



**KONDA SATYAPAL**

B.Sc., LL.B

**ADVOCATE HIGH COURT**

002, Bldg. No. 3, Jaya Garden, Opp. Jangid Estate, Vijay Park, Mira Road (E), Dist. Thane - 401 107  
Tel.: 022-65655515 / Cell.: 9320422400 / E-mail : konda\_consult@ymail.com

Ref. No. 02/TC/14

Date: 14/11/2014

**TITLE CERTIFICATE**

TO WHOMSOEVER IT MAY CONCERN

I have gone through the documents, Revenue Records, permissions and sanctions produced before me by my clients 1) SMT. JAYABAI YASHWANT BHOIR, 2) MR. RAMAKANT YASHWANT BHOIR, 3) MR. RAJU YASHWANT BHOIR, 4) MR. DILIP YASHWANT BHOIR, partners of M/S BHOIR BUILDERS & DEVELOPERS having its office at Hari Darshan, Mira Gaon, Post Mira, Tal. & District. Thane

On request of my clients and after perusing the all relevant documents I hereby issue a Title Certificate in respect of Land Bearing :

OLD S. NO.	NEW S. NO.	H. NO.	H.R.P
161	32	2	0-89-8

1) I have caused Search of the said property through MR. SANJAY SHINDE in the office of Sub-registrar at Thane for the last 30 years and I observed that in the year 1982-84 records in the registrar Office at Thane are torned and mutilated and I have not observed any entries in the records of Sub-Registrar at Thane. Index -II proceedings has been carried out upto 31/12/2006 and not thereafter till date.

2) REVENUE RECORDS:

a) On 7/12 extract of the said property the name of SMT. JAYABAI YASHWANT BHOIR is appearing in the column of Kabjedar.



**KONDA SATYAPAL**

B.Sc., LL.B

**ADVOCATE HIGH COURT**

002, Bldg. No. 3, Jaya Garden, Opp. Jangid Estate, Vijay Park, Mira Road (E), Dist. Thane - 401 107  
Tel.: 022-65655515 / Cell.: 9320422400 / E-mail : konda\_consult@ymail.com

**3) DOCUMENTS**

Ref. No. \_\_\_\_\_

Date: \_\_\_\_\_

a) Said SMT. JAYABAI YASHWANT BHOIR sold out the said property in favour of my clients for its development by an Agreement for Development and Irrevocable General Power of Attorney vide dated 25/11/2008 and my Clients are constructing the building named as Jaya Garden over the said Property.

**4) PERMISSIONS & SANCTIONS:**

A) THE U.L.C. Order bearing No. U.L.C/T.A/W.S.H.S. -20/S.R-832 dated 08/03/1995.

B) The N.A Order bearing Order No. Revenue /C-1/T-1/NAP/S.R-215/06, dated 18/01/2008.

C) NO Objection from Fire Brigade bearing Ref. No. MNP/FIRE/264/07-08, dated 24/03/2008

D) Letter from Mira Bhayandar Municipal Corporation bearing Ref. No. MB/MNP/NR/2302/2006-07, vide dated 01/11/2006.

E) The Commencement Certificate bearing Order No. M.B/MNP/NR/2234/2008-09, vide dated 27/05/2008.

F) No Objection Certificate issued by The Estate Investment Company Pvt. Ltd., bearing Ref No. E1/NOC/674-A/2012 vide dated 20/01/2012.

G) The Revised Commencement Certificate bearing Order no. MB/MNP/NR/482/2014-15 vide dated 31/05/2014 issued by the Mira Bhayandar Municipal Corporation.



**KONDA SATYAPAL**

B.Sc., LL.B

**ADVOCATE HIGH COURT**

002, Bldg. No. 3, Jaya Garden, Opp. Jangid Estate, Vijay Park, Mira Road (E), Dist. Thane - 401 107  
Tel.: 022-65655515 / Cell.: 9320422400 / E-mail : konda\_consult@ymail.com

Ref. No. \_\_\_\_\_

Date: \_\_\_\_\_

H)Plinth Certificate bearing Order No. MNP/NR/1282/2014-15  
vide dated 24/07/2014 issued by the Mira Bhayandar  
Municipal Corporation.

I have perused all the above referred Revenue Records,  
permissions and sanctions and documents and in my opinion  
the title of the said property is clear and marketable and  
without any encumbrances.

(KONDA SATYAPAL)

ADVOCATE

**KONDA SATYAPAL**  
B.SC.LL.B.

**ADVOCATE HIGH COURT**

002, Bldg. No. 3, Jaya Garden,  
Opp. Jangid Estate, Vijay Park, Mira Road (E),  
Dist. Thane - 401 107

तालुका २१०

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे गांव
न.स. 32	2		390 350
शेतीचे स्थानिक नांव			जयाबाई यशवंत भीम
लागवडी योग्य क्षेत्र	हेक्टर	आर	80
एकूण	0-00-e		S
	0-00-e		
	0-99-e		
पो. ख. (लागवडी योग्य नसलेले)			
वर्ग (अ)			
वर्ग (ब)			
एकूण	0-99-e		9098
	0-80		400
आकारणी			
जुडी किंवा विशेष आकारणी			

सिमा आणि भूभाषन चिन्हे

वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	पिकाखालील क्षेत्राचा तपशिल									लागवडीसाठी उपलब्ध नसलेली जमीन		जलसिंचनाचे साधन	जमिन कारणांसाठीचे नांव	शेरा
			मिश्र पिकाखालील क्षेत्र			निर्भेल पिकाखालील क्षेत्र						स्वरूप	क्षेत्र			
			जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका खालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचित	अजल सिंचित						
१	२	३	४	५	६ नाव	७ जल सिंचित	८ अजल सिंचित	९	१०	११	१२	१३	१४	१५	१६	
			हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.				
भात ०-१००-८																

ता. जि. ठाणे.