

शैलेन्द्र द. जल्लावार

बी.कॉम., एल.एल.बी.

अडवोकेट हायकोर्ट

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

फोन : २३२२५२६, २३२७४४७

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Advocate High Court

105, Vikas Heights, Santoshmata Road, Kalyan (West).

Tel.: 2322526, 2327447

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Date : 28.06.2016

To
Satyam Builders,
Sole proprietary concern
001, B wing, Soham Heights,
Thangewadi, Kalyan

TITLE CERTIFICATE

Reg: All those pieces and parcels of land lying being and situate at village Chikanghar, Taluka Kalyan, District Thane within the limits of the Kalyan Dombivali Municipal Corporation bearing:

S. No.	H.No.	Area sq.mts	Owner
42A	13/part	167.22	Ramchandra alias Arvind Varak and two others
40	1/part	284.28	Gopal Babu Bhoir

(The Survey No. 42A Hissa No. 13/part is denoted by City Survey No. 8269 admeasuring 217.20 sq. meters and Survey No.40 Hissa No. 1/part is denoted by City Survey No. 8270 admeasuring 234 sq. meters)

Read:

1. Extracts of 7/12
2. Relevant Mutation Entries
3. Agreement for Sale dated 17.12.2009 between Ramchandra alias Arvind Parshuram Varak and others as the Owners and M/s. Satyam Builders as the Purchasers registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 9081/2009 on 18.12.2009.
4. Power of Attorney dated 17.12.2009 executed by Ramchandra alias Arvind Parshuram Varak and others in favour of M/s. Satyam Builders authenticated at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No.254/2009 on 18.12.2009.
5. Agreement for Sale dated 17.12.2009 between Gopal Babu Bhoir and others as the Owners and M/s. Satyam Builders as the Purchasers registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 9080/2009 on 18.12.2009.
6. Power of Attorney dated 17.12.2009 executed by Gopal Babu Bhoir and others in favour of M/s. Satyam Builders authenticated at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No.253/2009 on 18.12.2009.

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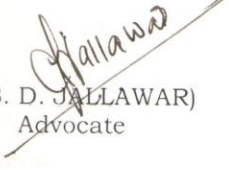
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7. Order issued by Dy.Inspector of Land Records, Kalyan bearing No. 7253/2015 dated 01.01.2016.
8. Property Register card bearing City Survey No. 8269 and 8270
9. Search Reports.

On going through the above documents it appears that the title of the Owners to their respective property is clear, marketable and free from encumbrances and doubts and I am of the opinion that the Owners are entitled to follow the procedure for submission of plans on aforesaid land or part thereof to the Kalyan Dombivali Municipal Corporation for approval and sanction as per the Development Control Rules.

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


(S. D. JALLAWAR)
Advocate