

It further appears that Dy. Collector and Competent Authority, Ulhasnagar Urban Agglomeration, Thane vide its order bearing No. ULC / ULN / 6(1) / SR-149 / Tisgaon dated 13th July, 2007, declared the said land as retainable land.

It appears that the SDO Thane vide its order dated 13/5/2010, was pleased to grant permission U/s 43 of the Bombay Tenancy and Agricultural Lands Act.

It appears that the Collector vide his order dated 12th August 2010, was pleased to convert the tenure of the said land for Non Agricultural purpose.

It appears that the Kalyan Dombivli Municipal Corporation has granted building permission and approved plans vide Commencement certificate bearing no. KDMC/ NRVI/ BF/ KV/ 477-224 dated 28th October 2010 for carrying out construction on the said property.

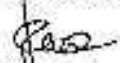
It appears that by and under Development Agreement dated 10th December, 2007, registered in the office of Sub-registrar of Assurances, Kalyan-2 on even date at serial no. 8749, Shri Sukir Tukaram Gaikwad has agreed to grant development rights in respect of the said property to M/s Gopal Krishna Developers and in pursuance of the said development agreement the owners had also executed power of attorney dated 10th December, 2007, registered in the office of Sub-registrar of Assurances, Kalyan-2 on even date at serial no. 8750, in favour of the partners of M/s Gopal Krishna Developers.

It further appears that Shri Prakash Sukir Gaikwad died intestate leaving behind him his wife Smt. Shoba Prakash Gaikwad and his minor daughter Kum Manali Prakash Gaikwad as the only legal heir in respect of the said property.

It further appears that Smt Shoba Prakash Gaikwad for self and natural guardian of Kum Manali Prakash Gaikwad have confirmed the Development Agreement dated 10th December, 2007 made by Shri Sukir Tukaram Gaikwad, by executing a Confirmation Deed dated 11th June, 2008, registered in the office of Sub-registrar of Assurances, Kalyan-2 on even date at serial no. 4845.

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 on the captioned property.


K.T. Jain, Advocate.

K. T. JAIN



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Email : advktjain@gmail.com

Date : 30/1/2011

Ref. No. :

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Ref:- All that piece and parcel of land bearing Survey No. 52, Hissa No. 2(P), measuring 0H 28R 0P, lying, being and situate at Revenue Village Tisgaon, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation.

I have perused the following documents in respect of the captioned property.

1. 7 X 12 Extract.
2. Order dated 29th April 2006 issued by Dy. Collector and Competent Authority Ulhasnagar Urban Agglomeration, Thane vide its order bearing No. DUC / ULN / 6(1) / SR-451 / Tisgaon.
3. N.A. permission dated 12th August 2010, issued by Collector Thane.
4. Commencement certificate dated 28/10/2010, issued by Kalyan Dombivli Municipal Corporation.
5. Development Agreement dated 16th January 2006, made and entered between Smt. Sonabai Shalik Galkwad and 5 others and M/s Gopal Krishna Developers registered in the office of Sub-registrar of Assurances, Kalyan -2 at serial no. 276 in respect of area adm. 1800 Mtrs., i.e. 0H 12R 0P out of the entire property.
6. Irrevocable Power of attorney dated 16th January 2006 executed by Smt. Sonabai Shalik Galkwad and 5 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. 277 on even date.
7. Development Agreement dated 23rd July 2006, made and entered between Smt. Sonabai Shalik Galkwad and 5 others and Shri Sameer Narendra Bhoir registered in the office of Sub-registrar of Assurances, Kalyan -2 at serial no. 4332 in respect of area adm. 1000 Mtrs., i.e. 0H 10R 0P out of the entire property.
8. Development agreement dated 31st May 2010, made and entered between Smt. Sonabai Shalik Galkwad and 5 others in confirmation with Shri Sameer Narendra Bhoir and M/s Gopal Krishna Developers, registered in the office of Sub-registrar of Assurances, Kalyan -2 at serial no. 4332 in respect of area adm. 1000 Mtrs., i.e. 0H 10R 0P out of the entire property.

9. Irrevocable Power of attorney dated 31st May 2010, executed by Smt. Sonabai Shalik Gaikwad and others in favour of partners of M/s Gopal Krishna Developers, registered in the office of Sub-registrar of Assurances, Kalyan -2 on even date at serial no. 5245.
10. Search Report dated 18th January, 2010 issued by Shri G H Jagtap.
11. Search Report dated 30/7/2011 issued by Adv. G. B. Divato.

INVESTIGATION OF TITLE

From the perusal of the aforesaid documents, it appears that Smt. Sonabai Shalik Gaikwad and others are the owners of land bearing Survey No. 52, Hissa No. 2(Pt), admeasuring 0H-28R-0P, lying, being and situate at Revenue Village Tisgaon, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation. [hereinafter called and referred as said property].

It further appears that by Collector and Competent Authority, Urban Nagar Urban Agglomeration, Thane vide its order bearing No. ULC / ULN / 6(1) / SR-151 / Tisgaon dated 20th April 2006, declared the said land as retainable land.

It appears that the Collector vide his order dated 12th August 2010, was pleased to convert the tenure of the said land for Non Agricultural purpose.

It appears that the Kalyan Dombivli Municipal Corporation has granted building permission and approved plans vide Commencement certificate bearing no. KOMCI NRVI BR/ KV/ 477-224 dated 23rd October 2010 for carrying out construction on the said property.

It further appears that by and under Development Agreement dated 16th January 2006, registered in the office of Sub-registrar of Assurances, Kalyan -2 at serial no. 276, Smt. Sonabai Shalik Gaikwad and 5 others have granted development rights in respect of area admt. 1200 Mtrs. i.e. 0H-10R-0P out of the said property unto M/s Gopal Krishna Developers.

It further appears that in pursuance to the aforesaid Development agreement dated 16th January 2006, Smt. Sonabai Shalik Gaikwad and 6 others have executed an Irrevocable Power of attorney dated 16th January 2006, registered in the office of Sub-registrar of Assurances, Kalyan -2 at serial no. 277 on even date in favour of partners of M/s Gopal Krishna Developers.

It appears that by and under Development Agreement dated 28th July 2006, registered in the office of Sub-registrar of Assurances, Kalyan -2 at serial no. 4832, Smt. Sonabai Shalik Gaikwad and 5 others have granted development rights in respect of area admt. 1000 Mtrs., i.e. 0H-10R-0P out of the said property unto Shri Sameer Narendra Bhoir.



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Date :

Ref. No. :

It appears that by and under Development agreement dated 31st May 2010, registered in the office of Sub-registrar of Assurances, Kalyan -2 at serial no. 5244, Smt. Sonabai Shalik Galkwad and 5 others in confirmation with Shri. Sameer Narendra Bhoir have assigned development rights in respect of area approx. 1000 Mtrs., i.e. CH-1CR-0P out of the said property unto M/s Gopal Krishna Developers.

It appears that in pursuance to the aforesaid Development agreement dated 31st May 2010, Smt. Sonabai Shalik Galkwad and 5 others have executed an Irrevocable Power of attorney dated 31st May 2010, registered in the office of Sub-registrar of Assurances, Kalyan -2 at serial no. 5245 on even date in favour of partners of M/s Gopal Krishna Developers.

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

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

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Ref. No. :

Date : 30/07/2011

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Ref:- All that piece and parcel of land bearing Survey no. 54, Hissa no.1(Pt.) admeasuring 0H-26R-3P including pot kharaba 0H-03R-5P, lying, being and situate at Revenue Village Tisgaon, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation.

I have perused the following documents in respect of the captioned property.

1. 7 X 12 Extracts.
2. N.A. permission dated 12th August 2010, issued by Collector Thane.
3. Commencement certificate dated 28/10/2010, issued by Kalyan Dombivli Municipal Corporation.
4. Release Deed dated 20th October, 2006 made and entered between Sau Sushila Sakharani Patil & 10 others as Releaser and Shri Namdeo Narayan Gaikwad as Releasee, registered in the office of Sub-registrar of Assurances, Kalyan-2 on even date at serial no. 6741.
5. Power of Attorney dated 14th December, 2007, executed by Shri Namdeo Narayan Gaikwad in favour of the partners of M/s Gopal Krishna Developers as developers authenticated before Sub-registrar of Assurances, Kalyan-2 on even date at serial no. 451.
6. Conveyance Deed dated 28th October 2010, made and entered between Shri Namdeo Narayan Gaikwad as vendor and M/s Gopal Krishna Developers as purchasers, registered in the office of Sub-registrar of Assurances, Kalyan-2 on even date at serial no. 10263.
8. Search Report dated 18th January, 2010 issued by Shri G H Jagtap.
7. Search Report dated 30/7/2011 issued by Adv. G.B. Divate.

INVESTIGATION OF TITLE

From the perusal of the aforesaid documents, it appears that the Sau Sushila Sakharani Patil & 10 others were the owners of Survey no. 54, hissa no. 1(Pt.) admeasuring 0H-26R-3P plus pot kharaba admeasuring 0H-03R-5P, lying, being and situate at Revenue Village Tisgaon, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, [hereinafter called and referred as said property].

It appears that by and under Release Deed dated 20th October, 2006, registered in the office of Sub-registrar of Assurances, Kalyan-2 on even date at serial no. 6741, Sau Sushila Saktharam Patil & 10 others have released and relinquished their rights in respect of the said property in favour of Shri Namdeo Narayan Gaikwad.

It further appears that by virtue of the said Release Deed dated 20th October 2006, Shri Namdeo Narayan Gaikwad became the absolute owner of the said property.

It further appears that vide mutation entry no. 2115, the name of Sau Sushila Saktharam Patil & 10 others have been deleted from 7 x 12 extracts.

It further appears vide Power of Attorney dated 14th December, 2007, authenticated before Sub-registrar of Assurances, Kalyan-2 on even date at serial no. 451, Shri Namdeo Narayan Gaikwad have authorized and empowered the partners of M/s Gopal Krishna Developers for carrying out construction on the said property.

It appears that the Collector vide his order dated 12th August 2010, was pleased to convert the tenure of the said land for Non Agricultural purpose.

It appears that the Kalyan Dombivli Municipal Corporation has granted building permission and approved plans vide Commencement certificate bearing no. KDMC/ NR/ BP/ KV/ 477-224 dated 28th October 2010 for carrying out construction on the said property.

It further appears that by and under Conveyance Deed dated 20th October 2010, registered in the office of Sub-registrar of Assurances, Kalyan -2 on even date at serial no. 10283, Shri Namdeo Narayan Gaikwad had conveyed the said property unto M/s Gopal Krishna Developers.

It appears that by virtue of the aforesaid conveyance deed M/s Gopal Krishna Developers became the absolute owner of the said property.

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 on the captioned property.



K.T. Jain, Advocate.

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Ref. No. :

Date : 30/07/2011

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Ref:- All that piece and parcel of land bearing Survey No. 52, Hissa No. 1(P1), admeasuring 0H-35R-3P plus Pot Kharsba 0H-4R-8P lying, being and situate at Revenue Village Tisgaon, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation.

I have perused the following documents in respect of the captioned property.

1. 7 X 12 Extracts.
2. Copy of the Order u/s 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976 passed by the Collector and Competent Authority, Ulhasnagar Urban Agglomeration, Thane bearing No. ULC/ULN/ 6(1)/ SR-149 / Tisgaon dated 18th October, 2005 & 27th September, 2004.
3. Copy of the Order passed u/s 20 of the ULC Act by the Dy. Collector and Competent Authority, Ulhasnagar Urban Agglomeration, Thane dated 15th June, 2006.
4. Order dated 11/5/2010, Issued by SDO Thane.
5. N.A. permission dated 12th August 2010, Issued by Collector Thane.
6. Commencement certificate dated 28/10/2010, issued by Kalyan Dombivli Municipal Corporation.
7. Development Agreement dated 10th October, 2005 made and entered between Smt. Draupadibai Babu Gaikwad & 11 others as owners and M/s Gopal Krishna Developers as developers registered in the office of Sub-registrar of Assurances, Kalyan-2 on even date at serial no. 3740.
8. Power of Attorney dated 10th October, 2005 executed by Smt. Draupadibai Babu Gaikwad & 11 others in favour of the partners of M/s Gopal Krishna Developers as developers registered in the office of Sub-registrar of Assurances, Kalyan-2 on even date at serial no. 3741.
9. Copy of letter Dated 24th August, 2009 issued by Desk Officer, Maharashtra state.
10. Search Report dated 18th January, 2010 issued by Shri G. H. Jagtap.
11. Search report dated 30/7/2011, issued by Adv. G.B. Devate.

INVESTIGATION OF TITLE

From the perusal of the aforesaid documents, it appears that the Smt. Draupadibai Babu Gaikwad & 11 others are the owners of land bearing

Survey No. 52, Hissa No. 1(P), admeasuring CH-38R-3P plus pot kharaba CH-4R-8P lying, being and situate at Revenue Village Tisgaon, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation. [hereinafter called and referred as said property]

It further appears that Dy. Collector and Competent Authority, Ulhasnagar Urban Agglomeration, Thane vide its order bearing No. ULC / ULN / 6(1) / SR-149 / Tisgaon dated 27th September, 2004 declared the area admeasuring 2320 sq. mtrs. as retainable land and land admeasuring 700 sq. mtrs. as surplus land out of the Survey No. 53/1P.

It further appears that Dy. Collector and Competent Authority, Ulhasnagar Urban Agglomeration, Thane vide its order bearing No. ULC / ULN / 6(1) / SR-149 / Tisgaon declared the area admeasuring 2320 sq. mtrs. as retainable land and land admeasuring 700 sq. mtrs. as surplus land out of the Survey No. 53/1P.

The Dy. Collector and Competent Authority, Ulhasnagar Urban Agglomeration, Thane vide its order bearing No. ULC / ULN / 6(1) / SR-149 / Tisgaon dated 18th October, 2005, declared the area admeasuring 1600 sq. mtrs. as retainable land and land admeasuring 1440 sq. mtrs. as surplus land out of the Survey No. 53/1P.

The Dy. Collector and Competent Authority, Ulhasnagar Urban Agglomeration Thane, vide his order dated 15/06/2008 granted exemption u/s. 20 of Urban Land (Ceiling and Regulation) Act, 1976 in respect of surplus vacant land admeasuring 1870 sq. mtrs., subject to the terms and conditions mentioned therein.

It further appears that vide letter dated 24th August, 2009, issued by Desk Officer, Maharashtra State, the period of scheme was got extended for the further period one year from the date of the issuance of the said letter.

It appears that the SDO Thane vide its order dated 11/5/2010, was pleased to grant permission U/s 43 of the Bombay Tenancy and Agricultural Lands Act.

It appears that the Collector vide his order dated 12th August 2010, was pleased to convert the tenure of the said land for Non Agricultural purpose.

It appears that the Kalyan Dombivli Municipal Corporation has granted building permission and approved plans vide Commencement certificate bearing no. KDMC/ NRV/ 3P/ KV/ 477-224 dated 28th October 2010 for carrying out construction on the said property.

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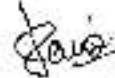
No. :

Date :

By and under Development Agreement dated 10th October, 2005, registered in the office of Sub-registrar of Assurances, Kalyan-2 on even date at serial no. 3740, Smt. Draupadibai Babu Gaikwad & 11 others have granted the development rights in respect of the said property to M/s Gopal Krishna Developers on the terms, conditions and consideration mentioned therein. In pursuance of the said development agreement the owners had also executed power of attorney dated 10th October, 2005, registered in the office of Sub-registrar of Assurances, Kalyan-2 on even date at serial no. 3741, in favour of the partners of M/s Gopal Krishna Developers.

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 on the captioned property.



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Ref. No. :

Date : 30/7/2011

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Ref. - All that piece and parcel of land bearing Survey No. 54, Hissa No. 1(Pt), admeasuring 2600 Sq.mtr, lying, being and situate at Revenue Village Tisgaon, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation.

I have perused the following documents in respect of the captioned property.

1. 7 X 12 Extract.
2. Copy of the Order passed by the Collector and Competent Authority, Ulhasnagar Urban Agglomeration, Thane bearing No. ULC/ULN/ 6(1)/ SR-149 / Tisgaon dated 13th July, 2007.
3. Order dated 13/5/2010 issued by the SDO Thane
4. N/A, permission dated 12th August 2010, Issued by Collector Thane.
5. Commencement certificate dated 28/10/2010, Issued by Kalyan Dombivli Municipal Corporation.
6. Development Agreement dated 10th December, 2007 made and entered between Shri Sukir Tukaram Gaikwad as owner and M/s Gopal Krishna Developers as developers registered in the office of Sub-registrar of Assurances, Kalyan-2 on even date at serial no. 8749.
7. Power of Attorney dated 10th December, 2007 executed by Shri Sukir Tukaram Gaikwad in favour of the partners of M/s Gopal Krishna Developers as developers registered in the office of Sub-registrar of Assurances, Kalyan-2 on even date at serial no. 8750
8. Confirmation Deed dated 11th June, 2008, executed by Smt Shoba Prakash Gaikwad for self and natural guardian of Kum. Manali Prakash Gaikwad and M/s Gopal Krishna Developers, registered in the office of Sub-registrar of Assurances, Kalyan-2 on even date at serial no. 4846.
9. Search Report dated 18th January, 2010 issued by Shri G H Jagtap.
10. Search Report dated 30/7/2011 Issued by Adv. G. B. Divate.

INVESTIGATION OF TITLE

From the perusal of the aforesaid documents, it appears that the Shri Sukir Tukaram Gaikwad is the owner of land bearing Survey No. 54, Hissa No. 1(Pt), admeasuring 2600 Sq.mtr, lying, being and situate at Revenue Village

It further appears that Dy. Collector and Competent Authority, Ulhasnagar Urban Agglomeration, Thane vide its order bearing No. ULC / ULN / 6(1) / SR-149 / Tisgaon dated 13th July, 2007, declared the said land as retainable land.

It appears that the SDO Thane vide its order dated 13/5/2010, was pleased to grant permission U/s 43 of the Bombay Tenancy and Agricultural Lands Act.

It appears that the Collector vide his order dated 12th August 2010, was pleased to convert the tenure of the said land for Non Agricultural purpose.

It appears that the Kalyan Dombivli Municipal Corporation has granted building permission and approved plans vide Commencement certificate bearing no. KDMC/ NRVI/ PF/ KV/ 477-224 dated 28th October 2010 for carrying out construction on the said property.

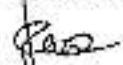
It appears that by and under Development Agreement dated 10th December, 2007, registered in the office of Sub-registrar of Assurances, Kalyan-2 on even date at serial no. 8749, Shri Sukir Tukaram Gaikwad has agreed to grant development rights in respect of the said property to M/s Gopal Krishna Developers and in pursuance of the said development agreement the owners had also executed power of attorney dated 10th December, 2007, registered in the office of Sub-registrar of Assurances, Kalyan-2 on even date at serial no. 8750, in favour of the partners of M/s Gopal Krishna Developers.

It further appears that Shri Prakash Sukir Gaikwad died intestate leaving behind him his wife Smt. Shoba Prakash Gaikwad and his minor daughter Kum Manali Prakash Gaikwad as the only legal heir in respect of the said property.

It further appears that Smt Shoba Prakash Gaikwad for self and natural guardian of Kum Manali Prakash Gaikwad have confirmed the Development Agreement dated 10th December, 2007 made by Shri Sukir Tukaram Gaikwad, by executing a Confirmation Deed dated 11th June, 2008, registered in the office of Sub-registrar of Assurances, Kalyan-2 on even date at serial no. 4845.

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 on the captioned property.


K.T. Jain, Advocate.

K. T. JAIN