

शैलेन्द्र द. जल्लावार

बी.कॉम., एलएलबी.

अडवोकेट हायकोर्ट

१०५, विकास हाईट्स, संतोषीमाता रोड, कल्याण (प)
फोन : २३२२५२६, २३२७४४७
email : lawmen2011@yahoo.com

Shailendra D. Jallawar

B.Com., LL.B.,

Advocate High Court

105, Vikas Heights, Santoshimata Road, Kalyan (West)
- 1 -Tel. : 2322526, 2327447
email : lawmen2011@yahoo.com

Date : 28.02.2020

To

VHS Developers,

1st Floor, Matru Baug,
Near Shoe Mall, Agra Road,
Kalyan (West)-421301,

CERTIFICATE

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

CTS No.	Area (Sq.mtrs)
10720	283.80
10721	10.70
10722	36.40
10723	34.30
10724	34.30
10725	34.30
10726	36.40
Total →	470.20

belonging to Shri Madhav Murlidhar Khisti, Shri Murari Murlidhar Khisti, Mrs. Mangala Arun Naphade, Mrs. Jyoti Divakar Joshi and also bearing by Survey No. 77/2 (77/2A)), 77/3 (77/3(D)) and 77/4 (77/4(B)) totally admeasuring 560 sq. yards agreed to be developed by VHS Developers.

Read:

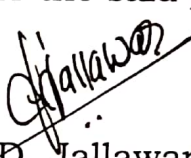
1. Deed of Conveyance dated 10.06.1959 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 929/1959 made and executed between Shri Sitram Narayan Nevalkar and Sau. Ushabai Sitram Nevalkar as Owners and Shri Murlidhar Purshottam Khisti as the Purchaser.
2. Extract of Village Form No. 7/12.
3. Relevant Mutation Entries.
4. Extract of Property Register Cards.
5. Non-Agricultural Order issued by the Asstt. Collector, Thana Division, Thane bearing No.NAP/SR – 28/64 dated 29.09.1964.
6. Building Commencement Certificate issued by Kalyan Dombivali Municipal Corporation under No.KDMP/NRV/BP/ DOM/2018-19/15/38 dated 07.06.2019.
7. Development Agreement dated 07.02.2020 between Shri Madhav Murlidhar Khisti and others as owners and VHS Developers as the Developers Registrar of Assurances at Kalyan-2 under serial No.2216/2020.

8. Power of Attorney dated 07.02.2020 executed by Shri Madhav Murlidhar Khisti and others in favour of VHS Developers as the Developers Registrar of Assurances at Kalyan-2 under serial No.2220/2020.

9. 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 the said property is clear, marketable and free from encumbrances and doubts and in terms of the agreement and power of attorney, M/s. VHS 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