

**निलेश श. पाटील**

बी.कॉम., एल्.एल.एस्., बी.टी.एम्.

**अधिवक्ता उच्च न्यायालय**

पहिला मजला, ०७, सिद्धीविनायक संकुल, ओक बाग,

शिवाजी पथ, कल्याण (प.) - ४२१ ३०१.

दूरध्वनी - २३१४ ३१३ प्रमणध्वनी : ९८२०६ १४८६६

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**NILESH S. PATIL**

B.Com., LL.M., D.T.M.

**ADVOCATE HIGH COURT**

FIRST FLOOR, 07, SIDDHIVINAYAK SANKUL,

NEAR OAK BAUG, SHIVAJI PATH,

KALYAN (W) - 421 301.

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Date : 25/07/2011

To,  
M/s. Maruti Construction,  
C/o. Royal Marbles, Opp. Bk No. 1138,  
Opp. Radhaswami Satsang Hall,  
Kalyan Ambernath Road, Follower Lane Chowk,  
Ulhasnagar – 421 003  
District Thane.

### CERTIFICATE

**Reg:** All those pieces or parcels of land lying, being and situate at Village Vadavali, Taluka Kalyan, District Thane bearing

Survey No.	Hissa No.	Area (Sq. Meters)
25	22 (part)	10600 out of 16600
26	1	7850
26	3/2	1310
29	3	2800

within the limits of the Kalyan Dombivli Municipal Corporation belonging to Smt. Chandibai Dharma Patil and others.

### Read :

1. Extracts of 7/12.
2. Relevant Mutation Entries.
3. Order passed under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 bearing No. ULC / ULN / 6(1) / SR-21 / Vadavali dated 07/12/2004.
4. Re-grant Order passed under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 bearing No. ULC/ULN/6(1)/SR-21/Vadavali dated 25/08/2010.
5. Agreement for Sale dated 01/09/2009, registered at the office of Sub-Registrar of Assurances at Kalyan-2 under Serial No. 5916/2009 executed between Smt. Chandibai Dharma Patil and others as the Owners and M/s. Maruti Construction, a partnership firm as the Purchaser.

*(Signature)*




6. Power of Attorney dated 01/09/2009, registered at the office of Sub-Registrar of Assurances at Kalyan-2 under Serial No. 162/2009 executed between Smt. Chandibai Dharma Patil and others as the Owners and M/s. Maruti Construction, a partnership firm as the Purchaser.
7. Agreement for Development dated 14/01/2005, registered at the office of Sub-Registrar of Assurances at Kalyan-2 by executing Deed of Confirmation dated 01/09/2009 under Serial No. 5917/2009 executed between Smt. Chandibai Dharma Patil and others as the Owners and M/s. Maruti Construction, a partnership firm as the Developers.
8. Power of Attorney dated 14/01/2005, registered at the office of Sub-Registrar of Assurances at Kalyan-2 under Serial No. 163/2009 dated 01/09/2009 registered executed between Smt. Chandibai Dharma Patil and others as the Owners and M/s. Maruti Construction, a partnership firm as the Purchaser.
9. Public Notice dated 04/02/2011 published in daily newspaper Sakal and Lokmat (Marathi).
10. 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 said properties is clear, marketable and free from encumbrances subject to the endorsement as appearing in the other right column on the extract of 7/12.

It is further state that the owners are entitled to follow the requisite procedure under law for submission of plans to the Kalyan Dombivli Municipal Corporation for approval and sanction.

I have also gone through the search report 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.

  
Nileshe S. Patil  
(Advocate)

