

Satish M. Supal

B. Com LL. B
Advocate High Court

Correspondence add : A Wing 303, Regency Tower Co.Op.Hsg. Society, Karnik Road, Near Holy Cross School, Kalyan (W.)-421 301

Date : 21.12.2013

To,
M/s. Avdhoot Enterprises,
3, Sai Pusp Apartment,
B wing, Titwala (E)

Reg: All that piece and parcel of land lying, being and situate at Village Manda, Taluka Kalyan, District Thane within the limits of the Kalyan Dombivli Municipal Corporation bearing Survey No. 58 Hissa No.8 admeasuring 1950 sq. metres belonging to M/s. Avdhoot Enterprises.

READ:

1. Extract of 7/12.
2. Relevant Mutation Entries.
3. Ceiling Order under the provisions of Section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976 bearing No. ULC/ULN/6(1)/SR-71/Manda dated 31.07.1991 granted by the Dy. Collector & Competent Authority, Ulhasnagar Urban Agglomeration, Thane.
4. Deed of Conveyance dated 18.06.2011 registered at the office of Sub registrar of Assurances at Kalyan under serial No. 6135/2011 made and executed between Shri Ashokkumar Krishnadatt Mishra and others as the Owners and M/s. Avdhoot Enterprises as the Purchaser.
5. Permission to use the land for non-agricultural purpose granted by the Collector, Thane bearing No. Mahsul / K-1 / T-7 / NAP /Manda/ Kalyan / SR - 26/2012 New 24/2013 dated 14.03.2013.
6. Building Commencement Certificate granted by the Kalyan Dombivli Municipal Corporation bearing No. KDMP / NRV / BP /KV - 2013-14/1 dated 06.11.2013
7. Search Reports.

I have investigated the title of the Owners to the above said property and 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 reasonable doubts and encumbrances and that in pursuance to the sanctioned plans and permissions the Owners are entitled to develop the said property.

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



Satish M. Supal	
Advocate	
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