शैलेन्द्र द. जल्लावार
बी.कॉम., एलएल. बी.
ॲडव्होकेट हायकोर्ट
१०५, विकास हाईटस्, संतोषीमाता रोड, कल्याण,(प.)
फोन : २३२२५२६,२३२७४४७.
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Date : 21.12.2013

To

M/s. **Honest Infra**
214, Sai Vihar, Sai Park,
Shivaji Path, Kalyan (W)

TITLE CERTIFICATE

Reg: All that portion of land admeasuring 1240.50 sq. metres forming a part of all that piece and parcel of land situate, lying and being at village Kalyan, Taluka Kalyan, District Thane bearing CTS No. 2878-A admeasuring 4960.20 sq. mtrs. within the limits of Kalyan Dombivli Municipal Corporation belonging to Shri Gautam U. Divadkar, Sau. Shilpa Ajay Varde and Sau. Sharmila Vinay Telang for construction of Building No. 2 to be constructed as per building commencement certificate granted by Kalyan Dombivli Municipal Corporation bearing No. KDMP/NRV/BP/KV/2012-13/357/197 dated 25.10.2013 and the said portion of land is bounded as follows:

On or towards East	:	Garden Reservation area
On or towards West	:	Property retained by G.U.Divadkar
On or towards North	:	Adjacent CTS Nos. 2872, 2883-B
On or towards South	:	Adjacent CTS Nos. 2878-B, 2882-B

Read :

1. Copy of Extract of Property Register Card.
2. Copy of Consent Terms dated 10.01.2001 filed in the High Court of Judicature at Bombay in Ordinary Civil Jurisdiction Suit No. 3534/97.
3. Copy of Decree passed on 15.01.2001 by the High Court of Judicature at Bombay in Ordinary Civil Jurisdiction Suit No. 3534/97 read with Deed of Confirmation dated 10.05.2011 registered at the office of Sub Registrar of Assurances at Mumbai-1 under serial No. 4158/2011 on 10.05.2011
4. Agreement dated 31.12.2012 made and executed between Shri Gautam U. Divadkar, Sau. Shilpa Ajay Varde and Sau. Sharmila Vinay Telang as owners and M/s Honest Infra as developers registered at the office of Sub Registrar of Assurances at Kalyan - 1 under serial No. 263/2013 on 10.01.2013
5. General Power of Attorney dated 10.01.2013 executed by Shri Gautam U. Divadkar, Sau. Shilpa Ajay Varde and Sau. Sharmila Vinay Telang in favour of M/s Honest Infra registered at the office of Sub Registrar of Assurances at Kalyan -1 under serial No. 17/2013.
6. Building permission granted by Kalyan Dombivli Municipal Corporation under No. KDMP /NRV /BP /KV /2012-13 /357 /197 dated 25.10.2013
7. Declaration executed by Shri Gautam U. Divadkar, Sau. Shilpa Ajay Varde and Sau. Sharmila Vinay Telang under the provisions of the Maharashtra Apartment Ownership Act, 1970 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 8773/2013 on 16.12.2013.

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8. Search Report dated 02.07.2010.
9. Search Report dated 04.12.2012.

On through the above documents, I am of the opinion that the title of the Owners to said property is clear and free from encumbrances and doubts.

It appears that by and under Agreement dated 31.12.2012 registered at the office of Sub Registrar of Assurances at Kalyan -1 under serial No. 263/2013 on 10.01.2013, the owners Shri Gautam U. Divadkar, Sau. Shilpa Ajay Varde and Sau. Sharmila Vinay Telang granted the said property to M/s Honest Infra and in pursuance thereof also granted Power of Attorney on 10.01.2013 and the same is registered at the office of Sub Registrar of Assurances at Kalyan -1 under serial No. 17/2013.

It further appears that the Kalyan Dombivli Municipal Corporation under their Building Commencement Certificate bearing No. KDMP /NRV /BP /KV /2012-13 /357 /197 dated 25.10.2013 have accorded the sanction of building plans.

It further appears that the owners Shri Gautam U. Divadkar, Sau. Shilpa Ajay Varde and Sau. Sharmila Vinay Telang with the intention to submit the property under the provisions of Maharashtra Ownership Act, 1970 executed and filed a Declaration under section 2 of the said Act and the same is registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 8773/2013 on 16.12.2013.

It further appears that the property register card bearing City Survey No. 2878-A reflects the tenure of the land as "C" which denotes that the said property is converted to non-agricultural assessment.

I have also perused the Search Reports taken at the office of Sub-Registrar of Assurances at Kalyan and the Search Reports does not reveal any entry which may fall in the category of encumbrances over the said property.

On perusal of the above documents, I am of the opinion that and I hereby certify that the title of the Owners to the said property is clear, marketable and free from encumbrances and doubts and on the strength of the powers and authorities vested in M/s Honest Infra and in accordance with the sanctioned plans and permissions and also further in terms of the Declaration executed under the section 2 of the provisions of Maharashtra Ownership Act, 1970, M/s Honest Infra is entitled to develop the said property and sell the flats in the building to be constructed on the said property to intending purchaser.

(S. D. JALLAWAR)
Advocate