

Namdev K. Gaikar  
B.A., LL.B.

Office Working Hours  
Morning : 8.30 to 10.30am  
Evening : 7.00 to 9.00pm.



**ADVOCATE**

M.9324604786  
9420879284

OFFICE:- 'KUSH SMRUTI' 1, FIRST FLOOR, GOLOVALI, OPP. MANPADA POLICE STATION, KALYAN-SHIL ROAD, M.I.D.C. DOMBIVLI(E).  
RESIDENCE:- 'KUSH SMRUTI' BANGLOW AT GOLOVALI, NEAR MANPADA POLICE STATION, M.I.D.C. DOMBIVLI(E).

Date: 21/07/2016

Date: \_\_\_\_\_

Ref. No.

Title certificate

This is to certify that I have investigated the title to property being the land bearing S. No. 119, H. No.2/1, admeasuring area about 1320 sq.mtr Of village Katemanivli, Tal.-Kalyan, Dist.-Thane so as to I certain later it is clean cleared and marketable and to certify accordingly.

I have gone through the record of rights which are kept and maintain by the revenue authorities in relation to the said land. The said land being the S. No. 119, H. No.2/1, admeasuring area 1320 sq.mtr Is recorded Commonly in the name of Shri Vilas Motiram Pawshe & others They are thus recorded as owner of the said property. The said owner posses the relevant documents of the title.

I further certify that I have gone through the search of the public documents already taken in the office of Sub-Registrar Kalyan for the period of 50 years i.e. 1964 to June 2016 through Searcher Shri G.H. Jagtap. As per the search reports I have found the Various transaction of the entire Survey No 119/2/1 of the above mention property of which the details is as under

Transaction for the year 1982 the Original land owner Shri Motiram Padu Pawshe has executed Agreement for Sale in favor of shri Balkrishna R Mishra & Others Dated 09/07/1982 vide Registration No.399/B and Same Agreement for Sale was Canceled Vide Cancelation Deed dated 09/12/1987 & Registration No 6631



Transaction for the year 1987 Agreement for Sale about Plot No 02 Dated 11/12/1987 vide Registration No.6694 Between the Original land owner Shri Motiram Padu Pawshe And Purchaser Shri Ganpat Dhondiram Shinde area about 254.18 sq mtrs out of total area about 1770 sq mtr

Transaction for the year 2000 Conveyance Deed Dated 24/04/2000 vide Registration No1476 Between the Vendor Shri Rambrige Chhabidas Yadav & Smt Chandrabhavati Rambrige Yadav & original land Owner Shri Motiram Padu Pawshe And Purchaser Shri Ganesh Sonagi Ingale & Alka Ganesh Ingale With Room area about 160 sq fits & Open land area about 2234 sq fits Total area 222.48 sq mtrs out of total area about 1770 sq mtr

Transaction for the year 2009 Conveyance Deed Dated 13/05/2009 vide Registration No3216 Between the Vendor Shri Shivling Laxman Kumbhar & original land Owner Shri Motiram Padu Pawshe And Purchaser Shri Swapnil Suresh Pimple With Municipal House No 499/1 area about 220 sq fits & Open land area about 1044.5 sq fits Total area 117.51 sq mtrs out of total area about 1770 sq mtr

Transaction for the year 2011 Conveyance Deed Dated 13/04/2011 vide Registration No.3687 Between the Original land owner Shri Motiram Padu Pawshe And Purchaser Shri Suresh Mallappa Kumbhar area about 117.10 sq mtrs out of total area about 1770 sq mtr







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Under the Development Agreement Dated 15/06/2013 & the said Development Agreement registered on 17/06/2013 vide registered No 4629 Dated 17 /06 / 2013 And the land Owners have permitted the **M/S. AVIGHNA KARAN THROUGH ITS PARTNERS SHRI PAWAN GOKUL POTDAR AND OTHERS.** To develop the said 1320 sq mtrs out of total area about 1770 sq mtr land property and sell the flats and shop to be constructed thereon the terms and condition contained thereon constructed thereon the terms and condition contained therein

After Development Agreement the Developer **M/S. AVIGHNA KARAN THROUGH ITS PARTNERS SHRI PAWAN GOKUL POTDAR AND OTHERS.** appointed their Architect who prepared building plans consisting of building on the said Plot and the Kalyan Dombivali Municipal Corporation has allowed the construction work on the said plot of land and sanction building permission in the name of **Shri Vilas Motiram Pawshe & Others** from Kalyan Dombivali Municipal Corporation vide building permission No जा.क्र.क.डो.म.पा./न.र.वि/बां.प.कवि/2014-15/93/153, Date 13-07-2016 and Non agricultural Permeation by his order bearing No.क्र.महसुल/टे-२/जमीनबाब/बिनशेती/Mouje Katemanivali/एस.आर.१०/२०१६ Dated 14/06/2016, The Tahashildar Kalyan has allowed the said land to be converted in to its non agricultural use.



I therefore, finally hereby certify that, the Plot of land bearing S. No. 119, H. No.2/1, admeasuring area 1320 sq.mtr Is recorded Commonly in the name of Shri Vilas Motiram Pawshe & others They are thus recorded as owner of the said property The property situated at Katemanivali, Tal.-Kalyan, Dist.-Thane. The title to the said property upon my investigation found to be clear and clean. I therefor certify that, the title to the above said property is therefor, clear, marketable and free from any encumbrances.

GIVEN THIS UNDER MY SEAL AND SIGNATURE ON THIS 21  
July 2016



A handwritten signature in blue ink, appearing to be "Namdev K. Gaikar".

Mr. Namdev K. Gaikar  
Advocate



**SHRI NAMDEV K. GAIKAR**  
B.A. LL.B.  
ADVOCATE HIGH COURT  
R/at :- 'Kush Smruti' Bungalow,  
Golovali Near Manpada Police Station,  
MIDC., DOMBIVALI (E),