

**निलेश श. पाटील**

बी.कॉम., एल.एल.एम., पी.टी.एम.

**अधिवक्ता उच्च न्यायालय**

पहिला मजला, ०७, सिद्धिविनायक संकुल, ओक बाग,

शिवाजी पथ, कल्याण (प.) - ४२१ ३०१.

दूरध्वनी - २३१४ ३१३ प्रमणध्वनी : ९८२०६ १४८६६

ई-मेल : adv.nileshpatil@yahoo.co.in



**NILESH S. PATIL**

B.Com., LL.M., D.T.M.

**ADVOCATE HIGH COURT**

FIRST FLOOR, 07, SIDDHIVINAYAK SANKUL,

NEAR OAK BAUG, SHIVAJI PATH,

KALYAN (W) - 421 301.

PH. : 2314 313 ☎ 98206 14866

E.mail : adv.nileshpatil@yahoo.co.in

Date: 14/07/2016

To,

**M/s. GOPALKRISHNA DEVELOPERS,**

a Partnership firm

having its Office at – Hajimalung Road,

Near Ashish Hotel, Kalyan (East), District Thane.

through its Partner

**Shri AMIT SURESH SONAWANE**

REG : All that piece and parcel of land lying, being and situated at **Village**

**Tisgaon, Taluka Kalyan, District Thane bearing :**

Survey No.	Hissa No.	Area (In Sq. Meters)
53	2	4300 sq. meters

within the limits of the Kalyan Dombivali Municipal Corporation belonging to Shri Lahu Gavtya Gaikwad and Other

Read :

1. Extract of 7/12
2. Relevant Mutation Entries
3. Development Agreement dated 01/07/2016, registered at the Office of Sub-Registrar of Assurances at Kalyan-5 under Sr. No. 5928/2016 dated 04/07/2016, made and executed between Shri Lahu Gavtya Gaikwad and Others as the Owners and **M/s. GOPALKRISHNA DEVELOPERS** as the Developers.
4. General Power of Attorney dated 04/07/2016 registered at the Office of Sub-Registrar of Assurances at Kalyan-5 under Sr. No. 5929/2016 dated 04/07/2016 made and executed between **Shri Lahu Gavtya Gaikwad** and others as the Owners and **M/s. GOPALKRISHNA DEVELOPERS**, as the Developers.
5. Public Notice issued in daily News Paper "Punya Nagari" dated 14/06/2016.
6. Up to date Search Report.




On perusal of Extract of 7/12, relevant mutation entries and Khate Utara, it appears that Shri Lahu Gavtya Gaikwad and others are the owners of said property.

It further appears that, by and under Development Agreement dated 01/07/2016, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 5928/2016 dated 04/07/2016, made and executed between Shri Lahu Gavtya Gaikwad and Others as the Owners and M/s. Gopalkrishna Developers, Partnership Firm as the Developers, said Shri Lahu Gavtya Gaikwad and Others, the said owners of said property have granted the Development rights in respect of said property in favour of M/s. Gopalkrishna Developers, on terms and conditions and for the consideration mentioned therein.

I have gone through the search report in respect of said property the said search report does not reveal any entry which will fall in category of registered encumbrances over the said property.

On perusal of above mentioned documents and subject to what is stated herein above, I am of the opinion and I hereby certify that Shri Lahu Gavtya Gaikwad and Others are the owners of said property and their title to said property is clear and free from reasonable doubts and encumbrances and said Shri Lahu Gavtya Gaikwad and Others have by and under Development Agreement dated 04/07/2016 have granted the development rights in respect of said property in favour of M/s. Gopalkrishna Developers.

The present certificate is issued to M/s. **GOPALKRISHNA DEVELOPERS**, a Partnership Firm only for the purpose of getting plan sanctioned in respect of the said property from Kalyan Dombivali Municipal Corporation and not for any other purpose.

  
Nilesh S. Patil  
(Advocate)

