



संजय वासुदेव सावंत

वकील (हायकोर्ट)

बी. कॉम., एलएल. बी.

(सकाळी १०.०० ते ११.०० आणि सायंकाळी ७.०० ते ९.००)

१५, श्री हेरंब संकुल, पालिका कार्यालय/शाळा नं. ७ समोर, शिवसेना कार्यालय जवळ, उधळसर रोड, उधळसर, ठाणे (प.)-१.

TITLE CERTIFICATE

I, Advocate **Shri. SANJAY VASUDEO SAWANT**, given the title certificate to the
"New Bldg. Name "SAMARATH PEDNEKAR HOUSE" Pimpalpada, Pednekar
Road, Opp. Civil Hospital, Thane(W)-400601 to submit the Bank Loan

Reference :- Landed property situate at Gadrewadi, Utalsar Raod, Thane(W), **Tikka No.10. C.T.S No.09, Village-Thane, "SAMARATH PEDNEKAR HOUSE"** Pimpalpada, Pednekar Road, Opp. Civil Hospital, Thane(W)-400601 within the local limits of Thane Municipal Coporation, and in the Sub Registrar, Thane.

I Shri Sanjay Vasudeo Sawant, Advocate, do hereby certify that I have caused to investigate and search the title of the said land, the registered and recorded holder of the above referred property, by taking inspection of the relevant Agreement.

1. Development Agreement :- Sharad H.Pednekar & others(Owner) & Shree Swami Samarth Developers through Sunil P.Yadav Reg. No.5605/2009, dt.02.07.2009.

2.Power of Attorney :- Sharad H.Pednekar & others(Owner) & Shree Swami Samarth Developers through Sunil P.Yadav Reg. No.283/2009. Dt.02.07.2009

3.Property Card Tikka No.10, C.T.S. No.9, Owner -Sharad H.Pednekar & other

4.Thane Municipal Corporation,Thane, Sanction of Development Permission/ Certificate No.000780, VPNo.0043/10, TMC/TDD/0483/11, Dt.14.10.2011

5.Thane Municipal Corporation,Thane, Commencement Certificate No.001713, VPNo.0043/10, TMC/TDD/1010/13, Dt.26.11.2013 Bld.for Gr(Pt)+Sto;t(Pt)+1st to 6th floor+7th(Pt) floor only and VP No.0043/10

6.N.A Order क.महसुल/क-१/टे-२/ठाणे/एनएपी/एसआर-१३१/२०१३३९/२०१४, जिल्हाधिकारी कार्यालय, ठाणे-दिनांक-०३, मे, २०१४

Under the circumstance and on the basis of the facts, available documents, and information so, also after investigation and search as aforesaid, I am of the opinion that prima facie the title of "SAMARATH PEDNEKAR HOUSE" Building , Pimpalpada, Pednekar Road, Opp. Civil Hospital, Thane(W)-400601 to the abovementioned property is clear, perfect marketable and free from encumbrances, subject to recording the name of the Pproposed "SAMARATH PEDNEKAR HOUSE" Building .

SANJAY VASUDEO SAWANT

B.Com, LL.B.

ADVOCATE (High Court)

Hence Certificate of Title.