

अॅड. संध्या विनोद भोईर
(संध्या अंकुश पाटील)

बी.ए.एल्.एल्.बी.

(वकील उच्च न्यायालय, मुंबई)



फोन : ९२२३२७३८२७, ०२५२२-२६४५११
पत्ता : मु.पो. खारबांव. ता. भिवंडी. जि. ठाणे.
कार्यालय : १०२५/१, २रा मजला, आशिष बिल्डिंग,
आशिष टॉकीजजवळ, संतोष शेटीच्या ऑफिसच्या वर,
पद्मानगर, धामणकर नाका, भिवंडी - ४२१ ३०२.
E-mail : bhoirsandhya@gmail.com

जावक क्र.

दिनांक :

13/04/2013

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

DESCRIPTION OF THE PROPERTY

REF.: In respect of Land Bearing i) Survey No. 49, Hissa No. 8 (Part), area 1011.70 Sq. Mtrs i.e. 1210.00 Sq. Yard; ii) Survey No. 148, Hissa No. 8 (Part), area 752.49 Sq. Mtrs i.e. 900.00 Sq. Yard; iii) Survey No. 148, Hissa No. 9, area 350.00 Sq. Mtrs i.e. 418.61 Sq. Yard, lying, being and situated at village Kamatghar, Tal.: Bhiwandi, Dist. Thane. It is within the local limits of Revenue Village – Kamatghar, Talathi Saja – Kamatghar, Bhiwandi Nizampur City Municipal Corporation and under the jurisdiction of Registrar of Assurances - District Thane & Sub-Registrar of Assurances – Taluka Bhiwandi. The said Land is owned by Shri. Tanaji Kaliram Chaudhary.

I hereby certified that on the basis of documents and information (such as 7/12 extract, Search Report, etc.) supplied by the owner herein above.

Also Search Report dated 12/04/2013 of Adv. Vaibhav A. Patil who had taken search for 30 Years in respect of above mention property in Sub-Registrar Assurance at Bhiwandi with search vide Application No. 972/13 Receipt No. L-6380513 on 12/04/2013.

I observed that, 1) the 7/12 extract shows name of Above Owner, 2) Search Report of Adv. Vaibhav A. Patil showing entry of i) Release Deed registered at serial No. BVD-1/2168/2005 dated 24/05/2005; ii) Development Agreement registered at serial No. BVD1-2440/2013 dated 21/03/2013; & iii) Power of Attorney registered at serial No. BVD1-2441/2013 dated 21/03/2013.

So I am of the opinion that, the title of the above referred said land of **Shri. Tanaji Kaliram Chaudhary** given for development vides development agreement to M/s Jai Sai

Enterprises through Partner Charan Mallesham Machha & Sampath Yellayya Kurapati is clear and marketable and title is free from all encumbrances.



(Sandhya Patil/Bhoir)

Advocate.