

# R.M.TIWARI

B.Sc. LL.B., S.S.V.U.

Advocate High Court

104, Sarvodaya Garden Bidg., 3,4,5 & 6 C.H.S. Ltd., Near Bhanusegar Cinema, Kalyan (W), Thane -421 301.  
e-mail : tiwarioct@gmail.com. Phone: 0251 2312250/51

Ref. No.

Date: 10/09/2020

## TITLE CERTIFICATE

Ref: Non Agricultural open pieces of land belongs to Shri Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction, situated at revenue mouje Asde Golavli, Taluka Kalyan, Dombivili (E), Dist. Thane, within Sub-registration District Thane and within the local limits of Kalyan Dombivili Municipal Corporation more particularly bearing:

Sr. No.	Old Survey No.	New Survey No.	Hissa No.	Total Area Sq.mtrs.	Sanctioned Area sq.mtrs.
a.	108	27	3C(P)	4,000	1,063.00
b.	108	27	3D(P)	4,000	2,349.20
c.	108	27	4B(P)	2,600	1,708.00
d.	55	31	1/1(P)	4,940	3,250.08

Read :

- i. Copy of deed of conveyance deed dated 30/11/2010 registered with the office of the Sub-registrar Kalyan2 at vide document serial No. KLN2- 11371-2010.
- ii. Copy of village mutation entry No. 1753 of Revenue mouje Asde Golavli, Taluka Kalyan, Dist. Thane.

- iii. Copy of 7/12 extract of Revenue Records of Right of land bearing survey No. 27 Hissa No. 3C of Revenue mouje Asde Golavli, Taluka Kalyan, Dist. Thane.
- iv. Copy of deed of conveyance deed dated 30/11/2010 registered with the office of the Sub-registrar Kalyan2 at vide document serial No. KLN2- 11369-2010 on 30/11/2010.
- v. Copy of village mutation entry No. 1754 of Revenue mouje Asde Golavli, Taluka Kalyan, Dist. Thane.
- vi. Copy of 7/12 extract of Revenue Records of Right of land bearing Old Survey No. 108, New Survey No. 27, Hissa No.3D of Revenue mouje Asde Golavli, Taluka Kalyan, Dist. Thane.
- vii. Copy of Agreement for sale dated 26/2/1996 along with Deed of Confirmation registered with the office of the Sub-registrar Kalyan 3 at vide document serial No. 259/2000 on dated 19/1/2000.
- viii. Copy of deed of conveyance registered with the office of the Sub-registrar Kalyan on 9/3/2017 at vide document serial No. KLN3- 926-2017.
- ix. Copy of village mutation entry No. 2011 of Revenue mouje Asde Golavli, Taluka Kalyan, Dist. Thane
- x. Copy of 7/12 extract of Revenue Records of Right of land bearing Old Survey No. 108, New Survey No. 27, Hissa No. 4B of Revenue mouje Asde Golavli, Taluka Kalyan, Dist. Thane.
- xi. Copy of Agreement for sale dated 2/11/2004 registered with the office of the Sub-registrar Kalyan 4 at vide



- document serial No. KLN4-04456-2004 on dated 2/11/2004.
- xii. Copy of irrevocable power of attorney registered with the office of the Sub-registrar Kalyan 4 at vide document serial No. KLN4-04457-2004.
- xiii. Copy of Deed of conveyance registered with the office of the Sub-registrar Kalyan 2, on 6/7/2011 at vide document serial No. KLN2- 07275-2011.
- xiv. Copy of village mutation entry No. 1810 of Revenue mouje Asde Golavli, Taluka Kalyan, Dist. Thane.
- xv. Copy of Deed of Exchange made with Shri Gajanan Chahu Gaikwad and 17 others on 3/8/2011 with Mr. Vashdev Bachomal Khushalani to exchange land admeasuring area 1,130 sq.mtrs. land out of his total admeasuring area 6,072.49 sq.mtrs. with another adjoining piece of land more particularly bearing old Old Survey No. 55, New corresponding Survey No. 31, Hissa No. 4 of revenue mouje Asde Golavli which is registered with the office of the Sub-registrar Kalyan 4 at vide document serial No. KLN4-05147-2011 on 3/8/2011.
- xvi. Copy of village mutation entry No. 1822 of mouje Asde Golavli, Taluka Kalyan, Dist. Thane.
- xvii. Copy of Sub-division Measurement Plan prepared by the office of Deputy S.L.R Kalyan under their M.R. No. 196/2019 and Durusti Register No. 953/19.
- xviii. Copy of 7/12 extract of Revenue Records of Right of land bearing Old Survey No. 55, New Survey No. 31, Hissa No. 1/1 of Revenue mouje Asde Golavli, Taluka Kalyan, Dist. Thane.
- xix. Copy of building works commencement certificate bearing outward No. KDMP/NRV/BP/27 Villages/2019-20/01 issued by Kalyan Dombivali Municipal Corporation.





- xx. Copy of order of land revenue conversion, tax bearing outward No. Mahasule/Te-2/Jaminbab/ Rupantrankar /SR-164/18 dated 10/5/2018.
- xxi. Copy of Conveyance Deed registered with the office of the Sub-registrar Kalyan dated 6/9/2019 at vide document serial No. KLN1-10390/2019 between owner/vendor Shri. Vashdev Bachomal Khushalani and purchaser Shri. Rahul Sankar Bose and 2 others.
- xxii. Copies of Search Report issued by Mr. G.H. Jagtap dated 3/9/2020 in respect of the referred land and previous search reports.

WHEREAS, Shri Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction, having office at O/at - 31, Royal Accord- IV, Swami Samarth Nagar, Lokhandwala Complex, Andheri (W), Mumbai - 400 053, requested to me to examine and verify marketability of the pieces of land referred here above and in respect to portions of land to which he obtained building construction permission from Kalyan Dombivali Municipal Corporation and to issue certificate of title to him to get registered his proposed Real Estate Project with MAHARERA in respect of the portions of land on which the building construction permission is granted by Kalyan Dombivali Municipal Corporation out of the referred pieces of land.

AND WHEREAS, pursuant to his request, Mr. Vashdev Bachomal Khushalani furnished and handed over a set of documents relating to the title and possession of above referred pieces of land for my perusal and he also furnished relevant information on oath relating to the title, possession and marketability of the referred pieces of land. I have carefully perused the documents which are given and handed over by Mr. Vashdev Bachomal Khushalani.



AND WHEREAS, after perusing above referred documents and Search Report, I came to know about details, particulars and relevant facts relating to the above referred pieces of land. Important details, facts and particulars which helps to analyse, verify and examine title and marketability in respect of the portions of land on which the building construction permission is granted by Kalyan Dombivali Municipal Corporation over referred land as under :

- 1.1 Mr. Vashdev Bachomal Khushalani, proprietor of M/s. Sunraj Construction has purchased and acquired above referred pieces of land from different persons at different times and through various separate Deeds of Conveyance obviously by paying separately considerations to the persons from whom he purchased and acquired.
- 1.2 I verified and examined deeds and documents referred above and have found that land more particularly bearing Old Survey No.108, corresponding New Survey No. 27, Hissa No. 3A (P) admeasuring ground land area 4,000 sq.mtrs. out of total land admeasuring area 9,600 sq.mtrs. of Revenue mouje Asde Golavli, Taluka Kalyan, Dist. Thane, out of referred open pieces of land is purchased by Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction through registered deed of conveyance deed dated 30/11/2010 from Shri Dashrath Janu Gaikar and others by paying consideration to them. Accordingly, the said Deed of conveyance dated 30/11/2010 duly registered with the office of the Sub-registrar Kalyan2 at vide document serial No. KLN2-11371-2010 on 30/11/2010. Pursuant to the said deed of conveyance dated 30/11/10, the Revenue Authority brought and recorded the name of Mr. Vashdev Bachomal Khushalani, Proprietor of



M/s. Sunraj Construction in the Revenue Records of Right to as its absolute owner and Vahivatdar through effective village mutation entry No. 1753 of Revenue mouje Asde Golavli, Taluka Kalyan, Dist. Thane. After acquiring the land, Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction has got land's boundary duly demarcated as per deed of conveyance deed. Office of Deputy Superintendent of Land Record measured land as per Revenue records and Deed of Conveyance of the land property purchased by Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction from Shri Dashrath Janu Gaikar and others. The Deputy Superintendent of Land Record after measurement under M.R. No. 297/2014, the subjected piece of land has been renumbered and identified afresh to as land New Survey No.27, Hissa No. 3C, of Revenue mouje Asde Golavli, Taluka Kalyan, Dist. Thane and same has been recorded and updated by the Revenue Authorities in the Revenue Records of Right.

- 1.3 Further I found that land more particularly bearing Old Survey No. 108, corresponding new Survey No. 27, Hissa No. 3B (P) admeasuring ground land area 4,000 sq.mtrs. out of total land admeasuring area 9,600 sq.mtrs. of Revenue mouje Asde Golavli, Taluka Kalyan, Dist. Thane, out of referred open pieces is purchased by Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction through registered deed of conveyance deed dated 30/11/2010 from Shri Eknath Jairam Gaikar and 6 others. Accordingly, the said Deed of conveyance dated 30/11/2010 duly registered with the office of the Sub-registrar Kalyan2 at vide document serial No. KLN2-11369-2010 on 30/11/2010. Pursuant to the said deed of conveyance dated 30/11/10, the Revenue Authority brought





and recorded the name Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction in the Revenue Records of Right to as its absolute owner and Vahivatdar through effective village mutation entry No. 1754 of Revenue mouje Asde Golavli, Taluka Kalyan, Dist. Thane . After acquiring the land, Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction got his land's boundary duly demarcated as per deed of conveyance. The Deputy Superintendent of Land Record Kalyan measured the land and renumbered and identified afresh to as land Survey No. 27, Hissa No. 3D of Revenue mouje Asde Golavli, Taluka Kalyan, Dist. Thane and same has been recorded and updated by the Revenue Authorities in the Revenue Records of Right.

- 1.4 Further I found that land more particularly bearing Old Survey No. 108, corresponding New Survey No. 27, Hissa No.4B (P) admeasuring area 2,600 sq.mtrs agreed to be purchased by Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction from Shri Bhaskar Valku Gaikar and others through Agreement for sale dated 26/2/1996 for consideration. The original land owner granted irrevocable power of attorney in the name of Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction on the date of agreement pursuant to it. Further, the said agreement dated 26/2/1996 came to be registered with the office of the Sub-registrar Kalyan 3 at vide document serial No. 259/2000 on dated 19/1/2000 with confirmation deed for total area admeasuring 2,600 sq.mtrs. In mean time Mr. Arjun J. Gaikar got transferred a portion of land admeasuring 892 sq.mtrs out of total 2,600 sq.mtrs for which dispute is pending and thereafter Mr. Vashdev Bachomal Khushalani, Proprietor



of M/s. Sunraj Construction got transferred remaining portions of land admeasuring 1,708 sq.mtrs through Deed of Conveyance which is being part and subject of the aforesaid agreement with the help of irrevocable power of attorney and ratified the terms of the agreement dated 26/2/1996 and confirmation deed dated 19/1/2000. Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction got registered deed of conveyance with the office of the Sub-registrar Kalyan on 9/3/2017 at vide document serial No. KLN3- 926-2017 for portions of open land which are in his possession and control more particularly admeasuring ground land area 1,708 sq.mtrs. out of Old Survey No. 108, corresponding New Survey No. 27, Hissa No. 4B (P) of Revenue mouje Asde Golavli, Taluka Kalyan, Dist. Thane after performing the terms of the contract dated 26/2/1996 and Deed of Confirmation dated 19/1/2000. Pursuant to the said deed of conveyance dated 9/3/2017, said part of referred land is purchased and acquired lawfully by Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction and Revenue Authority have brought and recorded the name of Mr. Vashdev Bachomal Khushalani in the Revenue Records of Right to as its absolute owner and Vahivatdar through effective village mutation entry No. 2011 of Revenue mouje Asde Golavli, Taluka Kalyan, Dist. Thane . I found that the portion land area admeasuring 892 sq.mtrs out of aforesaid agreement for sale is in dispute and said disputed portions land is excluded from the housing project in hands of Mr. Vashdev Bachomal Khushalani. I have further noted that the Old Survey No.108 is now known to as new survey No. 27, Hissa 4B(P) and same has been measured by the office of the Deputy Superintendent Land Record Kalyan and its 4





boundaries have been fixed and shown in their measurement plan. Mr. Vashdev Bachomal Khushalani's possession and ownership over the part of the referred piece of open land admeasuring area 1,708 sq.mtrs. out of survey No. 27 Hissa No. 4B (P) are clear, distinct and undisputed.

- 1.5 Further I found that land more particularly bearing Old Survey No. 55, corresponding New Survey No. 31, Hissa No. 1(P), admeasuring ground land area 6,072.49 sq.mtr. agreed to be purchased by Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction from Shri Jaywant Govind Muthe and 8 others through Agreement for sale dated 2/11/2004 for valuable consideration and the said agreement came to be registered with the office of the Sub-registrar Kalyan 4 at vide document serial No. KLN4-04456-2004 on dated 2/11/2004 and pursuant to the said agreement Shri Jaywant Govind Muthe and others also granted irrevocable power of attorney in the name Mr. Khushalani and the same came to be registered on the same very day in the office of the Sub-registrar Kalyan 4 at vide document serial No. KLN4-04457-2004. Further pursuant to the said agreement dated 2/11/2004, Deed of conveyance got registered with the office of the Sub-registrar Kalyan 2 on 6/7/2011 at vide document serial No. KLN2- 07275-2011. Upon execution of deed of conveyance dated 6/7/11, the Revenue Authority brought the name of M/s. Sunraj Construction, Proprietor Mr. Vashdev Bachomal Khushalani to as owner and Vahivatdar for the piece of land admeasuring area 6,072.49 sq.mtrs. out of land old survey No. 55 new corresponding survey No. 31, Hissa No. 1(P) through mutation entry No.1810 of Revenue mouje Asde Golavli, Taluka Kalyan, Dist. Thane. Further, for the better



use and enjoyment of the said piece of land and to make the said piece of land in rectangle shape, Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction entered into a Deed of Exchange with Shri Gajanan Chahu Gaikwad and 17 others on 3/8/2011. By the said deed of exchange, Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction agreed to exchange 1,130 sq.mtrs. land out of his total admeasuring area 6,072.49 sq.mtrs. with another adjoining piece of land more particularly bearing Old Survey No. 55, New corresponding Survey No. 31, Hissa No. 4 of revenue mouje Asde Golavli with aforesaid persons namely Shri Gajanan Chahu Gaikwad and others. Said Shri Gajanan Chahu Gaikwad and others were the owners of land Survey No. 31, Hissa No. 4, admeasuring ground land area 1,130 sq.mtrs. Accordingly, Deed of exchange came to be registered with the office of the Sub-registrar Kalyan 4 at vide document serial No. KLN4-05147-2011 on 3/8/2011. Pursuant to the aforesaid Deed of exchange the revenue authorities made mutation in the Revenue Records of Right under effective village mutation entry No. 1822 and by said mutation entry the property exchanged have been duly recorded in the name of Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction more particularly Survey No. 31, Hissa No. 4 and got deleted 1,130 sq.mtrs. from the land Survey No. 31, Hissa No. 1(P). On the basis of the above documents, the office of the Deputy SLR Kalyan carried out sub-division measurement under Durusti Register No. 953/19 and the property retained after execution of Exchange Deed out of Survey No. 31, Hissa No. 1(P), of Revenu Mouje Asde Golavli came to be identified and renumbered to as New Survey No. 31, Hissa No.1/1 admeasuring land area 4,942.49 sq.mts of Revenue Mouje





AND WHEREAS, I have found that building construction permission came to be issued in the name of Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction by the Kalyan Dombivali Municipal Corporation as per prevailing Town Planning Rules and Regulations and also in accordance to the Development Control Rules of the Kalyan Dombivali Municipal Corporation. From the sanctioned building plan and permission, it has been revealed to me that, the said referred piece of land partly reserved and affected under D.P. Road, School and garden reservations and therefore, Kalyan Dombivali Municipal Corporation deducted from the referred piece of land an area admeasuring 4,587.80 sq.mtrs. for school reservation (out of land Survey No. 27, Hissa No. 3C and 3D as much reflected in the reference above), 99.12 sq.mtrs. for garden reservation (out of land survey No. 31, Hissa No. 1/1 as much reflected in the reference above) and further 1,245.49 sq.mtrs. for D.P. Road (out of land survey No. 31, Hissa No. 1/1 as much reflected in the reference above) i.e. altogether total 5,932.41 sq.mtrs. and Kalyan Dombivali Municipal Corporation permitted to use and enjoy land area admeasuring 8,370.28 sq.mtrs out of referred pieces of land. Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction has further disclosed to me that, he has sold and transferred land area admeasuring 4,587.80 sq. mtrs which reserved for school under SC-7 in development plan by registered deed of conveyance dated 6/9/2019 to Mr. Rahul S. Bose and 2 other and said portions of land is now not in possession ( Out of referred pieces land ) of the Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction.





AND WHEREAS, Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction informs to me that, he is desiring to commence construction of proposed building 1 & 2 named to as Sunraj Supreme on the portion of the land to which Kalyan Dombivali Municipal Corporation have granted their sanction and approval and he further informs that, he will modify, revise and alter the building design and specifications in near future as per requirement, however, his entire scheme of construction, which will be done over the portion of open land referred here above strictly as per approved building plan and his entire scheme of constructions of housing complex shall be known as 'SUNRAJ SUPREME 1 & 2' and all construction done under project will be integral part of Housing Complex 'SUNRAJ ESTATE'.

AND WHEREAS, Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction also discloses that at present the proposed D.P. Road shown on the sanctioned building plan of the Housing Scheme of Sunraj Supreme 1 and 2 is not charged and or not built and constructed yet by the Kalyan Dombivali Municipal Corporation and therefore, Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction has made temporary arrangement of an access/road of 30' wide for egress and ingress to the proposed Housing Scheme and he further discloses to me that as and when the Kalyan Dombivali Municipal Corporation will construct and complete D.P. Road and D.P. Road made available to as permanent free road and access to the Housing Scheme then he will close and remove temporary access at his own cost and expenses and therefore Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction made clear before me that, he is not granting perpetual license to the future



allottees of the Housing Scheme over temporary access. The Kalyan Dombivali Municipal Corporation have accepted the temporary access for granting development of the referred piece of land.

AND WHEREAS, I have perused the order and permission of the Revenue Authority for conversion of the referred land from agricultural use to Non agricultural use as per the Rules and Regulations framed time to time by the Government of Maharashtra. The Competent Authorities i.e. Tahasildar and Executive Magistrate Kalyan have granted permission to convert the use of the said referred land and ordered to pay conversion tax under their permission outward No. Mahasule/Te-2/Jaminbab/Rupantrankar /SR-164/18 dated 10/5/2018. Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction has paid the conversion tax through challan to the Government of Maharashtra. Accordingly, the referred land has been converted from agricultural to Non agricultural purposes.

AND WHEREAS, Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction discloses to me that, he desires to register his proposed housing scheme Sunraj Supreme 1 & 2 with the MAHARERA and for the same he wants Title Certificate to register his Real Estate Project Sunraj Supreme and further to show and establish his absolute right over the portions of land of proposed Housing Scheme and further he desires to avail Registration Certificate from MAHARERA in order to comply the provisions of the Real Estate Regulation Act, 2016 and Rules time to time framed thereunder by the Government of Maharashtra.



AND WHEREAS, Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction has also made statement on oath before me that,

- i. he has not created any interest in respect of any part or portion of the land in favour of any person on which he is going to start proposed Housing Scheme and further he stated that he is going to obey all the rules, regulations and conditions which may be imposed by the MAHARERA under their certificate and prevailing rules and further he is going to obey all the conditions and covenants which are imposed in the building construction permission by the Kalyan Dombivli Municipal Corporation while sanctioning and granting building construction permission and building works commencement certificate.
- ii. no part or portion of the land under proposed Housing Scheme are mortgaged to any financial institution or banks and no finance has been availed on it from any financial institution or banks till date.
- iii. none of the portions of the land subjected under the proposed housing scheme (being part of referred land) is in any dispute and or litigations.
- iv. no taxes and or any lawful dues over the said portion of the land is pending to be paid.





- v. he has cleared till date all dues and taxes and further no part or portion of any land is subject matter of any order of attachment and further no portion of the land needed for satisfying any dues or claim.

AND WHEREAS, I have also perused Search Report issued by Mr. G.H. Jagtap and it appears that, Mr. G.H. Jagtap have taken search of the Index II registers maintained with the office of Sub-registrars of Assurances Kalyan for period more than 30 years by paying fees and the search reports clearly depicts that, the portions of land on which proposed Housing scheme is planned and shown in the approved building plan are not the subject matter of any type of instrument to transfer and or alienate any rights and interest of any nature.

AND WHEREAS, I have not found any adverse acts done by Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction over subject portions of land and upon perusing the documents mentioned above and relying upon the statements of Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction on oath, I have no hesitation to issue this Title Certificate.

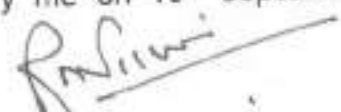
I have found that, land area admeasuring 8,370.28 sq.mtrs. (out of land survey No. 27 Hissa No. 3C(P) admeasuring area 1,063 sq.mtrs., Survey No. 27, Hissa No. 3D(P), admeasuring area 2,349.20 sq.mtrs., Survey No. 31 Hissa No. 1/1(P) admeasuring 3,250.08 sq.mtrs. and Survey No. 27, Hissa No. 4B(P) admeasuring area 1,708 sq.mtrs.) out of the referred pieces of open land are free hold land revenue tenure and same are lawfully subjected to the proposed Housing Scheme and shown and demarcated in the



approved and sanctioned building plan of the Kalyan Dombivali Municipal Corporation.

On all above, in my opinion Mr. Vashdev Bachomal Khushalani, Proprietor of M/s. Sunraj Construction have made out clear and marketable title to portion of land admeasuring 8,370.28 sq.mtrs (out of land survey No. 27 Hissa No. 3C(P) admeasuring area 1,063 sq.mtrs., Survey No. 27 Hissa No. 3D(P) admeasuring area 2,349.20 sq.mtrs., Survey No. 31, Hissa No. 1/1(P) admeasuring 3,250.08 sq.mtrs. and Survey No. 27, Hissa No. 4B(P) admeasuring area 1,708 sq.mtrs.) out of the referred portion of the land and said portion of subjected land are free from lien, charge and encumbrances, disputes and doubts. Mr. Vashdev Bachomal Khushalani Proprietor of M/s. Sunraj Construction is competent to register the Real Estate Project with MAHARERA for developing and constructing proposed Housing Scheme 'Sunraj Supreme 1 & 2' over the open pieces of land as per approved plan and construction permission granted by the Kalyan Dombivali Municipal Corporation subject to all condition and covenants imposed by Town Planning and Revenue Authority and on compliance of the conditions Mr. Vashdev Bachomal Khushalani proprietor of M/s. Sunraj Construction will become competent to market his Real Estate Project obviously in accordance to the law and the conditions time to time imposed by the Town Planning Authority.

Hence this Certificate issued by me on 10<sup>th</sup> September, 2020.

  
R.M. TIWARI  
Advocate High Court

Place: Kalyan

