

शैलेन्द्र द. जल्लावार

बी.कॉम., एल.एल.बी.

ऑडोवोट हायरकोर्ट

१०५, विलास हाईट्स, संतोषीमता रोड, कल्याण (प).

फोन : २३२२५२६, २३२७४४७

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SHAIENDRA D. JALLAWAR

B.Com. LL.B.

Advocate High Court

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Date : 27.07.2015

J.P. Corp,

1, Soham Exotica,

Plot No. 69, Sector 21,

Kharghar, Navi Mumbai

through its partner

Shri Jayanti Premjibhai Patel

CERTIFICATE

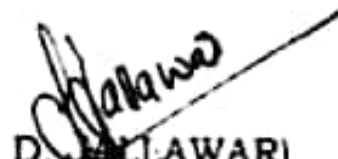
Reg: All that piece and parcel of land lying, being and situated at Village Pale, Taluka Ambarnath, District Thane, bearing Survey No. 68 Hissa No. 1/2 admeasuring 1 hectare 25 Area 0 Prati within the limits of Ambarnath Municipal Council belonging to M/s. J. P. Corp.

Read:

1. Extract of 7/12
2. Relevant Mutation Entries
3. Agreement for Sale dated 07.01.2015 between Rajiv Vasant Rao Joshi and others as the Owners and M/s. J.P. Corp, a partnership firm as the Purchaser registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial No. 268/2015.
4. Power of Attorney dated 07.01.2015 executed by Rajiv Vasant Rao Joshi and others as the Owners in favour of M/s. J.P. Corp, a partnership firm as the Purchaser registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial No. 269/2015.
5. Deed of Conveyance dated 02.06.2015 executed by Rajiv Vasant Rao Joshi and others as the Owners in favour of M/s. J.P. Corp, a partnership firm as the Purchaser registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial No. 4849/2015.
6. Search Report.

On going through the above documents it appears that the title of the respective Owners to their 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 Ambarnath Municipal Council 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 Ulhasnagar and the same does not reveal any entry, which may fall in the category of encumbrances over the said property.


(S. D. JALLAWAR)
Advocate