

शैलेन्द्र द. जल्लावार

बी.कॉम., एलएल. बी.

अॅडवोकेट 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 : 27.062018

To
M/s. Heramb Construction
a partnership firm
07, First Floor,
Siddhivinayak Sankul,
Shivaji Path, Kalyan (West)
Dist Thane - 421301

Title Certificate

Reg: ALL those pieces and parcels of Non-Agricultural land lying being situated at Village Kolivali, Taluka Kalyan, District Thane bearing:

Old Survey /Hissa No.	New Survey /Hissa No.	Area (Sq. Meters)	Owner
40/1(Part)	40/1/E	426.42	Gajanan N Gadgil & others
40/1(Part)	40/1/P	394.60	Arun V Betawadkar

being Plot No. 12 and within the limits of Kalyan Dombivali Municipal Corporation and within the Jurisdiction of Registration District Thane and Sub-Registration District Kalyan

Read:

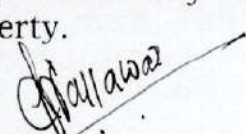
1. Extracts of 7/12
2. Relevant mutation entries
3. Agreement for Sale dated 31.12.2013 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No.2046/2013 dated 20.03.2014 made and executed between Shri Gajanan Narhar Gadgil and Mrs. Pushpa Raghunath Deshpande as the Owners and M/s Atrinandan Builders & Developers, a partnership firm as Purchaser Developer in respect of Survey No. 40/1/E.
4. Power of Attorney dated 31.12.2013 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No.2047/2013 dated 20.03.2014 executed by Shri Gajanan Narhar Gadgil and Mrs. Pushpa Raghunath Deshpande in favour of M/s Atrinandan Builders & Developers in respect of Survey No. 40/1/E.
5. Development Agreement dated 13.08.2014 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No.5578/2014 dated 13.08.2014 made and executed by Shri Arun Vishnu Betawadkar as the Owner and M/s Heramb Construction, a partnership firm as Developer in respect of Survey No. 40/1/P.
6. Power of Attorney dated 13.08.2014 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 5579/2014 dated 13.08.2014 executed by Shri Arun Vishnu Betawadkar in favour of M/s Heramb Construction in respect of Survey No. 40/1/P.



7. Development Agreement dated 28/03/2016 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. KLN2 - 3491/2016 dated 09/05/2016 made and executed between M/s Atrinandan Builders & Developers, a partnership firm as the Developer and M/s Heramb Construction, a partnership firm as Sub-Developer in respect of Survey No. 40/1/E.
8. Power of Attorney dated 09/05/2016 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. KLN2-3492/2016 dated 09/05/2016 made and executed by M/s Atrinandan Builders & Developers, a partnership firm in favour of M/s Heramb Construction, a partnership firm in respect of Survey No. 40/1/E.
9. Building Commencement Certificate granted by the Kalyan Dombivali Municipal Corporation bearing No. KDMP / NRV / BP / KV / 2017-18 / 14 dated 28/04/2017.
10. Supplementary Agreement dated 16.11.2017 made and executed by Shri Arun Vishnu Betawadkar as the Owner and M/s Heramb Construction, a partnership firm as Developer and the same is registered at the Office of Sub-Registrar of Assurances at Kalyan-1 under serial Nos. 10827/2017 in respect of Survey No. 40/1/P.
11. Supplementary Agreement dated 16.11.2017, made and executed between M/s Atrinandan Builders & Developers, a partnership firm as the Developer and M/s Heramb Construction, a partnership firm as Sub-Developer and the same is registered at the Office of Sub-Registrar of Assurances at Kalyan-1 under serial Nos. 10828/2017 in respect of Survey No. 40/1/E.
12. Search report

On perusal of the above documents, I am of the opinion and I hereby certify that the title of the Owners to the above referred property is clear and marketable and free from reasonable doubts and encumbrances and in terms of the above referred agreements as well as by and under the powers and authorities vested in M/s Heramb Construction and further in accordance with the above referred sanctioned plans and permissions, M/s Heramb Construction is well and sufficiently entitled to develop the said property and to sell the flats/shops/units to intending purchasers.

I have also gone through the search report 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.


(S. D. JALLAWAR)
Advocate