

शैलेन्द्र द. जल्लावार

बी.कॉम., एल.एल.बी.

अॅडवोकेट हायकोर्ट

१०५, विकास हाईट्स, संतोषीमता रोड, कल्याण (प).

फोन : २३२२५२६, २३२७४४७

email : lawmen2011@yahoo.com

SHAIENDRA D. JALLAWAR

B.Com. LL.B.

Advocate High Court

105, Vikas Heights, Santoshimata Road, Kalyan (West).

Tel.: 2322526, 2327447

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Date : 25.05.2015

Shri Gopal Krishna Mali
Shri Chandrakant Krishna Mali
village Pisavli, Taluka Kalyan,
District Thane

TITLE CERTIFICATE

Reg: All that piece and parcel of non-agricultural land bearing Survey No.8 Hissa No.3 area admeasuring 6600 sq.meters also bearing corresponding City Survey No.132 admeasuring 6600 sq. meters as per city survey records lying, being and situate at village Netivli, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation belonging to Shri Gopal Krishna Mali and Shri Chandrakant Krishna Mali subject to land handed over to Kalyan Dombivli Municipal Corporation.

Read:

1. Extract of 7/12.
2. Relevant Mutation entries.
3. Non agricultural order issued by Collector, Thane issued under No. Mahasul / K-1 / T-7 / NAP / SR-132 / 2005 dated 20.02.2006.
4. Extract of Property Register Card.
5. Deed of Conveyance dated 02.12.2008 registered at the office of Sub Registrar of Assurances at Kalyan-2 under serial No. 9065 / 2008 on 02.12.2008 made and executed between Smt. Shantabai Vishnu Perne and others as the owners and the Shri Gopal Krishna Mali and Shri Chandrakant Krishna Mali as the Purchasers.
6. Declaration cum Indemnity Bond dated 07.05.2013 for an area admeasuring 297.05 sq. metres handed over to Kalyan Dombivli Municipal Corporation registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No.3640/2013.
7. Declaration cum Indemnity Bond dated 16.02.2015 for an area admeasuring 659 sq. metres handed over to Kalyan Dombivli Municipal Corporation registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No.1575/2015.
8. Building Commencement Certificate issued by the Kalyan Dombivli Municipal Corporation under No. KDMC / NRV / BP / KV / 2013-14/31 dated 13.05.2013 and further revised under No. KDMC / NRV / BP / KV / 2013-14 / 31 / 372 dated 23.03.2015.
9. Search Reports.

It appears from the above referred documents that by and under the Deed of Conveyance dated 02.12.2008 registered at the office of Sub Registrar of Assurances at Kalyan-2 under serial No. 9065 / 2008 on 02.12.2008 Smt. Shantabai Vishnu Perne and others as the owners sold and conveyed the above said property to Shri Gopal Krishna Mali and Shri Chandrakant Krishna Mali.

It also appears that the said property is converted to non agricultural tenure under the order of Collector, Thane issued under No. Mahasul / K-1 / T-7 / NAP / SR-132 / 2005 dated 20.02.2006 and that with the view to develop the above said property the Owners have obtained the necessary Building Commencement Certificate from the Kalyan Dombivali Municipal Corporation under No. KDMC / NRV / BP / KV / 2013-14/31 dated 13.05.2013 and further revised under No. KDMC / NRV / BP / KV / 2013-14 / 31 / 372 dated 23.03.2015.

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 except Declaration cum Indemnity Bond dated 07.05.2013 for an area admeasuring 297.05 sq. metres handed over to Kalyan Dombivali Municipal Corporation as well as a Declaration cum Indemnity Bond dated 16.02.2015 for an area admeasuring 659 sq. metres handed over to Kalyan Dombivali Municipal Corporation.

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 the Owners are well and sufficiently entitled to develop the said property in accordance with the sanctioned plans, permissions, approvals.

(S. D. Jallawar)
Advocate

गांव: नेतिवली

तारुका: कल २१००

गां. न. क्र. ७ व १२

भुमापन क्रमांक	भुमा. क. चा. उपविभाग	भु-वारण प्रकार	२ भोगवटादाराचे नांव ११० १११ २२९ ३०२ ३१० २०१ ०२०	खाते क्रमांक
५-३	३३९			कुळाचे नांव- रु. पेसे
शेताचे स्थानिक नांव	N.A.			
लागवड एकर गुंटे	हेक्टर आर प्रती	३०५०० कृपाणा मांकी		
योग्य क्षेत्र चौ. वार	ही. मिटर	०-६४-१		
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एकूण:	०-६४-१		
पो. ख. (लागवडीयोग्य नसलेले)			
वर्ग (अ)	०-०१-२		
वर्ग (ब)			
एकूण:	०-०१-२		
आकारणी	रु. पेसे		
जडी किंवा विशेष आकारणी			
एकूण:	१०-३१		
			

गां. न. क्र. १२ (पिकाची नोंदवही)

वर्ष	हंगाम	पिकाखालील क्षेत्र									पडीत व पिकास निरुपयोगी अशा जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	जमीन करणाराचे नांव	शेरा
		मिश्रपिकांचे एकूण क्षेत्र		घटक पिके व प्रत्येक व शिवाचे क्षेत्र			निर्भेळपिकाचे क्षेत्र								
		मिश्रपिकांचे संकेतांक	जलसिंचन	अजलसिंचन	पिकाचे नांव	जलसिंचन	अजल सिंचन	पिकाचे नांव	जलसिंचन	अजलसिंचन	स्वरूप	क्षेत्र			
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.			

अस्सल बरहुकुम खरी नक्कल सजू असे.

तारीख १५/११/२०१४

नल्लुडा राजा नेतिवली
ता. कल्याण, जि. ठाणे.