

**शैलेन्द्र द. जल्लावार**

B.Com., LL.B.,

**अडवोकेट हायकोर्ट**

१०५, विकास हाईट्स, संतोषीमाता रोड, कल्याण (प)  
फोन : २३२२५२६, २३२७४४७  
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**Shailendra D. Jallawar**

B.Com., LL.B.,

**Advocate High Court**

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Date : 23.01.2020

To  
M/s. Shree Swami Samarth Construction,  
through its sole proprietor  
Shri Kathod Dama Bhoir  
at and near Jai Jawan Vyayamshala,  
village Umbarde, Kalyan,

**TITLE CERTIFICATE**

**Reg:** All that portion of land admeasuring **1493** sq. metres lying, being and situated at vilalge Umbarde, Taluka Kalyan, District Thane comprising of area admeasuring 1459 sq. metres out of Survey No. 121 Hissa No. 1/4 and 34 sq. metres out of Survey No. 121 Hissa No. 1/5 being Plot No.A, together with the benefits of the sanctioned plans granted by the Kalyan Dombivali Municipal Corporation under revised sanction and building commencement certificate bearing No. KDMP / NRV / BP/ KV/ 2012-13/317/24 dated 25.04.2017 which includes the transferable development rights to the extent of 1157 sq. metres and further revised under No.KDMP / NRV / BP/ KV/ 2012-13/317/143 dated 15.01.2020 within the limits of the Kalyan Dombivali Municipal Corporation belonging to Shri Dama Rama Bhoir.

**Read:**


1. Extracts of 7/12.
2. Relevant Mutation Entries.
3. Development Agreement dated 23.01.2018 registered at the office Sub-Registrar of Assurances at Kalyan-1 under Serial No. 735/2018 on 24.01.2018 made and executed between Shri Dama Rama Bhoir and others as the Vendors and M/s. Shree Swami Samarth Construction a sole propriety firm, through its sole proprietor Shri Kathod Dama Bhoir as the Developer.
4. Power of Attorney dated 24.01.2018 registered at the office Sub-Registrar of Assurances at Kalyan-1 under Serial No. 736/2018 on 24.01.2018 executed by Shri Dama Rama Bhoir and others in favour of M/s. Shree Swami Samarth Construction a sole propriety firm, through its sole proprietor Shri Kathod Dama Bhoir.
5. Non-Agricultural Order granted by the Collector Thane under No. Mahasul / Kaksha-1/T-7/NAP/Umbarde – Kalyan / SR -146 /2013 dated 29.03.2014.
6. Building Permission granted by the Kalyan Dombivali Municipal Corporation under No. KDMP / NRV / BP/ KV/ 2012-13/317/24 dated 25.04.2017 which includes the transferable development rights to the extent of 1157 sq. metres and further revised under No.KDMP / NRV / BP/ KV/ 2012-13/317/143 dated 15.01.2020.
7. Search Report.

On going through the above documents submitted to me I am of the opinion that Shri Dama Rama Bhoir is the owner of the above captioned property.

It appears that by and under Development Agreement dated 23.01.2018 and Power of Attorney dated 24.01.2018, the said Shri Dama Rama Bhoir granted the said property for development to M/s. Shree Swami Samarth Construction a sole proprietary firm, through its sole proprietor Shri Kathod Dama Bhoir on the terms and conditions therein contained and M/s. Shree Swami Samarth Construction by and under the powers and authorities vested in him is well and sufficiently entitled to develop the captioned land admeasuring 1493 sq.meters in accordance with the sanctioned plans, permissions, approvals.

It appears that necessary Search Report at the office of sub-Registrar of Assurances at Kalyan has been taken in respect of the above properties and the said search reports does not reveal any entry which may fall in the category of encumbrances over the said property.

On the basis of my aforesaid investigation and the observations as above, I am of the opinion and I hereby certify that Shri Dama Rama Bhoir as the owner has a clear and marketable title to the said property and M/s. Shree Swami Samarth Construction is entitled to develop the said property in accordance with the sanctioned building plans as well as requisite permissions and clearances obtained from the concerned municipal, government and semi government authorities from time to time.

  
(S. D. Jallawar)  
Advocate