



MANISH B. JAIN

M.Com., LL.B.

ADVOCATE HIGH COURT

OFFi.: Shop No 2, Maratha Mandir Hall, M.P. Road, Dombivli (W). Dist - Thane.

Ref. No.

Date. 10/11/2015

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Re: All that piece and parcel of Survey No. 38, Hissa No. 1 and Corresponding C.T.S. No. 6390 to 6393, totally admeasuring area 448.6 Sq. Meters, lying and being situated at village- Gajbandhan Patherli, Taluka Kalyan, Dist Thane within the limits of Kalyan Dombivli Municipal Corporation, Registration District - Thane, Sub-Registration District - Kalyan.

I have perused the following documents in respect of the captioned property
(Xerox Copies):

1. Property Card.
2. Sale Deed dated 22nd May, 1969 made and entered between Shri Ganpat Vithal Kaisare as vendor and Smt Mandhakini K. Tokare as purchaser, registered in the office of Sub-registrar of Assurance, Kalyan on even date at serial no. 1189.
3. Registration Receipt dated 22nd May, 1969 issued by Sub-Registrar of Assurance, Kalyan.
4. Search Report dated 5th December, 2014 issued by Adv G. B Divate.

INVESTIGATION OF TITLE

From the perusal of the aforesaid documents, it appears that the Smt Mandhakini Keshav Tokare is the owner of all that piece and parcel of land bearing Survey No. 38, Hissa No. 1 and Corresponding C.T.S. No. 6390 to 6393, totally admeasuring area 448.6 Sq. Meters, lying and being situated at

Mob : 9889942888
9920899065

Village- Gajbandhan Patherli, Taluka Kalyan, Dist Thane within the limits of Kalyan Dombivli Municipal Corporation, Registration District - Thane, Sub-Registration District - Kalyan [herein after for the sake of brevity called and referred as the said property].

By and under Sale Deed dated 22nd May, 1969, registered in the office of Sub-registrar of Assurance, Kalyan on even date at serial no. 1189, Shri Ganpat Vithal Kaisare had conveyed and sold the said property unto Smt Mandhakini K. Tokare.

It further appears that the name of Smt. Mandhakini K. Tokare had been mutated in the record of right i.e in the property card as an absolute owner and she is entitled to carryout construction on the said property by obtaining necessary permission from the concerned authorities.

I am of the opinion that title of the owner in respect of the captioned property appears to be clear, marketable and free from reasonable doubts and encumbrances.

On the perusal of the Search Report I have not come across any registered encumbrances on the captioned property.



Adv.M.B.Jain

Advocate
Maratha Mandir, M.F. Road,
Dombivli (W) 422 002