

VEDIKA ABHIJIT VAIDYA

B.Com / L. L. B. (Advocate)

Address: Hill Garden Gulmohar CHC, Near Tikujini Wadi, Chitalsar Manpada, Thane (W) 400 610, Ph. - 9920995823

Ref. :

Date : 16.06.2016

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

SMT. MEENAKSHI YASHWANT KAMALAPURKAR) OWNER

TO

M/S. HORIZON ENGINEERS) DEVELOPER

Through its Proprietor

MR. ABHIJIT BHASKAR KELKAR

READ :

1. 7/12 Extract.
2. Mutation Entries.
3. Copy of Conveyance dated 27.05.1957 between MR. BHALCHNADRA NARAYAN PATKAR as VENDOR and SMT. INDUMATI PURUSHOTTAM KAMALAPURKAR as PURCHASER.
(KLN-525/1957 dated 27.05.1957)
4. N A order dated 24.10.1958 issued by Collector.
5. Copy of Will dated 09.03.1994 executed by SMT. INDUMATI PURUSHOTTAM KAMALAPURKAR.
(KLN-552/1994 dated 09.03.1994)
6. Copy of Building Permission dated 19.01.1962 issued by the then Dombivali Municipal Corporation.
7. Copy of Occupation Certificate dated 15.06.1963 issued by the then Dombivali Municipal Corporation.
8. Public Notice dated 10.07.2014 issued in the Mumbai Tarun Bharat Newspaper.
9. Copy of Development Agreement dated 27.08.2014 executed between SMT. MEENAKSHI YASHWANT KAMALAPURKAR as OWNER and M/S. HORIZON ENGINEERS, Through its Proprietor MR. ABHIJIT BHASKAR KELKAR as DEVELOPER.
(KLN-4/5297/2014)



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10. Copy of Power of Attorney dated 27.08.2014 executed by SMT. MEENAKSHI YASHWANT KAMALAPURKAR in favour of MR. ABHIJIT BHASKAR KELKAR as DEVELOPER.
(KLN-4/5298/2014)

11. Search Report dated 13.06.2016 issued by Searcher Vikas Bansode.

In this matter necessary searches have been taken by Searcher Vikas Bansode, at the office of Sub Registrar of Assurances, Kalyan and the Search report does not reveal any entry which may come in the category of encumbrances.

It appears that SMT. INDUMATI PURUSHOTTAM KAMALAPURKAR, was the owner of the property in question.

It further appears that the said SMT. INDUMATI PURUSHOTTAM KAMALAPURKAR, purchased the said property in question from MR. BHALCHNADRA NARAYAN PATKAR, vide Deed of Conveyance dated 27.05.1957 and the said Deed of Conveyance is duly registered under No. KALYAN/525/1957 dated 27.05.1957.

It further appears that in pursuance to the said Conveyance, SMT. INDUMATI PURUSHOTTAM KAMALAPURKAR, obtained necessary building permission from the then Dombivali Municipal Corporation on 19.01.1962.

On the basis of the said permissions, SMT. INDUMATI PURUSHOTTAM KAMALAPURKAR commenced, carried out and completed Ground +One Floor on the property in question and obtained the necessary Occupation Certificate from the then Dombivali Municipal Corporation on 15.06.1963 and since then SMT. INDUMATI PURUSHOTTAM KAMALAPURKAR started enjoying the said property in question as absolute owner thereof.

It further appears that the area of the said Plot is 483 Sq.yards (403.84 Sq.mtrs) therefore ULC Act is not applicable to said Plot.

SMT. INDUMATI PURUSHOTTAM KAMALAPURKAR, died on 11.12.2008.



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It further appears that Prior to her death, SMT. ~~INDUMATI~~ PURUSHOTTAM KAMALAPURKAR had executed a Will on 09.03.1994 and bequeathed the property in question in favour of her Brother MR. YASHWANT PURUSHOTTAM KAMALAPURKAR.

The said Will is duly registered at the office of Sub Registrar of Assurances, Kalyan under their no.552/1994 DATED 09.03.1994.

It further appears that in pursuance to the said will, MR. YASHWANT PURUSHOTTAM KAMALAPURKAR, mutated his name in the revenue and other records and vide Mutation Entry No.5176 and started enjoying the said property in question as absolute owner thereof.

It further appears that MR. YASHWANT PURUSHOTTAM KAMALAPURKAR, died intestate on 07.06.2012, leaving behind him SMT. MEENAKSHI YASHWANT KAMALAPURKAR, his wife as the only legal heir.

SMT. MEENAKSHI YASHWANT KAMALAPURKAR, mutated her name in the revenue and other records and vide Mutation Entry No.5360 and started enjoying the said property in question as absolute owner thereof.

It further appears that by Development Agreement dated 27.08.2014, the said SMT. MEENAKSHI YASHWANT KAMALAPURKAR, granted the development rights of the said property unto M/S. HORIZON ENGINEERS, Through its Proprietor MR. ABHIJIT BHASKAR KELKAR.

The said Development Agreement is duly registered at the office of Sub Registrar of Assurances, Kalyan-4 under their no.5297/2014.

It further appears that the said SMT. MEENAKSHI YASHWANT KAMALAPURKAR, also granted power of attorney in favour of MR. ABHIJIT BHASKAR KELKAR vide Power of Attorney dated 27.08.2014.

The said Power of Attorney is duly registered at the office of Sub Registrar of Assurances, Kalyan-4 under their no.5298/2014.

We have published a paper notice on 10.07.2014 in Daily Mumbai Tarun Bharat Newspaper, however till date we have neither received any claim nor any objection.



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On Perusal of the above mentioned documents and searches taken at the office of Sub Registrar of Assurances, Kalyan. I found that the Title of the Owner to the Property described in the SCHEDULE hereunder written is clear, marketable, free from reasonable doubts and encumbrances and M/S. HORIZON ENGINEERS, Through its Proprietor MR. ABHIJIT BHASKAR KELKAR, has sufficient rights to develop the said property by constructing proposed building/s & to sell the Flats & other Units.

SCHEDULE

ALL THAT PIECE AND PARCEL of Land lying and situated at Village Gaja Bandhan Patharli, Taluka Kalyan, District Thane, within the Limits of Kalyan Dombivali Municipal Corporation bearing :

Survey No.	Hissa No.	CTS Nos.	Plot No.	Area
64	1 (P)	11007 to 11010	4	483 Sq.yards (403.84 Sq.mtrs)

Together with structure standing thereon and together with all easementary rights.

Vaidya

(MRS. VEDIKA ABHIJIT VAIDYA)

ADVOCATE



Adv. VEDIKA A. VAIDYA

C-514, Hill Garden,
Gulmohar CHS., Near Tikuginiwadi,
THANE (W)- 400 610.