



K. T. JAIN

B.Com., LL.B.

Advocate High Court

Office & Corr. : 1st Floor, Swamiraj Apartment, Rambaug Lane No. 4, Near Gurudwara, Kalyan (W.) Mobile : 9820484898
Email - advktjain@gmail.com

Ref. No. :

Date : 29/7/17

TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Re:- All that piece and parcel of land bearing Survey no. 158, Hissa no. 9 Part, adm. 1H-25R-0P, lying, being and situate at Village Kamatghar, Tal Bhiwandi, Dist. Thane within the limits of Bhiwandi Nizampur City Municipal Corporation.

I have perused the following documents in respect of the abovementioned property:

1. 7 x 12 Extract.
2. Mutation entries.
3. Release Deed dated 06th June 2012, made and entered between Smt. Hirubai Balu Patil and Smt. Radhabai Dattu Patil as Releasor and Shri Dinesh Madhukar Tare / Patil and others as Releasee, registered in the office of Sub-Registrar of Assurances, Bhiwandi at serial no. 4593.
4. Development Agreement dated 31st December 2012, made and entered between Shri Dinesh Madhukar Tare / Patil and others as owners and Wadhwa Buildcon Pvt. Ltd. as Developers, registered in the office of Sub-Registrar of Assurances, Bhiwandi -1 at serial no. 504 on 17/01/2013.
5. Power of Attorney dated 17th January 2013, executed by Shri Dinesh Madhukar Tare / Patil and others in favour of Directors of Wadhwa Buildcon Pvt. Ltd., registered in the office of Sub-Registrar of Assurances, Bhiwandi-1 at serial no. 505 on even date.
6. Certificate dated 26/11/2014, issued by Ministry of Corporate Affairs, Government of India.
7. Letter dated 20/05/2016, issued by Tehsildar Bhiwnadi.
8. Building permission dated 04/07/2016 bearing No. भिनिशमनपा/नगररचना/बा.प्र.क्र.२९/२०१४-२०१५/८३९, issued by Bhiwandi Nizampur City Municipal Corporation.
9. Search Report dated 29/07/2017 issued by Adv. Hanuman N. Bhoir.

INVESTIGATION OF TITLE

From the perusal of the aforesaid documents, it appears that Shri Dinesh Madhukar Tare / Patil and others are the owners of all that piece and parcel of land bearing Survey no. 158, Hissa no. 9 Part, adm. 1H-25R-0P, lying, being and situate at Village Kamatghar, Tal Bhiwandi, Dist. Thane within the limits of Bhiwandi Nizampur City Municipal Corporation [herein after for the sake of brevity called and referred as the Said property].

It appears that one Smt. Mani A. Balu Tare was absolutely seized and possessed of the said property.

It appears that Mani A. Balu Tare died intestate on 14/05/2011, leaving behind her Shri Dinesh Madhukar Tare / Patil and others as her only legal heirs.

It appears that vide mutation entry no. 5770, the names of Shri Dinesh Madhukar Tare / Patil and others were mutated in the record of rights as owners.

It appears that by and under Release Deed dated 06th June 2012, registered in the office of Sub-Registrar of Assurances, Bhiwandi at serial no. 4593, Smt. Hirubai Balu Patil and Smt. Radhabai Dattu Patil have released, relinquished their right, title and interest in respect of the said property in favour of Shri Dinesh Madhukar Tare / Patil and others.

It appears that vide mutation entry no. 5838, the names of Smt. Hirubai Balu Patil and Smt. Radhabai Dattu Patil were deleted from the record of rights.

It appears that by and under Development Agreement dated 31st December 2012, registered in the office of Sub-Registrar of Assurances, Bhiwandi -1 at serial no. 504 on 17/01/2013, Shri Dinesh Madhukar Tare / Patil and others have granted development rights in respect of the said property unto Wadhwa Buildcon Pvt. Ltd. on the terms, conditions and consideration mentioned therein.

It appears that in pursuant to the aforesaid Development Agreement dated 31/12/2012, Shri Dinesh Madhukar Tare / Patil and others have executed a Power of Attorney dated 17th January 2013, in favour of Directors of Wadhwa Buildcon Pvt. Ltd.. The said Power of Attorney is duly registered in the office of Sub-Registrar of Assurances, Bhiwandi-1 at serial no. 505 on even date.



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It appears that the Ministry of Corporate Affairs, Government of India, vide its Certificate dated 26/11/2014 was pleased to issue certificate of registration of conversion from Wadhwa Buildcon Pvt. Ltd. to Wadhwa Buildcon LLP.

It appears that the said property is Occupants Class -1 and hence the Tehsildar, Kalyan vide his letter dated 20/05/2016 was pleased to inform the Assistant Director Town Planning, Bhiwandi Nizampur City Municipal Corporation that the said property is of Occupants Class -1 and hence granted permission on the terms and conditions mentioned therein.

It appears that the Bhiwandi Nizampur City Municipal Corporation has issued Building permission dated 04/07/2016 bearing No. भिनिशमनपा / नगररचना / बा.प्र.क्र. २९ / २०१४-२०१५ / ८३९ for carrying out construction on the said property.

I am of the opinion that title of the owner in respect of the captioned property is clear, marketable and free reasonable doubts and encumbrances and Wadhwa Buildcon LLP are entitled to carryout construction on the said property as per the plans approved and sanctioned by Bhiwandi Nizampur City Municipal Corporation.

On the perusal of the Search Report I have not come across any registered encumbrances from the captioned property.

Adv. K.T. Jain