

शैलेन्द्र द. जल्लावार

बी.कॉम., एलएल.बी.

अॅडवोकेट हायकोर्ट

१०५, विकास हाईट्स, संतोषीमाता रोड, कल्याण (प).

फोन : २३२२५२६, २३२७४४७

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SHAIENDRA D. JALLAWAR

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Advocate High Court

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Date : 11.04.2017

To
M/s. Aashray Infra
11, Sai Niketan,
Plot No.9A, Sector 20,
Kharghar, Navi Mumbai 400210

CERTIFICATE

Reg: All those pieces and parcels of land lying, being and situate at Village Ambarnath, Taluka Ambarnath, District Thane bearing

Survey No.	Hissa No.	Area (H-R-P)	Assessment (Rs.Ps)
141	1B	0-05-0	0.08
140	2A	0-49-7	7.00

within the limits of Ambarnath Municipal Council belonging to Shri Madhukar Shankar Gaikwad and others.

Read:

1. Extracts of 7/12.
2. Relevant Mutation Entries.
3. Agreement dated 11.03.2014 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No. 1757/2014 executed between Shri Madhukar Shankar Gaikwad & others as Owners and M/s. Aashray Infra as the Developer.
4. Power of Attorney dated 11.03.2014 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No. 1770/2014 executed by Shri Madhukar Shankar Gaikwad & others as Owners in favour of M/s. Aashray Infra as the Developer.
5. Letter issued by the Tahasildar Ambarnath under No. Mahasul/K-1/T-3/Jaminbab/KV-152/2016 dated 28.08.2016 as regards the conversion of land to non-agricultural assessment
6. Building Commencement Certificate granted by Ambarnath Municipal Council under No.AMP/NRV/BP/16-17/1417/8677-67 dated 06.01.2017
7. Search Reports.

On perusal of the documents made available to me, it appears that the said property was originally belonging to Ram Ganesh Phadke and the said Ram Ganesh Phadke sold the said land to Shankar Nama Gaikwad as evident by mutation entry No. 59 dated 30.07.1933.

It further appears that on the demise of Shankar Nama Gaikwad the names of his legal heirs Smt. Parvati Shankar Gaikwad and Others were brought on record as evident by mutation entry No. 579 and further out of the legal heirs one Baliram Shankar Gaikwad also expired and the names of his legal heirs Smt. Nagubai Baliram Gaikwad and other were brought on record as evident by mutation entry No. 1242.

It further appears that Smt. Parvati Shankar Gaikwad also expired on the necessary mutation to that effect stood effectuated under mutation entry No. 1345.

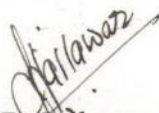
It further appears that on demise of Dattu Shabkar Gaikwad, the names of his legal heirs Shri Ashok Dattu Gaikwad and Others were brought on record as evident by mutation entry No. 1290 and further on demise of Shri Ashok Dattu Gaikwad his name stood deleted as evidenced by mutation entry No. 1414 and the name of his legal heirs Asha Ashok Gaikwad and three others stood mutated in the records of rights.

It further appears that Shri Madhukar Shankar Gaikwad and Others by and under the agreement dated 11.03.2014 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No. 1757/2014 granted the said property to and M/s. Aashray Infra as the Developer and in pursuance thereof also granted Power of Attorney in favour of M/s. Ashray Infra and the said Power of Attorney is registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No. 1770/2014.

It further appears that the conversion of land to non-agricultural assessment is granted by the Tahasildar Ambernath under No. Mahasul/K-1/T-3/Jaminbab/KV-152/2016 dated 28.08.2016 and further the Ambernath Municipal Council has granted the building commencement certificate under No.AMP /NRV /BP /16-17/1417/8677-67 dated 06.01.2017

I have investigated the title of the Owners to the aforesaid property and I am of the opinion and I certify that the title of the Owners to said property is clear, marketable and free from reasonable encumbrances and doubts and M/s. Aashray Infra in terms and conditions of the Agreement dated 11.03.2014 and by virtue of the right, powers and authorities vested in them and in accordance with the sanctioned plans and permissions are well and sufficiently entitled to develop the said property and to sell the flats and units therein contained to the intending purchasers.

I have also gone through the Search Reports taken at the office of Sub-Registrar of Assurances at Ulhasnagar and the search report does not reveal any entry, which may fall in the category of encumbrances over the said properties.


S.D. Jallawar
Advocate