शैलेन्द्र द. जल्लावार
बी.कॉम., एलएल.बी.
ॲडव्होकेट हायकोर्ट
१०५, विकास हाईटस्, संतोषीमाता रोड, कल्याण (प).
फोन : २३२२५२६, २३२७४४७
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Date : 14.06.2016

To
M/s Rudis Developers
11, Sai Niketan,
Plot No.9A, Sector 20
Navi Mumbai 410 210

TITLE CERTIFICATE

Reg: All those pieces and parcels of land lying, being and situate at Village Padale, Taluka Thane, District Thane bearing Survey No.30 Hissa No.2 admeasuring 1000 sq. meters and Survey No.30 Hissa No.3 admeasuring 1200 sq. meters within the limits of Thane Municipal Corporation belonging to Shri Motiram Mahadev Bhoir, Jitendra Motiram Bhoir, Ramchandra Motiram Bhoir.

READ:

1. Extracts of 7/12.
2. Relevant Mutation Entries.
3. Agreement dated 10.12.2013 made and executed between Shri Motiram Mahadev Bhoir, Jitendra Motiram Bhoir, Ramchandra Motiram Bhoir as Owners and M/s. Rudis Developers as the Purchasers registered at the office of Sub-Registrar of Assurances at Thane-5 under Serial No. 3050/2013.
4. General Power of Attorney dated 10.12.2013 executed by Shri Motiram Mahadev Bhoir, Jitendra Motiram Bhoir, Ramchandra Motiram Bhoir as Owners infavour of M/s. Rudis Developers as the Purchasers registered at the office of Sub-Registrar of Assurances at Thane-5 under Serial No. 3051/2013.
5. Letter issued by Collector, Thane bearing No. Mahasul/K-1/T-1/VINISHITI/SR-79/2005 dated 19.11.2015 to Thane Municipal Corporation
6. Permission granted by Thane Municipal Corporation under No. S11/0094/14/TMC/TDD/1783/16 dated 28.04.2016
7. Search Reports.

On going through the above referred documents I am of the opinion that the title of the owners to the abovesaid properties is clear and free from encumbrances.

I have also gone through the search reports taken at the office of Sub-Registrar of Assurances at Thane and the search report reveals that by and under Declaration cum Indemnity Bond dated 10.04.2015 registered under No. 4092/2015 at the office of Sub-regsitrar of Assurances at Thane-5, an area admeasuring 315.58 sq. meters is handed over / surrendered out of Survey No. 30/3 for 20 meters and 25 meter D.P.Road to Thane Municipal Corporation and except the above entry there appears no other entry which may fall in the category of encumbrances over the said property.

On perusal of the agreement and power of attorney it appears that M/s Rudis Developers are well and sufficiently entitled to develop the said property in accordance with the prevailing rules, regulations, laws and enactments.

(S. D. Jallawar)
Advocate