



NARENDRA P. JAIN

B.Com., LL.B

ADVOCATE

Dombivli Office :

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89, Empire Bldg., 2nd Floor, Dr. D. N. Road,
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Mob.: 9821339841

TITLE CERTIFICATE

To,

M/s. EKTA LAND DEVELOPERS
3, Shubhangi Darshan, Manpada Road,
Dombivli (E), District Thane 421201.

All those piece and parcel of Agriculture land lying, being and situate at village Kanchangaon, Taluka Kalyan, District Thane and within the limits of the Kalyan Dombivli Municipal Corporation bearing old Survey no. 86 New Survey no. 101 Hissa no. Pt (1,2,3), totally admeasuring about 10070sq.mtrs. as per records of village form No. 7/12

Read:

1. Extracts of 7/12
2. Relevant mutation entries
3. Development Agreement dated 28.12.2007 made and executed between Shri. Ramesh R. Mali & others as the Land Owners and M/s. Ekta Land Developers, Registered in the office of sub registrar at Kalyan - 4 on 09.01.2008 bearing Registration No.00171.
4. Power Of Attorney dated 28.12.2007 executed by the Land Owners Shri. Ramesh R. Mali & others as the Land Owners and M/s. Ekta Land Developers Registered in the office of sub registrar at Kalyan-4 on 09.01.2008 bearing Registration No.00172.
5. Search Report dt.16.04.2008, 16.04.2010, 15.06.2012 & 14.11.2017 issued by Shri G.H.Jagtap



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On going through the above documents I am of the opinion and I certify that the title of the Owners to their respective properties is clear, marketable and free from encumbrances and doubts.

M/s. Ekta Land Developers by and under the abovementioned Development Agreement and Power of Attorney acquired the development rights of abovementioned property and in pursuance to the powers and authorities vested under the said agreement they are entitled to get the plans sanctioned from Kalyan Dombivli Municipal Corporation and are entitled to convert the use for Non-Agriculture purpose.

The necessary search at the office to Sub - Registrar Assurances at Kalyan has been taken by Shri G. H. Jagtap and the same does not reveal any entry which falls in the category of encumbrances over the said property except the entry of Indemnity bond of 18meter DP road handover to KDMC from the said land.

On going through the above documents I am of the opinion that in terms of the Development agreement and Power of Attorney and after obtaining plans and permissions sanctioned M/s. Ekta Land Developers are well and sufficiently develop the abovementioned property and to sell the flats/ units therein constructed to any intending purchasers.

Date : 28.12.2017

(Narendra P. Jain)
Advocate