

It appears that by and under Development Agreement dated 13th November 2014, registered in the office of Sub-Registrar of Assurances, Kalyan -2 at serial no. 7574, on even date, Smt. Parvati Shankar Taware and 24 others have granted Development rights in respect of the said property unto M/s Gopal Krishna Developers on the terms, conditions and consideration mentioned therein.

It appears that in pursuant to the aforesaid Development Agreement dated 13/11/2014, Smt. Parvati Shankar Taware and 24 others have executed a Power of Attorney dated 13/11/2014, in favour of Partners of M/s Gopal Krishna Developers to do all acts, deeds and things set out therein. The said Power of attorney is duly registered in the office of Sub-Registrar of Assurances, Kalyan-2 at serial no. 7575.

By the aforesaid Development Agreement and Power of Attorney, M/s Gopal Krishna Developers have acquired the development rights to carry out construction on the said property on obtaining necessary permission from concerned authorities.

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

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



K.T. Jain, Advocate.



K. T. JAIN

B.Com., LL.B.

Advocate High Court

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Ref. No. :

Date : 02/06/2016

TITLE CERTIFICATE TO WHOMSOEVER IT MAY CONCERN

Re:- All that piece and parcel of land bearing Survey no. 2, Hissa no. 1B 1, adm. 0H-15R-0P (including Potkharaba adm. 0H-00R-5P), lying, being and situate at Village Netivali, Tal. Kalyan, Dist. Thane within the limits of Kalyan Dombivali Municipal Corporation.

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

1. 7 x 12 extract.
2. Relevant Mutation entries.
3. Development Agreement dated 13th November 2014, made and entered between Smt. Parvati Shankar Taware and 24 others as Owners and M/s Gopal Krishna Developers as Developers, registered in the office of Sub-Registrar of Assurances, Kalyan -2 at serial no. 7574, on even date.
4. Power of attorney dated 13th November 2014, executed by Smt. Parvati Shankar Taware and 24 others in favour of partners of M/s Gopal Krishna Developers, registered in the office of Sub-Registrar of Assurances, Kalyan -2 at serial no. 7575.
5. Search Report dated 02/06/2016 issued by Shri G.H. Jagtap.

INVESTIGATION OF TITLE

From the perusal of the aforesaid documents, it appears that Smt. Parvati Shankar Taware and 24 others are the owners of all that piece and parcel of land bearing Survey no. 2, Hissa no. 1B 1, adm. 0H-15R-0P (including Potkharaba adm. 0H-00R-5P), lying, being and situate at Village Netivali, Tal. Kalyan, Dist. Thane within the limits of Kalyan Dombivali Municipal Corporation [herein after for the sake of brevity called and referred as the Said property].