

# S. V. Tarte

B. Com. LL.B.

**Advocate & Notary**

**Panel Advocate for  
State Bank of India**

Arihant Puja CHS Ltd., Ground Floor,  
Nr. Tarte Plaza, Gandhi Nagar,  
Dombivli (E) 421 204. Dist. Thane.  
Phone : 2820491 Mob : 9821313285

## **NO ENCUMBRANCE CERTIFICATE**

**PROPERTY:-** All that piece and parcel of land bearing Plot No. 1) TS-6 admeasuring 2457 Sq. Mtrs. 2) TS- 6A admeasuring 3962 Sq. Mtrs., & 3) TS-6B admeasuring 4310 Sq. Mtrs. in the Dombivli Industrial Area of Village Chole, Taluka Kalyan, Dist. Thane and within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration Dist. Thane, Sub-Registration Dist. Kalyan.

With a view to investigate the title of **M/S. SWAR LAND DEVELOPERS LTD.**, to the above described property. I have taken searches in the offices of the Sub-Registrar Kalyan for past 30 years i.e. from 1988 to 2017. Further I have also perused the documents of title of the said property. On scrutiny of all my detailed report of the same is as under:-

Has also **Maharashtra Industrial Development Corporation (M. I. D. C)** allotted a Plot of land bearing of Plot No. 1) TS-6 admeasuring 2457 Sq. Mtrs. to **M/S. SWAR LAND DEVELOPERS LTD. through authorized signatory Shri. Chandrakant H. Bhoir** on lease basis for 85 years from dated 09.02.1976 expiring on the 08/02/2061 Accordingly Lease Agreement is executed on 20.01.2012 and registered on 16.02.2012 with Sub-Registrar of Kalyan 3, under document no. KLN-3/1210/2012.



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Further, **Maharashtra Industrial Development Corporation (M. I. D. C)** allotted a Plot of land bearing of Plot No. 2) TS- 6A admeasuring 3962 Sq. Mtrs to **M/S. SWAR LAND DEVELOPERS LTD. through authorized signatory Shri. Chandrakant H. Bhoir** on lease basis for 95 years from dated 01.12.1968 & accordingly Lease Agreement is executed on 20.01.2012 and registered on 16.02.2012 with Sub-Registrar of Kalyan 3, under document no. KLN-3/1212/2012.

Initially **Maharashtra Industrial Development Corporation (M. I. D. C)** allotted a Plot of land bearing of Plot No. 3) TS- 6B admeasuring 4310 Sq. Mtrs. to **M/S. SWAR LAND DEVELOPERS LTD. through authorized signatory Shri. Chandrakant H. Bhoir** on lease basis for 95 years from dated 23.01.1971 & accordingly Lease Agreement is executed on 20.01.2012 and registered on 16.02.2012 with Sub-Registrar of Kalyan 3, under document no. KLN-3/1214/2012.

Afterwards, **M/S. SWAR LAND DEVELOPERS LTD** have merged & submitted all the Three Plots of Land admeasuring 10729.00 Sq. Mtrs. for Sanctioning plan for part construction admeasuring 2664.66 Sq. Mtrs. they also obtained necessary completion on dt. 22/01/2014 under serial No. A 24836 from Special Planning Authority Sub-Div. MIDC Division Dombivli.



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Afterwards, **M/S. SWAR LAND DEVELOPERS LTD** has obtained occupancy certificate from **M. I. D. C** vide its Letter No. EE/SPA/DOM/A 24836/2014, dated. 22/01/2014.

And since then **M/S. SWAR LAND DEVELOPERS LTD** are the assignee of the said land and said land allotted by **M. I. D. C** on lease basis Plot No. 1) TS-6 admeasuring 2457 Sq. Mtrs. on lease basis for 85 years 2) TS- 6A admeasuring 3962 Sq. Mtrs., on lease basis for 95 years & 3) TS- 6B admeasuring 4310 Sq. Mtrs. on lease basis for 95 years in the Dombivli Industrial Area of Village Chole, Taluka Kalyan, Dist. Thane & the said land is free from all Encumbrances.

**Date : 24.07.2017**



**S.V. TARTE**

**(Advocate & Notary)**