

शैलेन्द्र द. जल्लावार
बी.कॉम., एलएल. बी.
अॅडवोकेट हायकोर्ट
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 (W)
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Date: 26.03.2018

To
M/s. VPA Developers
Matrubaug, First Floor,
Kala Talav, Near Telephone Exchange,
Ganpati Chowk, Kalyan (West),

TITLE CERTIFICATE

Reg: All that portion of land admeasuring **3305 sq. metres** for construction of buildings in Plot **B-1** forming a part of Plot B out of land admeasuring 12380 sq. metres comprised in Survey No. 70 Hissa No. 1/1 totally admeasuring 13180 sq.metres lying, being and situate at Village Wadeghar, Taluka Kalyan, Dist Thane within the limits of the Kalyan Dombivli Municipal Corporation comprised belonging to M/s VPA Developers.

Read :

1. Extract of 7/12.
2. Relevant Mutation entries.
3. Agreement for Sale dated 17.04.2008 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under Serial No. 2985/2008 dated 17.04.2008 made and executed between Smt. Indubai Dunda Patil and others as the owners, Smt. Kalibai Ramesh Konkar and others as the Confirming Party and M/s. VPA Developers as the Purchaser in respect of Survey No. 70/1/1.
4. Deed of Confirmation dated 01.08.2008 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 5924 / 2008 executed by Sau. Manisha Balaram Patil in favour of M/s. VPA Developers in respect of Survey No. 70/1/1.
5. Deed of Confirmation dated 22.08.2008 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.6452 / 2008 on 25.08.2008 executed by Shri Subhash Laxman Mirkute in favour of M/s. VPA Developers in respect of Survey No. 70/1/1.
6. Deed of Confirmation dated 03.12.2008 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.8840/2008 on 04.12.2008 executed by Sau. Jijabai Ramesh Dalvi in favour of M/s. VPA Developers in respect of Survey No. 70/1/1.
7. Non-Agricultural order granted by the Collector, Thane bearing No. Mahasul/ K-1 / T-7 / NAP / SR-346/2008 dated 28.01.2009.



8. Deed of Confirmation dated 05.03.2009 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.1521/2009 on 05.03.2009 executed by Smt. Gunjabai Vishnu Mirkute in favour of M/s. VPA Developers in respect of Survey No. 70/1/1.
9. Building Commencement Certificate granted by the Kalyan Dombivli Municipal Corporation under no. KDMP / NRV / BP / KV / 613-224 dated 21.12.2009 in respect of Survey No. 70/1/1.
10. Deed of Conveyance dated 03.02.2010 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 1522/2010 made and executed between Smt. Indubai Dunda Patil and others as the owners and M/s. VPA Developers as the Purchaser read with a Deed of Correction dated 22.06.2013 and registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 4960/2013 in respect of Survey No. 70/1/1.
11. Deed of Conveyance dated 18.12.2013 registered at the office of Sub-Registrar of Assurances under serial No. 9110/2013 made and executed between Shri Gajanan Kalu Dalvi and Others as the owners and M/s. VPA Developers as the Purchaser in respect of Survey No. 88/1.
12. Deed of Conveyance dated 18.12.2013 registered at the office of Sub-Registrar of Assurances under serial No. 9111/2013 made and executed between Smt.Indubai Dunda Patil and Shri Vasudev Dunda Patil as the owners and M/s. VPA Developers as the Purchaser in respect of Survey No. 88/1.
13. Non-Agricultural order granted by the Collector, Thane bearing No. Mahaul / K-1 / T-7 / NAP / Wadeghar - Kalyan /SR-39/12(New)160/2013 dated 19.09.2013 in respect of Survey No.70/1/1 & 88/1.
14. Revised Building Commencement Certificate granted by the Kalyan Dombivli Municipal Corporation under no. KDMP / NRV / BP / KV / 2012 / 13 / 275 / 230 dated 03.12.2015 in respect of Survey No. 70/1/1 and 88/1.
15. Building Commencement Certificate granted by the Kalyan Dombivli Municipal Corporation under No. KDMP / NRV / BP / KV / 2012-13 / 275 /208 dated 17.03.2018 in respect of buildings in Plot B-1 admeasuring 3305 forming a part of Plot "B".
16. Title Certificate dated 07.12.2017 issued by Adv. Kavita S. Shah with search report dated 13.06.2017 in respect of the Transferable Development Rights to the extent of 799.13 sq. metres arising out of property bearing Survey No. 10 Hissa No. 5 of Village Galegaon, Taluka Kalyan, District Thane.



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अॅडव्होकेट हायकोर्ट

०५, विकास हाईटस्, संतोषीमाता रोड, कल्याण (प).

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17. Title Certificate dated 01.12.2017 issued by Adv. Hemant Patil along with search report dated 30.11.2017 in respect of the Transferable Development Rights to the extent of 734.67 sq. metres arising out of property bearing Survey No. 56/4, 58/7, 60/3, 60/6 and 61/7 of Village Chikanghar, Taluka Kalyan, District Thane.

18. Search Reports

I have investigated the title of the Owners M/s. VPA Developers to the above said property and I am of the opinion that the title of the owners to the said property is clear, marketable and free from encumbrances and doubts and in terms of the sanctioned plans and permissions, M/s. VPA Developers are well and sufficiently entitled to develop the buildings on all that land forming a portion out of Plot No.B-1 admeasuring 3305 sq. meters out of 12380 sq. meters comprised in Survey No. 70/1/1 totally admeasuring 13180 sq. meters lying, being and situate at Village Wadeghar, Taluka Kalyan, District Thane within the limits of the Kalyan Dombivli Municipal Corporation in accordance with the sanctioned plans, permissions, approvals which includes the floor space index of the area affected by road and garden.

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