

पूणिमा एस. जल्लावार

बी.एससी, एलएल.बी.

अॅडवोकेट हायकोर्ट

१०५, विकास हाईट्स, संतोषीमाता रोड, कल्याण (प).

फोन : २३२२५२६, २३२७४४७

PURNIMA S. JALLAWAR

B.SC., LL.B.

Advocate High Court

105, Vikas Heights, Santoshimata Road, Kalyan (West).

Tel.: 2322526, 2327447

Date : 26.07.2017

To

M/s. **Shree Abhilasha Nirmiti**,

A/36, Patil Bhuvan,

N.S.B. Road, Mulund (West),

Mumbai – 400 080

TITLE CERTIFICATE

Reg: All those pieces and parcels of land lying, being and situate at village Mande, Taluka Kalyan, District Thane, within the limits of the Kalyan Dombivli Municipal Corporation bearing:

Survey No	Area sq.mtrs	Name of the Owners
172/6	2380	Gangaram K. Patel & Shantaben K. Patel
172/7	880	Hansaben S. Patel
172/5C	300	Hansaben S. Patel

Read:

- 1) Extracts of 7/12
- 2) Relevant Mutation Entries
- 3) Deed of Conveyance dated 25.02.2005 registered the office of Sub-Registrar of Assurances at Kalyan under serial No.1260/2005 between Smt. Ajijabegum Mubarakhussein Ansari and others as Owners and Shri Gangaram Khetshi Patel and Mrs. Shantaben Kantilal Patel as Purchasers in respect of Survey No. 172 Hissa No. 6 admeasuring 2380 sq. metres
- 4) Deed of Conveyance dated 25.02.2005 registered the office of Sub-Registrar of Assurances at Kalyan under serial No. 1262 / 2005 between Shri Izar Shamsuddin Pawale and others as Owners and Smt. Hansaben Shantilal Patel as purchasers in respect of Survey No. 172 Hissa No. 7 admeasuring 880.00 sq. metres and bearing Survey No. 172 Hissa No. 5C admeasuring 300 sq. metres
- 5) Deed of Partnership dated 17.08.2007 for carrying out the business in partnership in the firm's name and style as M/s. Shree Abhilasha Nirmiti with effect from 01.08.2007 read with Supplementary Deed of Partnership dated 11.06.2008
- 6) Building Commencement Certificate granted by the Kalyan Dombivli Municipal Corporation bearing No. KDMP/NRV/BP/KV/304-137 dated 01.10.2008 read with revised permission bearing No. KDMP/NRV/BP/KV/2013-14/ 110 dated 02.09.2013 which includes the sanction of transferable development rights to the extent of 913.60 sq.meters.
- 7) Non-Agricultural Order granted by the District Collector, Thane under order bearing No.Mahsul/K-1/T-7/NAP/SR – 170 / 2007 dated 24.04.2008 in respect of land bearing Survey No. 172/6 & 172/7 and Village Form No. II denoting that that land bearing Survey No.172/5C admeasuring 300 sq. metres is converted to non-agricultural use and N.A. tax receipts thereto.
- 8) Revised Building Commencement Certificate granted by the Kalyan Dombivli Municipal Corporation bearing No.KDMC/NRV/BP/KV/2013-14/110-05 dated 10.04.2017 which includes the transferable development right to the extent of 225 sq.metres.
- 9) Search Reports.

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On perusal of the above mentioned 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.

It further appears that the Owners Shri Gangaram Khetsi Patel, Smt. Shantaben Kantilal Patel and Smt. Hansaben Shantilal Patel along with Shri Virendra Shamji Patel, Shri Shantilal Khetshi Patel, Shri Vishal Laxman Patel, Shri Dharamshi Ratanshi Patel entered into deed of partnership on 17.08.2007 for carrying out the business in partnership in the firm's name and style as M/s. Shree Abhilasha Nirmity with effect from 01.08.2007 and accordingly the said Gangaram Khetsi Patel, Smt. Shantaben Kantilal Patel and Smt. Hansaben Shantilal Patel introduced the development rights in respect of their above self acquired property in the said Partnership Firm viz. M/s. Shree Abhilashha Nirmity and in pursuance thereof a Supplementary Deed of Partnership is executed to that effect on 11.06.2008 interalia confirming the above facts and accordingly the said firm is well and sufficiently entitled to the aforesaid three pieces and parcels of properties being land bearing Survey No. 172 Hissa No. 6 admeasuring 2380 sq. metres Survey No. 172 Hissa No. 7 admeasuring 880 sq. metres and Survey No.172 Hissa No.5C admeasuring 300 sq.metres in accordance with the sanctioned plans and permissions and to sell and dispose of the same to intending purchasers.

I have also gone through the search reports taken at the office of Sub-Registrar of Assurances at Kalyan by Shri G. H. Jagtap for the period from 1976 to 2005 and from 2005 to 2013 and from 2013 to 2017 and the search reports do not reveal any entry which may fall in the category of encumbrances over the said property.


(Purnima S. Jallawar)
Advocate