

शैलेन्द्र द. जल्लावार

बी.कॉम., एलएल.बी.

अॅडवोकेट हायकोर्ट

१०५, विकास हाईट्स, संतोषीमाता 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 : 14.09.2016

To

M/s. Aashvi Developers
Partnership Firm
Shop No.1, Soham Axortica
Plot No. 69, Sector 21,
Kharghar, Navi Mumbai

Reg : All that piece and parcel of land lying, being and situate at Village Ambarnath, Taluka Ambarnath District Thane, bearing Survey No. 131, Hissa No. 1/B admeasuring 0 Hector 82 Are 0 Prati, Pot Kharaba 0 Hector 07 Are 0 Prati within the limits of the Ambarnath Municipal Council belonging to M/s. Aashvi Developers.

Read:

1. Extract of 7/12
2. Relevant Mutation Entries
3. Deed of Conveyance dated 26.10.2015 registered at the Office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial No.7824/2015 dated 26.10.2015 made and executed between Shri Vasudev Sitaram Patil and Others as the Owners and Vasatlal Damji Shah and others as the Confirming Party and M/s. Aashvi Developers as the Purchasers.
4. Building sanction and commencement cerfication under No. ANP / NRV / BP / 16-17/330 / 632-17 dated 14.06.2016.
5. Non-agricultural Order granted by the Collector, Thane under No. Mahasul / Kaksh - 1 / T-VII / NAP / SR - 165 / 81 dated 17.12.1991 along with latest N.A. Tax paid receipts
6. Village form No.2 issued by Talathi Saza Ambarnath along with Non-Agricultural Tax paid receipts
7. Search Report.

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

I have also gone through the search report 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.

On perusal of the above documents M/s Aashvi Developers in accordance with the sanctioned plans and permissions and as per the prevailing rules, regulations, laws and enactments are well and sufficiently entitled to develop the said property.


(S. D. JALLAWAR)
Advocate