

Ref.:

Title Certificate

Date	क ल न - ४
दस्त क्र.	५५७० / १६
	३३/६०

Shri. Vishwas Narottam Prabhu, Proprietor of M/s. Simran Infrastructure, Proprietorship firm, having its office at Simran Elegance, Ramnagar, Tandon Road, Dombivli (East) – 421 201., requested me to investigate title and issue Title Certificate in respect of Old Survey No. 21/9-Pt, New Survey No. 66/9-Pt, CTS No. 2685, 2686, 2687, 2688, 2689, 2690 and 2691 admeasuring 618 sq. yards equivalent to 531.3 sq mtrs lying and situated at Village Navi Dombivli, Taluka Kalyan and District Thane, within the local limits of Kalyan Municipal Corporation (hereinafter referred to as “the Property”).

Shri. Vishwas Narottam Prabhu, Proprietors of M/s. Simran Infrastructure, a Proprietorship firm, has provided following documents for investigation of Title.

1. Original Property Cards issued by City Surveyor, Dombivli
2. 7/12 extract & Mutation Entry No. 894
3. Society Registration Certificate
4. Approved plan by KDMC dated 31/07/2012
5. Development Agreement dated 27/06/2011
6. Power of Attorney dated 27/06/2011
7. Copy of IOD - Javak No. KDMC/NRV/BP/DOMBIVLI/2012/13/49 dated 31/07/2012
8. Commencement Certificate bearing No. Javak No. KDMC / NRV / BP / DOMBIVLI / 2012 / 13 / 49 / 16 dated 15/04/2014
9. Deeds of transfer of transferrable Development Rights (TDR) dated 06/04/2015.
10. Search Report dated 15/12/2015 taken by Mr. G. H. Jagtap-Searcher.

I have perused the above mentioned documents and Search Report taken by Mr. G. H. Jagtap-Searcher with the Office of the Sub-Registrar of Assurances, Kalyan-1 to 5 for the period of 30 years, i.e. 1986 - 2015 and Revenue Department and on the basis of documents provided to me, I have observed as under:-



Ref.:

Date :

1. M/s. Aradhana Co-op Hsg Society through its Chairman Himanshu Shivram Sarvare, Anil Kamalkant Kulkarni, Satish LaxmiNarayan Mahale & Members, Shri Raghunath Ganesh Navare, have purchased the said property by Krishna Shripad Nakhye on dated 22/07/1970 (hereinafter referred to as "Said Property" bearing Old Survey No. 21/9-Pt, New Survey No. 66/9-Pt, CTS No. 2685, 2686, 2687, 2688, 2689, 2690 and 2691 admeasuring 618 sq. yards equivalent to 531.3 sq mtrs). The names of said M/s. Aaradhana Co-Op Hsg Society have appeared on the 7/12 extract & Property Cards.
2. Various Flat holders in the building constructed on the above mentioned property have formed the Co-operative Housing Society in the name and style "Aaradhana Co-operative Housing Society Limited", under the Maharashtra Co-operative Societies Act, 1960 with Sub-Classification as Tenant Co-operative Housing Society under registration no. T.N.A. /KYN /H.S.G. /TC /721 /1970 (hereinafter referred to as "the Society").
3. The said Society consisting of ground floor & 2 upper floors have constructed as per the permission of The Dombivli Nagar Parishad. The name of the Society has recorded on the Property Cards bearing CTS No. 2685, 2686, 2687, 2688, 2689, 2690 and 2691 & 7/12 extract bearing Old Survey No. 21/9-Pt, New Survey No. 66/9-Pt, admeasuring 618 sq. yards equivalent to 531.3 sq mtrs, (hereinafter referred to as the "Said property").
4. The said Building in general and the R.C.C. framework in particular was in a weak and dilapidated condition and over the last more than 15 years, have been shown increasing signs of stress. With each passing year, the condition of the RCC framework had deteriorated, cracks were developed at several places, the steel reinforcements in the slabs, columns and beams had been exposed and become dilapidated. Due to dilapidated and chronic condition of the said Building, it is necessary to demolish the said Building and construct new building on the said Property to avoid loss of



Ref.:

Date :	क ल न - ४
दस्ता क्र.	१५७० /१६
	२५/१०

life of residents. The Society is desirous to redevelop the said Building and the said Property, the said Society was ready to entrust the development rights of the said Building and the said Property to M/s. Simran Infrastructure. The said Society has executed and registered the Development Agreement on 27th June, 2011 registered at the office of Sub-Registrar of Assurances, Kalyan under Sr. No. KLN-2/6886/2011 and granted development rights to M/s. Simran Infrastructure including rights to demolish the said Building and construct new building on the said Property, consisting ground + 6 floors which includes 12 flats & shops at ground floor. For permission to grant FSI, for the said construction M/s. Simran Infrastructure has purchased floating FSI, by its own expenditure on dated 29/01/2014 & 01/04/2014 and transfer the said TDR to & in favour of the said M/s. Aaradhana Co-operative Housing Society Ltd. Simultaneously with the registration of Development Agreement dated 27th June, 2011, the said Society has also executed a Power of Attorney in favour of the Proprietor of M/s Simran Infrastructure, on 27th June, 2011, granting the powers to do various acts, deeds, matters and things in respect of redevelopment of the said Property owned by M/s. Aaradhana Co-operative Housing Society Ltd.

5. I have also gone through the Search Report dated 15/12/2015 taken by Mr. G. H. Jagtap-Searcher, who has taken search of the Index II register pertaining to the period of 30 years from the year 1986 to the year 2015 kept at the office of the Sub – Registrar of Assurances at Kalyan-1 to 5. During the said period of 30 years, the transactions which have taken place as mentioned hereinabove are also referred therein. In the search report, it is evident that the Society is the owner of the said Property.
6. That, by virtue of Development Agreement dated 27th June, 2011, and the Power of attorney dated 27th June, 2011 in respect of redevelopment of the said Property, the Society has to be handed over possession of the said Property and the building thereon to M/s. Simran Infrastructure who



Ref.:

Date :

has obtained IOD - Javak No. KDMC/NRV/BP/DOMBIVLI/2012/13/49 dated 31/07/2012 and Commencement Certificate bearing No. Javak No. KDMC / NRV / BP / DOMBIVLI / 2012 / 13 / 49 / 16 dated 15/04/2014, M/s. **Simran Infrastructure** has absolute authority and full right to develop the said Property.

That, on the basis of the above said facts and on the basis of the documents placed before me, I hereby certify that **M/s. Aaradhana Co-operative Housing Society Limited** is the Owner of the said Property and the building thereon and the said Society's title to the said property is clear, marketable and free from any encumbrances charge and / or claim whatsoever.

I further certify that **M/s. Simran Infrastructure** has the absolute and is well and sufficiently entitled to develop the said Property and to construct the building/s thereon and the sale, the flat No. 12 & Shops at ground floor in proposed new building. That on the basis of the documents placed before me, I hereby certify that the title of **M/s Simran Infrastructure** is clear, marketable and free from any encumbrances charge and / or claim whatsoever.

Dated this 28th day of December, 2015

Place: Dombivli


Advocate. K P Mahajan

ADV. K.P. MAHAJAN

(B.A. L.L.B.)

Advocate High Court

Off : 202, 2nd Flr., Ishan Bldg. M.Phule Rd,
Dombivli (W) Mob: 9833428675

