

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
Kulgaon Badlapur (E) Tal- Ambernath Dist- Thane. 421 503 E-mail Id :- kiranbanote12@gmail.com

Ref.

Date :-17/07/2017

CERTIFICATE

:- DESCRIPTION OF LAND :-

Village **BADLAPUR**, Tal.-Ambernath, Dist.-Thane
Within local limits of Kulgaon Badlapur Municipal Council, Dist.-Thane.

Survey No.	Hissa No.	Area Admeasuring H-R-P	Asst. Rs.- Paise
24	1	0H-09R-00P, P.K. 0H-00R-40P 0H-09R-40P	0-14
25	5	0-41-0 P.K. 0-01-0 Total 0-42-0 out of Owners Share 0-21-0	3-69
25	6	0-09-0 P.K. 0-00-9 Total 0-09-9	0-12

1) 7/12 extract of Survey No.24, Hissa No.1, Admeasuring Area 0H-09R-00P, P.K. 0H-00R-40P Total Area admeasuring 0H-09R-40P Asst.0Rs.-14Paise
Situating at Village Badlapur, Tal.- Ambernath, Dist. - Thane in favour of (1) Mr.
Santoshkumar Premasukh Gattani



- 2) 7/12 extract of Survey No.25, Hissa No.5, Admeasuring Area 0H-41R-0P, P.K. 0H-01R-0P Total Area admeasuring 0H-42R-0P out of Owner's Share 0H-21R-0P, Asst.3Rs.-69Paise Situated at Village Badlapur, Tal.-Ambernath, Dist.-Thane in favour of (1) Mr. Santoshkumar Premasukh Gattani & (2) Smt. Kamladevi Premasukh Gattani.
- 3) 7/12 extract of Survey No.25, Hissa No.6, Admeasuring Area 0H-09R-0P, P.K. 0H-00R-9P Total Area admeasuring 0H-09R-9P, Asst.0Rs.-12Paise Situated at Village Badlapur, Tal.-Ambernath, Dist.- Thane in favour of Mr. Santoshkumar Premasukh Gattani.
- 4) Partnership Deed dated 08/05/2017 between 1) Mr. Santoshkumar Premasukh Gattani 2) Smt. Kamaladevi Premasukh Gattani 3) Mr. Ravi Kumar Jaju all the three partners carried the said firm according to the terms and conditions mentioned in the said Partnership Deed and in the name & style of M/s. Balaji Construction.
- 5) Revised Building Construction Permission issued by Kulgaon Badlapur Municipal Council on dated 17/07/2017, Unique No. 75 order bearing No. JAVAK K/KBNP/BP/5475/2017-2018, construction permission is granted for the said land bearing (1) Survey No.25, Hissa No.5, Admeasuring Area 0H-41R-0P, P.K. 0H-01R-0P Total Area admeasuring 0H-42R-0P out of Owner's Share 0H-21R-0P, Asst.3Rs.-69Paise, (2) Survey No.25, Hissa No.6, Admeasuring Area 0H-09R-0P, P.K. 0H-00R-9P Total Area admeasuring 0H-09R-9P, Asst.0Rs.-12Paise 3) Survey No.24, Hissa No.1, Admeasuring Area 0H-09R-00P, P.K. 0H-00R-40P Total Area admeasuring 0H-09R-40P Asst.0Rs.-14Paise and said construction Permission was granted for Part Stilt, Ground Floor + Fourth Floors for Wing A,B,C and for D Wing Ground Floor, for E Wing Part Stilt , Ground Floor + Fourth Floor.



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.. 3 ..

I have come to the conclusion that, M/s. Balaji Construction are having absolute right to carry out development activities other the said property, subject to due fulfillment with the terms and condition of the various order granted by the government department and subject to obtained building Construction permission from K.B.M.C. Thereafter to sell the flat/s, shop/s, unit etc of the proposed building to be constructed over the said property unto prospective purchasers.

I further Certified that, the above Project land is free from all encumbrances and there are no litigation pending before any court of law with respect to the project land or project.

I future Certified that, I have absolute rights and authority and authority to sale the said property or carry out development activities on the said property as per plan and permission granted by Kulgaon Badlapur Muncipal Council and concern authority.

This Certificate is issued for registration under MAHA RERA Act. 2016.

Sign,



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

Adv. Kiran B. Banote
B. A. LL. B.
Trimurti Apt., Near Karnavat Class,
Opp. Maruti Mandir, Gandhi Chowk,
Kulgaon-Badlapur (E.)
Ambernath. Dist. Thane