

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

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

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Date : 22.02.2017

To
M/s. Shrinath Developers
Matrubaug, Next to Kala Talao,
Near Telephone Exchange,
Agra Road, Kalyan (West),
partner Shri Vikas Narayan Virkar

TITLE CERTIFICATE

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

S.No. / H.No.	Plot no.	Area (sq.mts)	Owners
40/1/G	09	717.39	Shaila R. Koranne & 2 others
40/1/H	10	686.46	B. Vasanthkala & 3 others

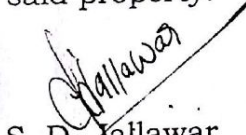
Read:


1. Extracts of 7/12
2. Relevant mutation entries
3. Village form No. 8A
4. Agreement for Sale dated 21.10.2016 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. KLN-1/10944/2016 made and executed by Smt. Shaila Ramchandra Koranne and others in favour of M/s Shrinath Developers in respect of Plot No.9.
5. Power of Attorney dated 21.10.2016 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. KLN-1/10945/2016 executed by Smt. Shaila Ramchandra Koranne and others in favour of M/s. Shrinath Developers in respect of Plot No.9.
6. Power of Attorney dated 17.02.2017 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. KLN-2/1323/2017 executed by Shri Vikas Narayan Virkar in favour of M/s Shrinath Developers in respect of Plot No.9.
7. Development Agreement and Power of Attorney both dated 31.12.2012 read with Deed of Correction dated 09.02.2017 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. KLN-2/2220/2013, KLN-2/2221/2013 and KLN-1/1526/2017 respectively made and executed by Mrs. Hema Shrirang Dokhale and Mr. Shrirang Nathuram Dokhale in favour of M/s Shrinath Developers in respect of 50% share in Plot No. 10.
8. Development Agreement and Power of Attorney both dated 02.11.2016 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. KLN-2/6800/2016 and KLN-2/6801/2016 made and executed by Mrs. B. Vasanthkala and Mr. B. Bhuvaneshwaran in favour of M/s Shrinath Developers in respect of 50% share in Plot No.10.

9. Agreement and Power of Attorney both dated 13.07.2015 read with Deed of Correction dated 09.02.2017 registered at the office of Sub-Registrar of Assurances at Kalyan-5 under serial No. KLN-5/4920/2015; KLN-5/4921/2015 and KLN-1/1528/2017 respectively made and executed between M/s GNP Enterprises as Transferor and M/s Shrinath Developers as Transferee in respect of transferable development rights to the extent of 1123 sq. meters
10. Interim sanction of plans granted by the Kalyan Dombivali Municipal Corporation under No. KDMP / NRV / KV / 2014-15/17 dated 27.05.2014.
11. Letter bearing No. Mahsul / K-1 / T-7 / Vinishchiti / SR - 56 / 2015 dated 23.02.2016 issued by Collector, Thane
12. Revised building permission granted by the Kalyan Dombivali Municipal Corporation under No. KDMP / NRV / BP / KV / 2014-15/17 dated 21.06.2016
13. Search reports

I have investigated the title of the owners to the above said property and I am of the opinion that the title of the owners to their respective properties is clear, marketable and free from encumbrances and doubts and in terms of the agreements, power of attorneys and incidental writings thereto, M/s. Shrinath Developers are well and sufficiently entitled to develop the said property in accordance with the sanctioned plans and permissions.

I have also gone through the search reports taken at the office of Sub-Registrar of Assurances at Kalyan and the same does not reveal any entry, which may fall in the category of encumbrances over the said property.


S. D. Jallawar
Advocate


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