

शैलेन्द्र द. जल्लावार
बी.कॉन., पूर्वांशु.बी.
अॅडवोकेट हायकोर्ट
१०१, विकास हाईट्स, संतोषीनामा 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).
Tel.: 2322526, 2327447
email : lawmen2011@yahoo.com

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 Dombivali 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 Dombivali 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 Dombivali 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 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.
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 Perrie 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

गांधी: नेतृत्वात्

तात्त्विकः—१८२०१०

गां. न. क्र. ७ व १२

पुस्तकालय	पुस्तकालय	पुस्तकालय
८५	८५	८५
शैतानी स्थानिक नांद	N.A.	
लागवड	हेक्टर	आर प्रती
एकर गुंठे		
वोग्य क्षेत्र चौ.वार वो.मिट्ट	०-८८-	८८
एकूण:	०-८८-	८८
पो.खा (लगवडाईयोग्य नसलेले)		
वर्ग (अ)	०-०९-	२
वर्ग (ब)		
दकूण:	०-०९-	२
आकारणी	रु.	पैसे
जडी किंवा विशेष आकारणी		
दकूण:	१०	३९

खाते क्रपांक

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कळाचे नांव- रु.

शुतर अधिकार

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गां.न.क्र. १२ (यिकाची नोंदवाणी)

अस्सल बरहकम खरी चक्कल सुज अस्से,

तारीख १५/१२/२०१८ तितली जो नासिवला
ता. कल्याण, जि. ठाणे.