



# K. T. JAIN

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Advocate High Court

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Ref. No. :

Date : 24/05/2014


## TITLE CERTIFICATE TO WHOMSOEVER IT MAY CONCERN

Ref:- All those pieces and parcels of land, lying, being and situate at Village Tisgaon, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, Registration District Thane, Sub-Registration District Kalyan bearing:

Sr. No.	Particulars	Area in Sq. Mtrs.
1.	4263	42.8
2.	4264	21.7
3.	4265	24.4
4.	4266	27.1
5.	4267	580.6
6.	4268	144.4
7.	4269	16.1
8.	4270	16.1
9.	4271	25.2
10.	4272	23.1
11.	4273	23.1
12.	4274	23.1
13.	4275	23.1
14.	4276	25.2
	Total	1016

I have perused the following documents in respect of the above mentioned property: -

1. Property Cards.
2. Order dated 10<sup>th</sup> September 2013 issued by District Inspector of Land Records, Thane.
3. Order dated 19<sup>th</sup> May 2014, issued by Dy. Inspector of Land Records,

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4. Development Agreement dated 17<sup>th</sup> April 2015, made and entered between Shri Waman Kanhu (Kanha) Gaikwad as owner and M/s Laxmi Developers, as Developers, registered in the office of Sub-Registrar of Assurances, Kalyan-2 at serial no. 2968.
  5. Irrevocable General Power of Attorney dated 17<sup>th</sup> April 2015, executed by Shri Waman Kanhu (Kanha) Gaikwad in favour of partners of M/s. Laxmi Developers, registered in the office of Sub-Registrar of Assurances, Kalyan-2 at serial no. 2969.
  6. Search reports dated 09/11/2012 & 24/05/2016, issued by Shri G.H. Jagtap.

#### **INVESTIGATION OF TITLE**

From the perusal of the aforesaid documents, it appears that Shri Waman Kanhu (Kanha) Gaikwad (hereinafter referred as the "owner") are seized and possessed of otherwise and well and sufficiently entitled to all those pieces and parcels of land bearing City Survey no. 4263, adm. 42.8 Sq. Mtrs., City Survey no. 4264, adm. 21.7 Sq. Mtrs., City Survey no. 4265, adm. 24.4 Sq. Mtrs., City Survey no. 4266, adm. 27.1 Sq. Mtrs., City Survey no. 4267, adm. 580.6 Sq. Mtrs., City Survey no. 4268, adm. 144.4 Sq. Mtrs., City Survey no. 4269, adm. 16.1 Sq. Mtrs., City Survey no. 4270, adm. 16.1 Sq. Mtrs., City Survey no. 4271, adm. 25.2 Sq. Mtrs., City Survey no. 4272, adm. 23.1 Sq. Mtrs., City Survey no. 4273, adm. 23.1 Sq. Mtrs., City Survey no. 4274, adm. 23.1 Sq. Mtrs., City Survey no. 4275, adm. 23.1 Sq. Mtrs., City Survey no. 4276, adm. 25.2 Sq. Mtrs., totally adm. 1016 Sq. Mtrs. lying, being and situate at Village Tisgaon, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, registration District Thane, Sub-registration District Kalyan [hereinafter called and referred as "Said Property"].

It appears that the names of Janu, Manya, Dharma, Motiram were mistakenly recorded on the property cards and hence Shri Waman Kanhu (Kanha) Gaikwad has filed an appeal bearing S.R. no. 757/2013, before the District Inspector of Land Records, Thane for deleting the names of Janu, Manya, Dharma, Motiram from the property cards.

It appears that the District Superintendent of Land Records, Thane, vide his order bearing outward no. भु. तिसगांव/अपील/एस.आर. ७५७/२०१३/२०७६, dated 10/09/2013, was pleased to partly allow the said appeal and direct the Dy. Inspector of Land Records, Kalyan to look in to the matter by conducting re-



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It appears that as directed by District Superintendent of Land Records, the Dy. Superintendent of Land Records, Kalyan, after holding enquiry passed an order bearing तिसगांव/फेरचौकशी/एस.आर.७५७/२०१४, dated 19/5/2014, ordered to delete the names of Janu, Manya, Dharma, Motiram from the property cards of the said property and vide mutation entry no. 19, the names of Janu, Manya, Dharma, Motiram were deleted from the property cards.

It appears that by and under Development Agreement dated 17<sup>th</sup> April 2015, registered in the office of Sub-Registrar of Assurances, Kalyan-2 at serial no. 2968, Shri Waman Kanhu (Kanha) Gaikwad has agreed to grant development rights in respect of the said property unto M/s Laxmi Developers on the terms, conditions & consideration mentioned therein.

It appears that in pursuant to the aforesaid Development Agreement dated 17/04/2015, Shri Waman Kanhu (Kanha) Gaikwad has executed a Power of Attorney dated 17<sup>th</sup> April 2015, in favour of partners of M/s Laxmi Developers, to do all acts, deeds and things set out therein. The said Power of attorney is registered in the office of Sub-Registrar of Assurances, Kalyan-2 at serial no. 2969.

By the aforesaid Development Agreement and Power of Attorney, M/s Laxmi Developers has acquired the development rights to carry out construction on the said property by obtaining necessary permission from concerned authorities.

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.

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

Adv. K.T. Jain

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