

**A. P. TIWARI**  
**B.Sc. LL.B**  
**Advocate High Court**

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Kalyan (W) 421 301  
District- Thane

**TO WHOMSOEVER IT MAY CONCERN**  
**(TITLE CERTIFICATE)**

**SHRI SUNIL VASANT GAIKWAD & OTHERS --- OWNERS**

**READ:**

1. 7/12 Extract
2. Mutation Entries .
- 3.8-A Extract.
4. Building Construction permission issued by Town Planner Kalyan Dombivali Municipal Corporation under Permission No. **KDMP/ NRV / BP /KV/ 2012-13/223/241** dated 17. 12. 2013 revised under permission, No. **KDMP/ NRV / BP /KV/ 2012-13/223/30** dated 25. 04. 2016 revised No. **KDMP/ NRV / BP /KV/ 2012-13/223/16** dated 22. 04. 2019
5. Non -Agricultural Permission issued by Collector Office, Thane, under Permission No. Rev/ **K-1/ T-7 NAP/Tisgaon/ SR -44/ 2013 dated 26.09.2013.**
6. Partnership Deed 27.07.2015 made between **SHRI SUNIL VASANT GAIKWAD & SHRI SURYAKANT VASANT GAIKWAD**
7. 30 Years, Search Report .

After verification of the all above said documents and search it appeared that the said land property mentioned in the SCHEDULE herein under of Revenue Village- Tisgaon Taluka- Kalyan, Dist.- Thane and Registration Sub-Dist.- Kalyan, Registration Dist.- Thane are Originally belong to **SMT . SAVITRIBAI VASANT GAIKWAD AND OTHERS.** . Under Release deed dtd. 16.05.2012 all the land Owners have released their all right, title , claim and interest in favour of joint Owners **SHRI SUNIL VASANT GAIKWAD & SHRI SURYAKANT VASANT GAIKWAD.** . The said Release Deed was Registered in the Office of Sub-Registrar Kalyan under Registration No. 4316/2012 dtd. 16.05.2012. Now **SHRI SUNIL VASANT GAIKWAD & SHRI SURYAKANT VASANT GAIKWAD** are absolute Owners of the said property.

**AND WHEREAS** both Owners **SHRI SUNIL VASANT GAIKWAD & SHRI SURYAKANT VASANT GAIKWAD** are constructing the buildings thereon as per plan and permission issued by the local competent Authorities in Partnership dtd.27.07.2015 in name and style of **M/S SHREE KRUPA BUILDERS & DEVELOPERS.**

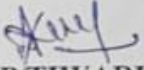
I have investigated the documents and Search report taken by searcher **SHRI G.H. Jagtap** in the office of Sub- Registrar Kalyan. On looking the all documents I am In opinion that the said land free from all doubts, encumbrances and marketable. The Land Owners **SHRI SUNIL VASANT**

**GAIKWAD & SHRI SURYAKANT VASANT GAIKWAD** are having good, clear and marketable title of the said property in their hand and above named developers have all right to develop the said property and sell the constructed flats/shops to any person/s as per their wish and desire on the strength of said development agreement & Power of Attorney.

**SCHEDULE OF THE PROPERTY**

**All** that piece or parcel of N.A. land property bearing Survey No./Hissa No. 19/A/1/2/2/1 adm. 2893.50 Sq. Meters, of Revenue Village – Tisgaon, Taluka - Kalyan, Dist. - Thane, within the limits of Kalyan - Dombivali Municipal Corporation, and Sub – Registration District – Kalyan and Registration District. – Thane.

Hence this certificate issued on this 12th day of **MARCH 2020** at Kalyan.

  
**A.P.TIWARI**  
**ADVOCTE.**

**A. P. TIWARI B.Sc. LL.B.**  
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