

वाय. एस. पाटील
अॅडव्होकेट (हायकोर्ट)

१, न्यु यशवंत को-ऑ. हौ. सोसायटी लि.
दत्तनगर, डॉ. राजेंद्र प्रसाद रोड,
डोंबिवली (पूर्व), जि. ठाणे - ४२१ २०१.

दिनांक :

CERTIFICATE OF TITLE

TO WHOM SO EVER IT MAY CONCERN

Ref : Property bearing N.A. Survey No. 38, Paikki, admeasuring **429.30** Sq.Mtrs. having its C.T.S No: 6623, 6624, 6625, 6626, Village - Gajbandhan Patharli, Dombivli (East), Registration Sub-District - Kalyan within the limits of Kalyan Dombivli Municipal Corporation, District - Thane belonging to **Smt.Prajakta Manohar Vartak, Shri.Kaustubh Manohar Vartak & Shri. Ashish Manohar Vartak** - The Owners

Certified that I have investigated the title to the captioned property/ land which is more particularly described in the Schedule herein written.

On or towards East : CTS No: 6614 - 6620
On or towards West : CTS No: 6967
On or towards South : Shivaji Path
On or towards North : CTS No: 6616

DOCUMENTS PERUSED :

- 1) Copy of Mutation Entry No. 4525 made by Talathi Sajja - Chole. The original owner late Shivram Martand Sathe, died on 11.12.1987 and as per his will dated 27.02.1985 said property was transferred in the name of Manohar Sadashiv Vartak.
- 2) Copy of Mutation Entry No: 5129 made by Talathi Sajja Chole

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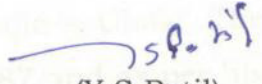
दिनांक :

- 3) Gaon Namuna No: 8-A, issued by Talathi Sajja Chole late Manohar Sadashiv Vartak died on 31.01.2006 and name of his legal heirs appeared on revenue record being the owners of the said property.
- 4) Copy of the C.T.S.No: 6623, 6626 issued by the Surveyor of Land Records dated 18.03.2013.
- 5) By an MOU the Owners granted their development rights of the said property in favour of M/s. Yash Construction, Dombivli having its office at Commerce Centre, Tandon Road, Dombivli (East) as per approved plan by KDMC, Kalyan, District - Thane

I have perused the aforesaid documents and after going through the above documents.

I therefore certify that title of this property is clear, marketable and free from reasonable doubts.




(Y.S.Patil)
Advocate High Court

Dated : 19/10/2014

१, न्यु यशवंत को-ऑ. ही. सोसायटी लि.
दरभंगर, डॉ. राजेंद्र प्रसाद रोड,
डोंबिवली (पूर्व), जि. ठाणे - ४२१ २०१.

दिनांक : २२/१२/२०१४

CERTIFICATE OF TITLE

TO WHOM SO EVER IT MAY CONCERN

Ref : Property bearing N.A. Survey No. 38, 1 (Paikki) admeasuring 555 Sq.Yards. i.e. 423.80 Sq.Mtrs having its C.T.S No: 6616, 6617, 6618, 6619, Mouje - Gajbandhan Patharli, Dombivli (East), Registration Sub-District - Kalyan within the limits of Kalyan Dombivli Municipal Corporation, District - Thane belonging to **Smt.Indira Vishnu Joshi & Shri.Anilkumar Vishnu Joshi** - the Owners.

Certified that I have investigated the title to the captioned property/land which is more particularly described in the Schedule herein written.

On or towards East : CTS No: 6614 to 6626
On or towards West : CTS No: 6967
On or towards South : Shivaji Path
On or towards North : CTS No: 6616

DOCUMENTS PERUSED :

- 1) Copy of 7/12 Extract belonging to S.No: 38/1 Paikki issued by Talathi Sajja Chole, Taluka - Kalyan, District Thane dated 18.03.2013.
- 2) Gaon Namuna No: 8-A, of Gajbandhan Patharli issued by Talathi Sajja Chole dated 18.03.2013.

१, न्यु यशवंत को-ऑ. हौ. सोसायटी लि.
दत्तनगर, डॉ. राजेंद्र प्रसाद रोड,
डोंबिवली (पूर्व), जि. ठाणे - ४२१ २०१.

दिनांक :

3) Copy of the C.T.S.No: 6616, 6617, 6618, 6619 issued by the Surveyor of Land Record, Dombivli dated 18.03.2013.

4) Copy of the deed of MOU dated April, 2012 between the parties.

The owner of the said property Smt. Indirabai Vishnu Joshi, died on 01.05.1995 and during the life she made a will dated 20.03.1990 in favour of his son Shri. Anilkumar Vishnu Joshi of Dombivli and said property is not till transferred in the name of Shri.Anilkumar V. Joshi it is under correspondence/process.

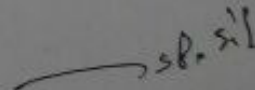
As per copy of registered sale deed having its serial No: 3149 dated 21/05/2014 the said property has purchased by Shri.P.S. Gokhale and Shri.Bhalchandra Vinayak Wadnerkar Prop. Of M/s. Yash Construction Dombivli having its office at Commerce Centre, Tandon Road, Dombivli (East) for re-development as per plan sanctioned by KDMC.

I have perused the aforesaid documents and after going through the above documents.

I therefore certify that title of this property is clear, marketable and free from reasonable doubts.



Dated : 16/10/2014


(Y.S.Patil)
Advocate High Court