



K. T. JAIN

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Advocate High Court

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Ref. No. :

Date : 28/07/2016

TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Ref : All that piece and parcel of Non agricultural land adm.1700Sq. Mtrs. out of property bearing New Survey No. 99, Hissa No.27(P), Old Survey no. 344, adm. 0H-32R-9P lying and being situated at Mouje Shivajinagar, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation.

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

1. 7 X 12 Extract.
2. IOD bearing outward no. KDMC/NRV/BP/DOM/40, dated 14/10/2011 issued by the Kalyan Dombivli Municipal Corporation.
3. N.A. Order dated 12/04/2012 bearing no. MAHSUL/K-1/T-7/NAP/SHIVAJINAGAR-KALYAN//SR-166/2011, issued by Collector Thane.
4. Development Agreement dated 22 December 2006, made and entered between Smt. Sonibai Raghunath Patil and Ors. as owner and Shri. Kashinath Ramji Patil and Shri Arun Ramji Patil as Developers registered in the office of sub- Registrar of Assurance, Kalyan-4 at serial no. 354 on 19/07/2007.
5. Power of Attorney dated 22nd December, 2006 executed by Smt.Sonibai Raghunath Patil and Ors. in favour of Shri. Kashinath Ramji Patil and Shri Arun Ramji Patil registered in the office Sub-registrar of Assurance, Kalyan -4 at serial no.355.
6. Development Agreement dated 22nd December 2006, made and entered between Shri. Kashinath Ramji Patil and Shri Arun Ramji Patil as assignor and M/s Radhika Enterprises as Developers, registered in the office of Sub-registrar of Assurances, Kalyan-4 at serial no. 356 on 19/01/2007.
7. Power of attorney dated 22/12/2006, executed by Shri. Kashinath Ramji Patil and Shri Arun Ramji Patil in favour of M/s Radhika Enterprises,

registered in the office of Sub-registrar of Assurances, Kalyan-4 at serial no. 357 on 19/01/2007.

8. Search Report dated 28/07/2016, Kalyan.

INVESTIGATION OF TITLE

From the perusal of the aforesaid documents, it appears that Smt. Sonibai Raghunath Patil and Ors. is the owner of all that piece and parcel of property bearing New Survey No. 99, Hissa No.27(P), Old Survey no. 344, adm. 0H-32R-9P lying and being situated at Mouje Shivajinagar, Taluka Kalyan, District Thane. within the limits KDMC, Registration Dist. Thane, Sub-registration dist, Kalyan [herein after for the sake of brevity called and referred as the entire property].

It appears that by and under Development Agreement dated 22nd December 2006, registered in the office of Sub-registrar of Assurances, Kalyan -4 at serial no. 354, Smt. Sonibai Raghunath Patil and others have granted development rights in respect of area adm. 1700 Sq. Mtrs. out of New Survey no. 99, Hissa no. 27(P), Old Survey no. 344, adm. 0H-32R-9P, lying being and situated at revenue Village Shivajinagar, Tal. Kalyan, Dist Thane, within the limits of Kalyan Dombivli Municipal Corporation, hereinafter for the sake of brevity called and referred to as the "Said Property " unto Shri Kashinath Ramji Patil and Shri Arjun Ramji Patil on the terms, conditions and consideration mentioned therein. It appears that in pursuant to the aforesaid development agreement dated: 22/12/2006 the owners have executed a power of attorney dated 22/12/2006 in favour of Shri. Kashinath Ramji Patil and Shri. Arun Ramji Patil to do all acts, deeds and things set out therein. The said power of attorney is registered in the office of Sub-registrar of assurance, Kalyan-4 at Serial no. 355.

It appears that by and under Development Agreement dated 22nd December 2006, registered in the office of Sub-registrar of Assurances, Kalyan -4 at serial no. 356, Shri Kashinath Ramji Patil and Shri Arjun Ramji Patil have assigned Development Rights in respect of the said property unto M/s Radhika Enterprises on the terms and conditions mentioned therein.

It further appears in pursuant to the aforesaid Development Agreement, Shri Kashinath Ramji Patil and Shri Arjun Ramji Patil have also executed a Power of attorney dated 22/12/2006, registered in the office of sub-registrar of

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assurances Kalyan -4 at serial no. 357, on 19/1/2007 in favour of partners of M/s Radhika Enterprises do all acts, deeds and things set out therein.

It appears that the Kalyan Dombivli Municipal Corporation was pleased to grant IOD bearing outward no. KDMC/NRV/BP/DOM/40, dated 14/10/2011 in respect of said property, on the terms and conditions mentioned therein .

It appears that the Collector, Thane vide his order bearing No. MAHSUL/K-1/T-7/NAP/SHIVAJINAGAR-KALYAN/SR-166/2011 dated 12/04/2012, was pleased to convert the use of the said property for Non-agricultural purpose.

I am of the opinion that title of the owners in respect of the said property is clear, marketable and free from reasonable doubts and encumbrances.

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

K.T. Jain, Advocate.

MEMORANDUM

100-100000

MEMORANDUM FOR THE DIRECTOR

DATE: 10/10/50
SUBJECT: [Illegible]

[Illegible text]

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[Illegible text]