



**Mrs. Poonam Phalke- Jadhav** B.A.LL.B

Resi. B/105, Gangeshwar Valley, First Floor, Near Swami Samarth Math, Nandivali, Dombivali (East)  
Mob: 8108200056

## TITLE CERTIFICATE

THIS IS TO CERTIFY THAT I have investigated and inquired into the title to the property (more particularly described in the Schedule of property' hereunder) in order to find out as to whether there is any encumbrance in the nature of gift, lease, mortgage, sale agreement, lien or such other encumbrance of like nature, standing thereon and to certify accordingly. I have gone through the documents of title in respect of the above said property. I have also verified the search report of the said property.

### I. SCHEDULE OF PROPERTY

ALL THAT PIECE OR PARCEL of the open land of Namdev Sukarya Gaikwad bearing Survey No. 29, Hissa No. 12, area 0H-22R-5P pot Kharaba 0H-00R-08P. situated at Village -BHOPAR, Dombivali (East), Taluka Kalyan, Dist Thane, within the limits of Kalyan Dombivali Municipal Corporation Sub Registrar Kalyan within the jurisdiction of Registration District Thane. (hereinafter called and referred to as the said property).

### I. LIST OF DOCUMENTS

1. Photocopy of 7/12 Extract issued on the name Namdev Sukarya Gaikwad by Talati saja Bhopar dated 28/02/2017.
1. Photocopy of Search Report given by Priyanka Mayekar dated 01/04/2017.

## II. TRACING OF TITLE

After going through all the documents referred hereinabove and instructions and information given by the land Owner, it reveals from the said documents and information that;

1. Whereas Namdev Sukarya Gaikwad is the owners of the property bearing Survey No. 29, Hissa No. 12, area 0H-22R-5P pot Kharaba 0H-00R-08P. situated at Village –BHOPAR, Dombivali (East), Taluka Kalyan, Dist Thane.
2. Whereas Namdev Sukarya Gaikwad & others have given development rights of the above said property to **M/s. Vinayak Construction Through Prop. Mr. Prashant Kakhandaki** vide Development Agreement dated 10/10/2016 which is registered in the Sub Registrar Office Kalyan vide Registration No. 9049/2016 & also on same date they are Registrar Development Power Of Attorney under No. 9050/2016.

## III. FINAL CERTIFICATE

On the basis of the above mentioned documents and the information submitted to me, this is to state and certified that the title of the above mentioned property is clean and clear and without any encumbrance, hence is marketable.

I THEREFORE FINALLY CERTIFY THAT **M/s. Vinayak Construction Through Prop. Mr. Prashant Kakhandaki** have the development rights of the property bearing Survey No. 29, Hissa No. 12, area 0H-22R-5P pot Kharaba 0H-00R-08P. situated at Village –BHOPAR, Dombivali (East), Taluka Kalyan, Dist Thane the title of the said property is clean, clear and marketable.

Given this under my seal and signature at Dombivli on this 5<sup>th</sup> day of April, 2017.

Place : Dombivli

*Phalke*

**Adv. Poonam S. Phalke**  
B.A.LLB  
D-105, Gangeshwar Valley, Nandivali Road,  
Samarth Nagar, Dombivli (E) 421 201  
MAH/1378/2008



Office : Nehte Niwas bldg., Grond floor,  
Opp.Chiranjeev Hospital, Dr.R.P.Road  
Dombivli (East) 421 201,  
Mob: 9699958057/9820643804

**Mis.Priyanka Mayekar- Raorane**

B.Com.

Visiting Hours: Mon to Sat 10.00 am to 8.30 pm \*

### SEARCH REPORT

Sub.- The property bearing **Survey No. 29, Hissa No. 12, area 0H-22R-5P pot Kharaba 0H-00R-08P. situated at Village -BHOPAR, Taluka - Kalyan , Dist.- Thane** (herein after referred as Said Land ).

I have taken the search in respect of the above mentioned Land and I have gone through the available Index - II Registers kept in the office of Sub Registrar, Kalyan 1 - 5 for the period of 30 years i.e.1985 -2017. For the year 1986 - 1988 the INDEX II (printed) registers are in torn condition in the office of Sub-Registrar Kalyan & for the year 2017 the INDEX II (printed) registers are not ready in the office of Sub-Registrar Kalyan.

Search Report Is As Under

Years	Condition	Year	Condition	Year	Condition
1986	Torn	1997	Nil	2008	Nil
1987	Nil	1998	Nil	2009	Nil
1988	Some data in torn condition	1999	Nil	2010	Nil
1989	Nil	2000	Nil	2011	Nil
1990	Nil	2001	Nil	2012	Nil
1991	Nil	2002	Nil	2013	Nil
1992	Nil	2003	Nil	2014	Nil
1993	Nil	2004	Nil	2015	Nil
1994	Nil	2005	Nil	2016	Entry
1995	Nil	2006	Nil	2017	Nil
1996	Nil	2007	Nil		

**1)Transaction in the year 2016**

**Development Agreement :-**

Date of Registration :-

Registration No. :-

Property Details :-

Party to the First Part :-

Party to the Second Part :-

10/10/2016

9049/2016

Survey No. 29, Hissa No. 12 , area 2330 sq.mtrs..  
situated at Village -BHOPAR

**Mr.Namdev S. Gaikwad & others**

M/s. Vinayak Construction Through Prop.

Mr. Prashant Kakhandaki

Office : Nehte Niwas bldg., Grond floor,  
Opp.Chiranjeev Hospital, Dr.R.P.Road  
Dombivli (East) 421 201,  
Mob: 9699958057/9820643804

**Mis.Priyanka Mayekar- Raorane**

B.Com.

Visiting Hours: Mon to Sat 10.00 am to 8.30 pm \*

**2 )Transaction in the year 2016**

**Power Of Attorney** :-  
**Date of Registration** :- 10/10/2016  
**Registration No.** :- 9050/2016  
**Property Details** :- Survey No. 29, Hissa No. 12 , area 2330 sq.mtrs..  
situated at Village –BHOPAR  
**Party to the First Part** :- **Mr.Namdev S. Gaikwad & others**  
**Party to the Second Part** :- M/s. Vinayak Construction Through Prop.  
Mr. Prashant Kakhandaki

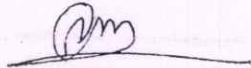
I have found this entry related to this **Survey No. 29, Hissa No. 12, area 0H-22R-5P pot Kharaba 0H-00R-08P. situated at Village –BHOPAR, Tal – Kalyan**, So as per the entries recorded in the available Index II register in Sub Registrar Office Kalyan I am furnishing Search Report.

Thus I hereby furnishing the search report as per the information I have received from the Sub Registrar's office, Kalyan.

**NOTE:- I AM TAKING SEARCH ON THE BASIS OF ZEROX COPY OF THE 7/12 EXTRACT PROVIDE BY THE LAND LORD.**

Date : 01/04/2017

Place : Dombivli

  
(Ms. Priyanka Mayekar- Raorane)

Searcher

**PRIYANKA MAYEKAR-RAORANE**  
Searcher

Shop No. B/3, Nehte Niwas, Dr. Rajendra Prasad Road,  
Near Chiranjivi Hospital, Dombivli (E)-421 201  
Mob. 9820643804