

A -1002 Dr Gambers Residency S.V. Road, Near N. L. High School, Malad (West), Mumbai - 400 064
Email: kiritsangavi10@gmail.com

To
MAHA RERA
Mumbai

TITLE CERTIFICATE

Re: FSI admeasuring 206548.96 sq.ft equivalent to 19188.88 sq.mtrs in Pocket P4 of Dewan Kuldeep Singh Nagar out of Land bearing New S.No.2 (old pardi No.24 & old S.No.276(209), H.No.7) of Village Achole , Tal.Vasai, Dist. Palghar (old Dist Thane).

1. I have pursued following documents in respect of the above refereed land.

a. Latest 7/12 extract of the said land

b. Copy of Agreement for sale

c. copy of Commencement certificate from CIDCO vide order No. CIDCO/VVSR/BP/ZCC-20/I/4382 dated 12/5/1995 and revise development permission from Vasai-Virar City Municipal Corporation vide order No. VVCMC/TP/RDP/VP-0743/104/2021-22 dated 7/05/2021.

d. copy of NA permission from collector Thane vide order No. General/Desk-1/T-9/NAP/SR-90/95 dated 12/5/1995

2. On perusal of the above mentioned document and all other relevant document relating to the said property I am of the opinion that title of SHRI RAKESHKUMAR KULDIPSINGH WADHAWAN is clear, Marketable and free from any encumbrances.

Owner of the Land:

SHRI RAKESHKUMAR KULDIPSINGH WADHAWAN



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3. By an agreement for sale of FSI dated 17/08/1995 said SHRI RAKESHKUMAR KULDIPSINGH WADHAWAN had agreed to sale the said FSI to M/S KIRAN DEVELOPMENT CORPORATION with a right to construct the building and sale the Flat/shops in proposed building in their own name and appropriate consideration amount as they deem fit and proper.

4. The Report reflecting the flow of title of M/S KIRAN DEVELOPMENT CORPORATION of the said land is enclosed herewith as annexure

Encl : Annexure

Date : 05/7/2021



KIRIT A SANGHAVI
ADVOCATE