



Govind R. Nikam

गोविंद रा. निकम

ADVOCATE



Office : Ganesh Bhuvan, 1st Floor, Above Central Photo Studio, M. Ali Chowk, Station Road, Kalyan (W).

Resl. : 22, Radhakrishn, 4th Floor, Opp. D.N.C. School, Nandivall Road, Dombivli (E), 421 201.

M. : 93240 33661, 98921 28893, 92229 51699

Date -22/03/2013

CERTIFICATE OF TITLE

TO WHOM SO EVER IT MAY CONCERN

Re- All the pieces and parcels of Residential land admeasuring area 10240 sq. Mt. out of land bearing survey No. 155/2 (B) Part admeasuring area 1 Hecter 70 R, Survey No. 166/2 admeasuring area 55 Gunthas 9 R and survey No. 155/2 (A) Part admeasuring area 1 Hecter 28 R, situated at Mauje Titwala Taluka Kalyan Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation belonging to Mr. Shivraj Komal Singh.

On perusing the Search Report dated 04/09/2012 given by shri G.H. Jagtap Searcher for the last 30 years i.e. from 1983 to 2012 and examine & perusing the Documents of title pertaining to Revenue Records such as Extracts of 7/12, 6A, 8A, as well as going through the paper notices published in Daily Gaokari on 12/11/2012 issued notice calling for any claims, or objections from public.

The said land was purchased by Mr. Shivraj Komal Singh by registered sale deed dated 30/03/2010 from shri Dattatray Govind Khismatrao & others and became the owner of the said land.

After that, Mr. Shivraj Komal Singh as owner have entered in to registered development agreement with M/s Kuber Abhiraj Infra through Archana K. Mhatre vide registered document no. KLN/3 - 1222 /2013 dated 15/03/2013 to develop the said land towards the consideration mentioned in the said development agreement.



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transferred / granted irrevocable Development rights, title, Interest to develop the said land and sale thereof to M/s Kuber Abhiraj Infra through Archana K. Mhatre. And before entering into Development agreement to develop the said land, public Notice dated 12/11/2012 was issued and no objection or claim is received till date.

Under the circumstances in my opinion the title of the captioned property is clear and marketable. And Mr. Shivraj komal Singh has clear title of the above mentioned properties and M/s M/s Kuber Abhiraj Infra through Archana K. Mhatre has irrevocable rights to develop the said land by virtue of Development Agreement and Power of attorney dated 15/03/2013.

This Certificate of Title is issued under my signature on this 22/03/2013.

Mr. Govind Nikam

Govind Nikam
Advocate