

V. B. Ghodvaidya
B.Sc (Hons), D.A.M., L.L.M.
Advocate High Court

Off.: 105, Vikas Heights, Santoshimata Road, Kalyan (West). Tel.: 2322526, 2327447.
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To,

Date : 25.01.2013

M/s. Kohinoor Infra-Development,
Shop No. 97/98/99, Main Road,
Opp. New Era High School,
Furniture Bazar, Ulhasnagar-3

Reg : All those pieces and parcels of land lying, being and situate at village Chikhloi, Taluka Ambernath, District Thane, within the limits of the Ambernath Municipal Council bearing

Survey No.	Hissa No.	Area (sq.mtrs).	Area (H.R.P)
144	3	1500	0-15-0
143	6B	2330	0-23-3
140	3 (pt)	1800	0-18-0
140	2	5300	0-53-0
143	4	4450	0-44-5
142	5	720	0-07-2
Total →		16100	1-61-0

belonging to Madhu K. Achhra HUF, through its Karta Mr. Madhu Kachharam Achhra and others

Read:

1. Extracts of 7/12.
2. Relevant Mutation Entries.
3. Deed of Conveyance dated 18.07.2006 which is registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial No. 1712/2006 executed between Shri P. B. Panda as the Owner and Mr. Madhu K. Achhra HUF, through Karta Madhu Kachharam Achhra and others as the Purchaser in respect of property bearing Survey No. 144 Hissa No.3 admeasuring 1500 sq. metres
4. Deed of Conveyance dated 13.12.1999 which is registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial No. 1808/1999 executed between Shri Ajit Sadashiv Dalal and others as the Owner and Mr. Madhu K. Achhra HUF, through Karta Madhu Kachharam Achhra and others as the Purchaser in respect of property bearing Survey No. 143 Hissa No.6B admeasuring 2330 sq. metres

/I. B. Ghodvaidya

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5. Deed of Conveyance dated 29.12.1998 which is registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial No. 2980/1998 executed between Shri Bapu Dhondu Mane as the Owner and Mr. Madhu K. Achhra HUF, through Karta Madhu Kachharam Achhra and others as the Purchaser in respect of property bearing Survey No. 140 Hissa No.3(pt) admeasuring 1800 sq. metres.
6. Deed of Conveyance dated 19.06.1999 which is registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial no 1524/1999 executed between M/s. Balaji Enterprises as the Owner and Mr. Madhu K. Achhra HUF, through Karta Madhu Kachharam Achhra and others as the Purchaser in respect of property bearing Survey No. 140 Hissa No.2 admeasuring 5300 sq. metres.
7. Deed of Conveyance dated 23.04.1999 which is registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial No. 1036/1999 executed between Shri Narshimalu Bolbunda and others as the Owner and Mr. Madhu K. Achhra HUF, through Karta Madhu Kachharam Achhra and others as the Purchaser in respect of property bearing Survey No. 143 Hissa No.4 admeasuring 4450 sq. metres.
8. Deed of Conveyance dated 07.02.2012 which is registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial No. 694/2012 executed between Shri Ananta M. Bhoir and Smt. Manibai Dashrat Bhagat and Mr. Madhu K. Achhra HUF, through Karta Madhu Kachharam Achhra and others as the Purchaser in respect of property bearing Survey No. 142 Hissa No.5 admeasuring 720 sq. metres
9. Agreement dated 12.04.2012 registered at the office of Sub Registrar of Assurances at Ulhasnagar-3 under serial No.1951/2012 made and executed between the said Madhu K. Achhra and others as the Owners and M/s. Kohinoor Infra Development as the Developer.
10. Building Permission granted by the Ambarnath Municipal Council vide No. ANP/NRV/BP/12-13/325/2143-32 dated 06.07.2012.
11. Non-Agricultural Permission granted by the Collector, Thane under No. Mahsul / K-1 / T-14 / NAP / SR-(132/12) 182 / 12 dated 19.01.2013.
12. Search Report.

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On the perusal of the above mentioned documents it appears that Madhu K. Achhra HUF, through its Karta Mr. Madhu Kachharam Achhra and others have acquired the properties mentioned hereinabove under various deeds of conveyance as recited hereinabove.

It appears that by and under 12.04.2012 registered at the office of Sub Registrar of Assurances at Ulhasnagar-3 under serial No.1951/2012 made and executed between the said Madhu K. Achhra and others as the Owners and M/s. Kohinoor Infra Development as the Developer the said owners granted the development rights in respect of abovesaid properties to M/s. Kohinoor Infra Development.

It further appears that the necessary plans for construction of multi-storeyed buildings on said property is sanctioned by the Ambarnath Municipal Council under No.ANP/NRV/BP/12-13/325/2143-32 dated 06.07.2012 and the said property is also converted to non-agricultural assessment vide the order passed by the Collector Thane bearing No. Mahsul / K-1 / T-14 / NAP / SR-(132/12) 182 / 12 dated 19.01.2013.

The necessary search at the office to Sub-Registrar of Assurances at Kalyan has been taken and the search report does not reveal any entry, which may fall in the category of encumbrances over the said property.

On going through the above documents I am of the opinion and I certify that the title of the Owners to the said property is clear, marketable and free from encumbrances and doubts and in terms of the plans and permissions recited hereinabove M/s. Kohinoor Infra Development are well and sufficiently entitled to develop the said property and to sell the flats / units therein constructed to any intending purchasers.


(V B. Ghodvaidya)
Advocate