of Conveyance dated 30/01/1990 between Vendor Mr. Narayan Mahadev Bhadkamkar and Purchaser Namaskar Co-op Housing Society Ltd. duly registered vide Registration No. 751/1990 dated 30/01/1990 at Ulhasnagar-1,

2. Deed of Mortgage dated 31/10/1992 between Mortgagor, Namaskar Co-op Housing Society Ltd. and Mortgagee Air India, Mumbai vide Registration No. 2466/1992 dated 31/10/1992,

3. Development Agreement, duly Registered vide Registration No. 6250, dated 14/07/2015, in favour of M/s. V. R. Builders.

Thus, from the aforesaid records and documents and the search taken by Searcher Shri. Santosh S. Deshmukh, I hereby certify that the property/land situated at Mauje Morivali, Taluka Ambernath, District: Thane within the limits of Ambernath Municipal Council, bearing Gut No. 53(Part), plot No. 4, area admeasuring about 662 Sq. Mtrs., is in the name of Namaskar Co-op Housing Society Ltd., within limits of Ambarnath Municipal Council, Ambarnath(E), Taluka and Sub-District Registration Ambernath, District Registration Thane, and they have good right and marketable title for grant for development of the same in the manner they like. On the

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basis of the search taken, documents scrutinized, I am of the opinion that the said property is lawfully vested in its name as above and said property was mortgaged to Air India, Mumbai as per the Mortgage Deed dated 31/10/1992. (Re-conveyance deed transaction was not traced during this period)

Signed, Sealed and Delivered under my hands on this 1st October, 2015.

Adv. Neeraja Suhas Ambade M.A LL.B

Advocate High Court

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# SEARCH REPORT

The undersigned has taken search of the property/land situated at Mauje Morivali, Taluka Ambernath, District: Thane within the limits of Ambernath Municipal Council, bearing Gut No. 53(Part), plot No. 4, area admeasuring about 662 Sq. Mtrs., duly assessed by Ambernath Municipal Council, Taluka and Sub-District Registration Ulhasnagar-3, Ambernath (E), District Registration Thane, Agricultural, situated within the limits of Ambernath Municipal Council, for the period from 1986-2015 before the Sub-Registrar's Office, Ambarnath Registration Office, at Ulhasnagar-3 vide Receipt No. 12457 dtd 29/09/2015, so as to ascertain the title of the said property. The search was taken in the manner as:

| Sr. No. | Year | Findings |
|---|---|---|
| 1. | 1986 | NIL |
| 2. | 1987 | NIL |
| 3. | 1988 | NIL |
| 4. | 1989 | NIL |
| 5. | 1990 | Deed of Conveyance dated 30/01/1990 between Vendor Mr. Narayan Mahadev Bhadkamkar and Purchaser Namaskar Co-op Housing Society Ltd. duly registered vide Registration No. 751/1990 dated 30/01/1990 at Ulhasnagar-1 |
| 6. | 1991 | NIL |
| 7. | 1992 | Deed of Mortgage dated 31/10/1992 between Mortgagor, Namaskar Co-op Housing Society Ltd. and Mortgagee Air India, Mumbai vide Registration No. 2466/1992 dated 31/10/1992 |
| 8. | 1993 | Record is in Torn Condition & Pages are misplaced |
| 9. | 1994 | Record is in Torn Condition & Pages are misplaced |

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| | | |
|---|---|---|
| 10. | 1995 | Record is in Torn Condition & Pages are misplaced |
| 11. | 1996 | Record is in Torn Condition & Pages are misplaced |
| 12. | 1997 | Record is in Torn Condition & Pages are misplaced |
| 13. | 1998 | Record is in Torn Condition & Pages are misplaced |
| 14. | 1999 | Record is in Torn Condition & Pages are misplaced |
| 15. | 2000 | Record is in Torn Condition & Pages are misplaced |
| 16. | 2001 | Record is in Torn Condition & Pages are misplaced |
| 17. | 2002 | NIL |
| 18. | 2003 | NIL |
| 19. | 2004 | NIL |
| 20. | 2005 | NIL |
| 21. | 2006 | NIL |
| 22. | 2007 | NIL |
| 23. | 2008 | NIL |
| 24. | 2009 | NIL |
| 25. | 2010 | NIL |
| 26. | 2011 | NIL |
| 27. | 2012 | NIL |
| 28. | 2013 | NIL |
| 29. | 2014 | NIL |
| 30. | 2015 | Development Agreement, duly Registered vide Registration No. 6250, dated 14/07/2015, in favour of M/s. V. R. Builders. |

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On inspection of the files and record before Sub-Registrar, Ambernath and Ulhasnagar from 1986 to 2015, no transaction was found with regard to the above said property except as stated above and accordingly, opinion has been drawn that Namaskar Co-op Housing Society Ltd., are the owners of the property bearing Gut No. 53(Part), plot No. 4, area admeasuring about 662 Sq. Mtrs., duly assessed by Ambernath Municipal Council, Taluka and Sub-District Registration Ulhasnagar-3, Ambernath (E), District Registration Thane, Agricultural, situated within the limits of Ambernath Municipal Council and they are presently the owners of the said property and the property is mortgaged to Air India, Mumbai as per the Mortgage Deed dated 31/10/1992. (Re-conveyance deed transaction was not traced during this period)

Signed, Sealed and Delivered under my hands on this 1st October, 2015.

इतर पावती

Original/Duplicate

Tuesday,29 September 2015 8:10 PM

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 12457 दिनांक: 29/09/2015

बाबाचे नाव: मोरीवली

दस्तऐवजाचा अनुक्रमांक: उहन3-0-2015

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड. नीरजा एस.अंबाडे

वर्णन मोरीवली गट नं. 53(P) प्लॉट न.-4 सन-1986 ते 2015 (30वर्षे)

| | |
|---|---|
| शोध व निरीक्षणे | रु. 750.00 |
| एकूण: | रु. 750.00 |

Sub Registrar Ulhasnagar 3

सह दुय्यम निबंधक वर्ग-२
उल्हासनगर क्र.३

1); देयकाचा प्रकार:: By Demand Draft रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3829729201 दिनांक: 26/09/2015

बँकेचे नाव व पत्ता: State Bank Of India-