

**KIRAN B. BANOTE**

**B.A., LL.B.**

**ADVOCATE HIGH COURT**

Mobile No. 9324639187  
Office No. 95251-2699069

Office at :- Trimurti Apartment , First Floor, Near Karnavat Class, Opp.Maruti Temple, Gandhi Chowk  
KulgaonBadlapur (E) Tal- AmbernathDist- Thane.421 503E-mail Id :-[kiranbanote12@gmail.com](mailto:kiranbanote12@gmail.com)

Ref.

Date: 23/03/2019

**TITLE CERTIFICATE**

**TO WHOM IT MAY CONCERN**

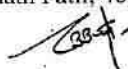
**DESCRIPTION OF PROPERTY:**

Land bearing Old Survey No.83, New Survey No. 28, Admeasuring Area 0H-62R-0P P.K. 0H- 09R-0P Total 0H-71R-0P, Asst. 1Rs.25Paise Situated at - Village GAURIPADA Tal -Kalyan Dist-Thane. Within local limit of Kalyan-Dombivli Municipal Corporation and Sub Registrar office Kalyan.

**TRACING OF TITLE:-**

**DOCUMENTS PERSUED**

1) According to 7/12 extract of land bearing Old Survey No.83, New Survey No. 28, Admeasuring Area 0H- 62R-0P P.K. 0H- 09R-0P Total 0H- 71R-0P, Asst. 1Rs. 25Paise Situated at -Village GAURIPADA Tal -Kalyan Dist-Thane. issued by Talathi Saja Chikanghar owned by Shri Ankush Ramchandra Patil 1) Gangabai Pandurang Patil, 2) Nandabai Pandurang Patil, 3) Kailas Pandurang Patil, 4) Sampada Pandurang Patil, 5) Ramchandra Pandurang Patil, 6) Subhash Rajaram Bhoir, 7) Shakuntala Ankush Mane, 8) Suman Satyawar Shelar, 9) Jaya Bharat Thakare, 10) Manda Anant Bhoir, 11) Manubai Narayan Bhoir, 12) Arun Narayan Bhoir, 13) Anil Narayan Bhoir, 14) Sunil Narayan Bhoir, 15) Narmada Tulshiram Patil, 16) Yashoda Laxman Mande, 17) Sundarabai Balaram Shispe, 18) Vandana Ganpat Mali, 19) Radhabai Appa Patil, 20) Usha Appa More, 21) Raju Gopal Patil, 22) Girajabai Gopal Patil, 23) Nana Gopal Patil, 24) Balaram Rajaram Bhoir, 25) Vitthal Ragho Bhoir, 26) Parvatibai Pundlik Bhoir, 27) Yashwant Pundlik Bhoir, 28) Sugandha Chintaman Patil, 29) Bhushan Chintaman Patil, 30) Rupali Ganesh Karbhari, 31) Vishal Chintaman Patil, 33) Vilas Chintaman Patil, 34) Nanda Balaram Bhoir, 35) Nitin Balaram Bhoir, 36) Ashish Balaram Bhoir, 37) Vidya Sanjay Bhoir, 38) Shilpa Rajesh Karale, 39) Swapnali Vinod Kene, 40) Laxman Shankar Patil, 41) Chandrabhaga Anant Patil, 42) Bhima Shankar Patil, 43) Bhagirathibai Atmaram Patil, 44) Chintaman Atmaram Patil, 45) Ramkrishna Atmaram Patil, 46) Bhagwan Atmaram Patil, 47) Shobha Pandharinath Patil, 48) Sumitra Atamaram Patil, 49) Prabhakar Atmaram Patil,



50) Ganesh Bhiva Patil, 51) Nagobai Bhiva Patil, 52) Nandabai Bhiva Patil, 53) Manisha Ramesh Mali, 54) Hirubai Bharat Mhatre, 55) Kamalabai Yashwant Patil, 56) Jivan Dattatray Patil, 57) Manohar Dattatray Patil, 58) Jagdish Dattatray Patil, 59) Premnath Dattatray Patil, 60) Jagubai Dattatray Patil, 61) Aanandi Dattatray Patil, 62) Shaila Damodar Kalan, 63) Sandhya Arvind Patil, 64) Nana Dadaji Patil, 65) Balaram Dadaji Patil, 66) Raghunath Dadaji Patil, 67) Manik Dadaji Patil, 68) Vishnu Dadaji Patil, 69) Kanakubai Kaluram Tare, 70) Sakhubai Kaluram Bhoir.

2) **Mutation Entry no. 12** certified by Talathi Saja Chikanghar, said land originally owned by Shankar Govind Patil, the said owner Shankar Govind Patil have expired on dtd. 13/07/1979 & leaving behind following legal heirs :-

- 1) Arjun Shankar Patil – Son
  - 2) Pandurang Shankar Patil – Son
  - 3) Laxman Shankar Patil – Son
  - 4) Chandrabhaga Ananta Patil – Daughter
  - 5) Bhimabap Shankar Patil – Daugher
- No. 5 Natural Guardian of Arjun Shankar Patil

3) **Mutation Entry no. 193** certified by Talathi Saja Chikanghar on dtd. 18/03/1996, the said co-owner Pandurang Shankar Patil have expired on dtd. 05/10/1995 & leaving behind following legal heirs :-

- 1) Gangabai Pandurang Patil – Wife
- 2) Nandabai Pandurang Patil – Daughter
- 3) Kailas Pandurang Patil – Son
- 4) Sampada Pandurang Patil – Son
- 5) Ramchandra Pandurang Patil – Son

4) **Mutation Entry no. 195** certified by Talathi Saja Chikanghar, the said co-owner Gopal Govind Patil have expired on dtd. 26/12/1993 & leaving behind following legal heirs :-

- 1) Girjabai Gopal Patil – Wife
- 2) Nana Gopal Patil – Son
- 3) Narmada Tushiram Patil – Daughter



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- 4) Yashoda Laxman Nande – Daughter
- 5) Sundarabai Balaram Shisve – Daughter
- 6) Vandana Ganpat Mali – Daughter
- 7) Radhabai Appa Patil – Daughter
- 8) Usha Anna More – Daughter
- 9) Raju Gopal Patil – Son

5) **Mutation Entry no. 227** certified by Talathi Saja Chikanghar on dtd. 10/03/2000, Dharma Aba Bhoir have expired & leaving behind following legal heirs :-

1) Rajaram Dharma Bhoir (Son ) expired & leaving behind following legal heirs :-

- 1/1) Balaram Rajaram Bhoir – Grand Son
- 1/2) Subhash Rajaram Bhoir – Grand Son
- 1/3) Shakuntala Ankush Mhatre – Grand Daughter
- 1/4) Suman Satyawar Shelar – Grand Daughter
- 1/5) Jaya Bharat Thakare – Grand Daughter
- 1/6) Manda Anant Bhoir – Grand Daughter

2) Narayan Dharma Bhoir (Son ) expired on dtd.09/03/1989 & leaving behind following legal heirs :-

- 2/1) Manubai Narayan Bhoir – Daughter in Law
- 2/2) Arun Narayan Bhoir – Grand Son
- 2/3) Anil Narayan Bhoir – Grand Son
- 2/4) Sunil Narayan Bhoir – Grand Son

6) **Mutation Entry no. 251** certified by Talathi Saja Chikanghar, Dattatray Ramchandra Patil have expired on dtd. 01/04/1987 & leaving behind following legal heirs :-

- 1) Jivan Dattatray Patil – Son

*[Handwritten signature]*

- 2) Manohar Dattatray Patil – Son
- 3) Jagdish Dattatray Patil – Son
- 4) Premnath Dattatray Patil – Son
- 5) Jagubai Dattatray Patil – Wife
- 6) Anandi Dattatray Patil – Daughter
- 7) Shaila Damodar Kalan – Daughter
- 8) Sandhya Arvind Patil – Daughter

7) **Mutation Entry no. 252** certified by Talathi Saja Chikanghar on dtd.07/12/2001, Atmaram Govind Patil have expired on dtd. 23/08/1998 & leaving behind following legal heirs :-

- 1) Bhagirathibai Atmaram Patil – Wife
- 2) Chintaman Atmaram Patil – Son
- 3) Ramkrishna Atmaram Patil – Son
- 4) Bhagwan Atmaram Patil – Son
- 5) Shobha Pandharinath Patil – Daughter
- 6) Sumitra Atmaram Patil – Daughter
- 7) Prabhakar Atmaram Patil – Son

8) **Mutation Entry no. 254** certified by Talathi Saja Chikanghar on dtd.07/12/2001, Bhiva Govind Patil have expired on dtd. 15/04/1999 & leaving behind following legal heirs :-

- 1) Ganesh Bhiva Patil – Son
- 2) Nagobai Bhiva Patil – Daughter
- 3) Nandabai Bhiva Patil – Wife
- 4) Manisha Ramesh Mali – Daughter
- 5) Hirubai Bharat Mhatre – Daughter
- 6) Kamalbai Yashwant Patil – Daughter

9) **Mutation Entry no. 278** certified by Talathi Saja Chikanghar, Vithabai Ramchandra Patil have expired on dtd. 08/03/1998 & leaving behind following legal heirs :-

- 1) Dattatray Ramchandra Patil – Son
- 2) Ankush Ramchandra Patil – Son





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3) Dattatray Ramchandra Patil – Son have expired on dtd. 01/04/1987 & leaving behind following legal heirs :-

3/1) Jivan Dattatray Patil – Son

3/2) Manohar Dattatray Patil – Son

3/3) Jagdish Dattatray Patil – Son

3/4) Premnath Dattatray Patil – Son

3/5) Jagubai Dattatray Patil – Wife

3/6) Anandibai Dattatray Patil – Daughter

3/7) Shaila Damodar Kalan – Daughter

3/8) Sandhya Arvind Patil – Daughter

10) **Mutation Entry no. 319** certified by Talathi Saja Chikanghar, Chintaman Atmaram Patil have expired on dtd. 17/01/2005 & leaving behind following legal heirs :-

1) Sugandha Chintaman Patil – Wife

2) Bhushan Chintaman Patil – Son

3) Sayali Ganesh Karbhari – Daughter

4) Vishal Chintaman Patil – Son

5) Vikas Chintaman Patil – Son

No. 5 Natural Guardian of Sugandha Chintaman Patil

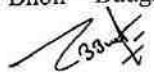
11) **Mutation Entry no. 363** certified by Talathi Saja Chikanghar, Balaram Rajaram Bhoir have expired on dtd. 08/05/2008 & leaving behind following legal heirs :-

1) Smt. Nanda Balaram Bhoir – Wife

2) Nitin Balaram Bhoir – Son

3) Ashish Balaram Bhoir – Son

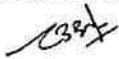
4) Vidya Sanjay Bhoir – Daughter



5) Shilpa Rajesh Karale – Daughter

6) Swapnali Vinod Kene – Daughter

12) **Mutation Entry no. 373** certified by Talathi Saja Chikanghar on dtd. 31/03/2009, 1) Shri. Ankush Ramchandra Patil, for himself & Power of Attorney Holder of No. 2 to 9, 2) Shri. Jivan Dattatray Patil, 3) Shri. Manohar Dattatray Patil, 4) Shri. Jagdish Dattatray Patil, 5) Shri. Premnath Dattatray Patil, 6) Smt. Jaggubai Dattatray Patil, 7) Smt. Anandibai Dattatray Patil, 8) Sau. Shaila Damodar Kalan, 9) Sau. Sandhya Arvind Patil, No.2 to 9 Through Power of Attorney Holder No.1 10) Shri. Laxman Shankar Patil for himself & Power of Attorney Holder of No. 11 to 18, 11) Shri. Arjun Shankar Patil, 12) Smt. Chandrabhaga Ananta Patil, 13) Bhima Shankar Patil, 14) Gangabai Pandurang Patil, 15) Nandabai Pandurang Patil, 16) Shri. Kailas Pandurang Patil, 17) Sampada Pandurang Patil, 18) Ramchandra Pandurang Patil, 19) Nana Gopal Patil for himself & Power of Attorney Holder of No. 20 to 27, (20) Smt. Vijarabai Gopal Patil , 21) Smt. Narmada Tulsiram Patil, 22) Smt. Yashoda Laxman Nande. 23) Sundarabai Balkrishna /Balaram Shisave, 24) Vandana Ganpat Mali, 25) Radhabai Appa Patil, 26) Usha Anna Parte, 27) Shri. Raju Gopal Patil, 28) Balaram Rajaram Bhoir, for himself & Power of Attorney Holder of No. 29 to 33, 29) Subhash Rajaram Bhoir, 30) Shakuntala Ankush Mhatre, 31) Suman Satyawan Shelar, 32) Jaya Bharat Thakare, 33) Manda Anant Bhoir, 34) Ganesh Bhiva Patil for himself & Power of Attorney Holder of No. 35 to 39, 35) Nandabai Bhiva Patil, 36) Nagibai Bhiva Patil, 37) Manisha Ramesh Patil, 38) Hirubai Bharat Mhatre, 39) Kamalabai Yashwant Patil, 40) Sunil Narayan Bhoir for himself & Power of Attorney Holder of No. 41 to 43, 41) Manubai Narayan Bhoir, 42) Arun Narayan Bhoir, 43) Anil Narayan Bhoir, 44) Prabhakar Atmaram Patil, for himself & Power of Attorney Holder of No. 45 to 50, 45) Bhagirathibai Atmaram Patil, 46) Chintaman Atmaram Patil, 47) Ramkrishna Atmaram Patil, 48) Bhagwan Atmaram Patil, 49) Sumitra Atmaram Patil, 50) Shobha Pandharinath Patil, No. 44 for self for Power of Attorney Holder of No. 45 to 50 have filed an appeal against Shri. Nana Dadaji Patil, Balaram Dadaji Patil, Manik Dadaji Patil, Raghunath Dadaji Patil, Kankubai Kaluram Tare, Sakhubai Kaluram Bhoir before Sub-Divisional Officer Thane under provision of Maharashtra Land Revenue Code 1966 Sec. 247 bearing no. Thus, by order dtd. 23/03/2009, the Sub- Divisional Officer Thane have confirmed the order of Tahsildar in R.T.S. suit no. 19/06 passed on 26/09/2006 thereby order that the name of deceased



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Dadaji Daji Patil was by default not mentioned on 7/12 extract of land bearing survey no. 52/8, 27/8, 27/9, 28 and therefore the name of legal heirs of Dadaji Daji Patil 1) Shri. Nana Dadaji Patil, Balaram Dadaji Patil, Raghunath Dadaji Patil, Manik Dadaji Patil, Vishnu Dadaji Patil, Kankubai Kaluram Tare, Sakhubai Kaluram Bhoir, may be muted on 7/12 extract of the said land. Hence, the names of legal heirs of deceased Dadaji Daji Patil i.e. Name Dadaji Patil & Others was mutated on 7/12 extract of said land.

13) **Mutation Entry No. 397**, certified by Talathi Saja Chikanghar on dtd. 09/03/2010, the mutation entry no. 305 regarding said land was quashed by Mandal Adhikari Kalyan on dtd. 05/12/2005 and due to said order Appeal was preferred by Shri. Vittal Ragho Bhoir & Shri. Yashwant Pundlik Bhoir & Others under provision of Sec 247 of Maharashtra Land Revenue Code 1966 to Ld Sub-Divisional Officer Thane (Appellant) the said was numbered as R.T.S Appeal 29/2009 and therefore Order was passed in the said Appeal on dtd, 26/02/2010 and the Appeal was allowed and the mutation Entry No. 305 according to with the Name of Appellant i.e. Vitthal Ragho Bhoir Yashwant Pundalik Bhoir Nanda Balaram Bhoir, Nitin Balaram Bhoir, Ashish Balaram Bhoir, Subhhash Rajaram Bhoir, Shakuntala Ankush Mhatre, Suman Satyawar Shelar, Jaya Bharat Thakare, Manda Alias Ashwini Anant Bhopi, Sunil Narayan Bhoir, Manubai Narayan Bhoir, Arun Narayan Bhoir, Anil Narayan Bhoir was confirmed again and mutation Entry No. 305 was confirmed for muting the Said land the Name of above mention Persons.

14) **Mutation Entry No.400**, certified by Talathi Saja Chikanghar, the co-owner of the said land Parvatibai Pundlik Bhoir have expired leaving behind only one legal heirs mentioned as below :-

1) Yashwant Pundlik Bhoir – Son

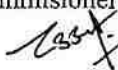


15) According to the order of Ld. Tahsildar Kalyan bearing no. Adesh/Hakknond/T-10/KV 999 dtd 05/05/2010 the name of the said legal heir was muted on 7/12 extract of said land.

16) According to the Order of Additional commissioner Kokan Division Mumbai in Appeal No. DESK/RTS/REV/133/10 filed by Shri. Subhash Vishnu Mhatre and other 5 against Shri. Ankush Ramchandra Patil and other 54 the said appeal was filed appellant being aggrieved by order of DY. Collector (Appeals Thane in RTS appeal No. 48/2009, in the said appeal the appellant have stated that the said land is the ancestral land and they are co-owner of the land with respondent, the said land are land mentioned above and other lands mentioned in the said appeal and there for according to order dated 07/10/2010 the Hon'ble Commissioner Kokan Division allowed the appeal and the order of RTS appeal No. 48/2009 was a set aside and the Tahsildar Kalyan directed to record the names of Subhash Vishnu Mhatre and others in the said appeal in 7/12 extract of said land.

17) **Mutation Entry No.526**, certified by Talathi Saja Chikanghar on dtd. 20/06/2012, the Order was made by Ld. Additional Deputy Collector (Appellant Thane) in RTS Appeal no. 272/2011 filed by Shri Balaram Rajendra Bhoir since deceased Through legal heirs Nanda Balaram Bhoir & Other against Shri. Yashwant Pundalik Bhoir & Others against and being aggrieved by the order passed by Sub Divisional Office Thane on dtd. 26/02/2010 in RTS Appeal No. 29/2009 and Thus the Deputy Collector Thane passed Order on dtd. 08/06/2012 in RTS Appeal no 272/11 ,according to the said order the court have allowed the appeal of appellant no. 1 to 9 and the impuged Order in RTS appeal no. 29/2009 dtd. 26/02/2010 Sub- Divisional Officer Thane set a side and the effect of said order given by order of Tahsildar Kalyan bearing no. Hakknond / T- 10/ KV/ 1054 dtd 14/06/2012.

18) **Mutation Entry No. 547**, certified by Talathi Saja Chikanghar on dtd. 22/08/2012, an Appeal was filed before the court of Hon'ble Revenue Minister by Shri. Ankush Ramchandra Patil & Others Through Power of Attorney Holder Shree Laxmi Enterprises against Nana Dadaji Patil & Others , the said Appeal was numbered as RTS no. 2711/2012 and the said Appeal was allowed by Order dtd. 26/07/2012 and the order in RTS Appeal no. 133/10 passed by Additional Commissioner Kokan Division Mumbai was quashed and set a side and the Order





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in Appeal no. 48/2009 Passed by Deputy Collector (Appeal in Thane) dtd. 03/03/2010 was confirmed. And the said effect was given on the 7/12 extract of said land.

19) **Mutation Entry No.649**, certified by Talathi Saja Chikanghar on dtd. 06/03/1971, the co-owner of the said land Govind Lod Patil expired on 07/07/1966 leaving behind following legal heirs :-

- 1) Shankar Govind Patil
- 2) Atmaram Govind Patil
- 3) Bhiva Govind Patil
- 4) Ramchandra Govind Patil , since expired through legal heir:-
  - a) Dattatray Ramchandra Patil
  - b) Ankush Ramchandra Patil
  - c) Vithabai Ramchandra Patil

Through Karta of HUF Dattatray Ramchandra Patil

20) According to Development Agreement dtd. 20/04/2005 duly registered at the office of Sub-Registrar Kalyan-1 at Sr.No. 2931/2005, the land owner Nana Gopal Patil & Others granted the Development Rights of the said property in favour of M/s. Shree Laxmi Enterprises Through Partners 1) Shri. Ashok Motiram Chawla, 2) Shri. Mahender Arjandas Dhanani, 3) Shri. Arjandas Tejumal Dhanani, 4) Shri. Motiram Gokuldas Chawla. According to the said Development Agreement the land owner had granted the Development rights to Developer for construction of building upon land bearing Old Survey No.83, New Survey No. 28, Admeasuring Area 0H- 62R-0P P.K. 0H- 09R-0P Total 0H-71R-0P, Asst. 1Rs.25Paise and other lands Situated at -Village GAURIPADA Tal -Kalyan Dist-Thane. for Consideration Rs. 1,34,06,379/-

21) According to Power of Attorney dated 20/04/2005 duly registered at the office sub registrar Kalyan Sr.No. 320/2005, the owner of the land 1) Nana



Gopal Patil & Others for carrying out the construction upon the said property executed a power of attorney in favour of M/s. Shree Laxmi Enterprises Through Partners 1) Shri. Ashok Motiram Chawla, 2) Shri. Mahender Arjandas Dhanani, 3) Shri. Arjandas Tejumas Dhanani, 4) Shri. Motiram Gokuldas Chawla. The said power of attorney is identified by Advocate Shailesh Thakkar, and thus according to the said power of attorney the land owner have granted full rights and authority for development of land bearing Survey No. Old Survey No.83, New Survey No. 28, Admeasuring Area 0H- 62R-0P P.K. 0H- 09R-0P Total 0H-71R-0P, Asst. 1Rs.25Paise **and others lands** Situated at -Village **GAURIPADA** Tal – Kalyan Dist-Thane.

22) According to Order of Hon'ble Civil Judge Senior Division Kalyan in Spl Civil Suit bearing No 341/2013 dtd 06/06/2017 the original Plaintiff Smt. Janabai Shriram Wayle her herself seeks to withdraw the suit against all the defendants by filing application below Exhibit 76. It appears that the contents of the said application suggest that the suit was compromised between the parties outside the court. Therefore the Hon'ble Court was passed the order for Suit is disposed of as withdrawal unconditionally on dtd 06/06/2017.

23) According to Confirmation Deed dtd 27/04/2015 between Shree Laxmi Enterprises Through Its partner Shri. Ashok Motiram Chavala and Smt. Janabai Shriram Wayle and Mr. Sanjay H. Patil the said confirmation deed was duly registered at office of Kalyan Sub Registrar No 3 bearing no 1795/2015. The said Smt. Janabai Shriram Wayle received 2 Flats and Rs 7,50,000/- ( Rupees Seven Lacs Fifty Thousand) from Shree Laxmi Enterprises and released her right in favour of Shree Laxmi Enterprises and confirmed the Development agreement and Power of Attorney on dtd 20/04/2005

24) **Search Report** issued by Searcher Shri. G.H. Jagtap on dated 24/05/2017 regarding Old Survey No.83, New Survey No. 28, Admeasuring Area 0H- 62R-0P P.K. 0H- 09R-0P Total 0H- 71R-0P, Asst. 1Rs. 25Paise 2) Survey No 27/8 Old Survey No 78/8 Area Admeasuring 0H-14R-0P + P. K.0H-00R-0P Situated at -Village **GAURIPADA** Tal –Kalyan Dist-Thane, there is no adverse entry on the index II of said land except stated above for last 6 years i.e. 2012 to 2017.

25) According to Building Permission granted by Kalyan Dombivali Municipal Corporation under order bearing No. Javak k/ KDMP/NRV/BP/KVI/2018-



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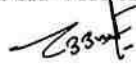
19/50 Dated 22/01/2019. The said authority have granted construction permission for construction of Wing A – Ground (P) + First Floors to Fifteen Floors, Wing B – Ground (P) + First Floors to Fifteen Floors for Residential and Commercial Use.

**26) Search Report** issued by Searcher Shri. G.H. Jagtap on dated 12/03/2019 regarding Old Survey No.83, New Survey No. 28, Admeasuring Area 0H- 62R-0P P.K. 0H- 09R-0P Total 0H- 71R-0P, Asst. 1Rs. 25Paise Situated at -Village **GAURIPADA** Tal –Kalyan Dist-Thane, there is no adverse entry on the index II of said land except stated above for last 17 years i.e. 2003 to 2019.

It is further observed from the Document submitted before me that, in pursuant of the above Development Agreement and Power of Attorney in favour of M/s. Shree Laxmi Enterprises Through Partners 1) Shri. Ashok Motiram Chawla, 2) Shri. Mahender Arjandas Dhanani, 3) Shri. Arjandas Tejuma Dhanani, 4) Shri. Motiram Gokuldas Chawla, (Promoter /Builder) the said builders have rights & title to develop land mentioned and Thus the Developer have Right to develop land mention above by construction of building consisting of Wing A – Ground (P) + First Floors to Fifteen Floors, Wing B – Ground (P) + First Floors to Fifteen Floors of Flats, shop/ tenements of galas etc. for sale on ownership basis as per the provisional Maharashtra Ownership Flat. (Regulation of Promotions of constructions, sale, Management and Transferred) Act 1962, and rules made there under, and thus, the Builder can develop and sale flats in Building to be constructed on the said land only on the specific conditions and rules laid down by KDMC and Ld. Collector.

**VERIFICATION OF TITLE:-**

In the aforementioned circumstance I am of the Opinion that Property bearing Old Survey No.83, New Survey No. 28, Admeasuring Area 0H- 62R-0P P.K. 0H- 09R-0P Total 0H- 71R-0P, Asst. 1Rs. 25Paise Situated at -Village



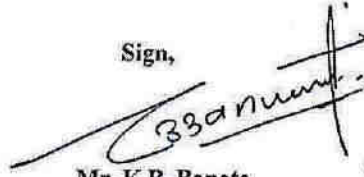


.. 12 ..

GAURIPADA Tal -Kalyan Dist-Thane has good marketable title and free from all encumbrance.

Signed Under my hands and seal on this, 23<sup>rd</sup> March 2019.

Sign,



Mr. K.B. Banote  
(Advocate High Court)

**ADV. KIRAN B. BANOTE**  
(B.A. LLB)

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Tal. Ambemeth, Dist. Thane.