

## **K. R. NEMADE**

### **ADVOCATE HIGH COURT**

A-3, Ground Floor, Neelkanth Building, Behind Vaishali Theatre, Sarvodaya Nagar,  
Badlapur (W), Tal Ambarnath, Dist Thane.

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KRN-201/2016

Date: 24.06.2016

### **TITLE CERTIFICATE**

**Ref:- In respect piece and parcel of Plot of land bearing Plot No.13, Survey No. 7A, Hissa No. 4 part, area admg 501.66sq.mtrs and Plot No. 14 and 15, Survey No. 7A, Hissa No. 4 part, area admg 998.36sq.mtrs, lying and situated at Village Belavali, Taluka Ambarnath, Dist Thane within the Municipal Limits of the Kulgaon Badlapur Municipal Council as also within the Registration limits of the Sub-Registrar of Assurance, Ulhasnagar II and District Thane.**

We have been requested to carry out Search and give our opinion on the marketability of the Title of the above subject piece and parcel of land of property. For this purpose we have been provided with certain documents on Title and information.

Further, on the aforesaid basis, we have carried necessary search through our searcher viz, year 1987 to 2016, maintained in the office of Sub - of Assurance of Ulhasnagar.

We have examined the documents placed in our hands, as such, on the basis of the above our opinion is as under:-

Further Shri. Nikhil Chandra Som was the recorded owner of the piece and parcel of Plot of land bearing Plot No. 13, Survey No. 7A, Hissa No. 4 part and Plot No. 14 and 15, Survey No. 7A, Hissa No. 4 part, lying and situated at Village Belavali, Taluka Ambarnath, Dist Thane within the Municipal Limits of the Kulgaon Badlapur Municipal Council as also within the Registration limits of the Sub-Registrar of Assurance, Ulhasnagar II and District Thane, hereunder for the sake of brevity referred to as the "SAID PROPERTY".

  
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Further the said Mr. Nikhil Chandra Som through his C.A. Mrs. Pratibha J. Chakarvorty by an Agreement dated 24.05.1995, sold the piece and parcel of Plot of land bearing Plot No.13, Survey No. 7A, Hissa No. 4 part, area admg 548.64sq.mtrs i.e 600sq.yards, ( now on 7/12 extract it reflects 501.66sq.mtrs ) lying and situated at Village Belavali, Taluka Ambarnath, Dist Thane within the Municipal Limits of the Kulgaon Badlapur Municipal Council as also within the Registration limits of the Sub-Registrar of Assurance, Ulhasnagar II and District Thane to Ms. Shakuntala Chakarvorty, under serial No. 904/1995, since it was impound, it was Registered on 20.06.2008,

Further the said Mr.Nikhil Chandra Som through his C.A. Mrs. Pratibha J. Chakarvorty by an Agreement dated 12.05.1995, sold the piece and parcel of Plot of land bearing Plot No.14 and 15, Survey No. 7A, Hissa No. 4 part, area admg 1264sq.yards, ( now on 7/12 extract it reflects 998.36sq.mtrs) lying and situated at Village Belavali, Taluka Ambarnath, Dist Thane within the Municipal Limits of the Kulgaon Badlapur Municipal Council as also within the Registration limits of the Sub-Registrar of Assurance, Ulhasnagar II and District Thane to Ms. Shakuntala Chakarvorty, under serial No. 1324/1995, since it was impound, it was Registered on 17.05.2007.

Further the said Ms. Shakuntala Chakarvorty came into the records of the aforesaid property and latter on by an Development Agreement dated 29.04.2010, she for herself and on behalf of Mr. Subir Chakarvorty jointly granted the development rights of the said property in favour of M/s. Datar Construction through its proprietor Mr. Salim A. Shaikh, which is duly Registered on 29.04.2010, under serial No.4004/2010.

Further the said Ms. Shakuntala Chakarvorty also for herself and on behalf of Mr. Subir Chakarvorty, jointly in support of the said Development Agreement executed a Power of Attorney dated 29.04.2010, in favour of M/s. Datar Construction through its Proprietor Mr. Salim A. Shaikh, which is duly Registered on 29.04.2010, under serial No. 4005/2010.

Further the said M/s. Datar Construction for carrying out the construction of the proposed building upon the aforesaid property has applied accordance with plans and specifications to Kulgaon - Badlapur Municipal Council and Kulgaon - Badlapur Municipal Council vide its letter dated 06.05.2016, under serial No. K.B.N.P/NRV/B.P/3366-19, Uniqe No. 19, approved and sanctioned the plans and allotted the Commencement Certificate to them.

We have inspected all the relevant documents relating to the Title of the said property i.e piece and parcel of Plot of Plot of land bearing Plot No. 13, Survey No. 7A, Hissa No. 4 part, area admg 501.66sq.mtrs and Plot No. 14 and 15, Survey No. 7A, Hissa No. 4 part, area admg 998.36sq.mtrs, lying and

  
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situated at Village Belavali, Taluka Ambarnath, Dist Thane within the Municipal Limits of the Kulgaon Badlapur Municipal Council as also within the Registration limits of the Sub-Registrar of Assurance, Ulhasnagar II and District Thane.

We, hereby state and certify that, title of the owner of the Ms. Shakuntala Chakarvorty in respect of piece and parcel of Plot of land bearing Plot No. 13, Survey No. 7A, Hissa No. 4 part, area admg 501.66sq.mtrs and Plot No. 14 and 15, Survey No. 7A, Hissa No. 4 part, area admg 998.36sq.mtrs, lying and situated at Village Belavali, Taluka Ambarnath, Dist Thane within the Municipal Limits of the Kulgaon Badlapur Municipal Council as also within the Registration limits of the Sub-Registrar of Assurance, Ulhasnagar II and District Thane is clear, marketable and free from reasonable doubts and encumbrances.

We further certify that M/s. Datar Construction through its Proprietor, Mr. Salim A. Shaikh, have rights to develop and construct multi storied buildings on the aforesaid property in accordance with the plans to be sanctioned and to sale and transfer the premises/Flats/Shops therein to the prospective purchasers.

Your faithfully,  
K.R. Nemade

Advocate.

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