

V. B. Ghodvaidya

B.SC. (Hons.), D.A.M., LL.M.
Advocate High Court.

Off.: 105, Vikas Heights, Santoshmata Road, Kalyan (West). Tel.: 2322526, 2327447.
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Date: 18.03.2016

To
M/s. Panvelkar Realty Pvt. Ltd.
Nandi Commercial Complex,
First, Floor, Near Panvelkar Plaza,
Ambarnath (E), District Thane,

TITLE CERTIFICATE

Reg: All that piece and parcel of land lying, being and situate at village Joveli, Taluka Ambernath, District Thane within the limits of the Kulgaon Badlapur Municipal Council bearing Survey No. 69 Hissa No. 31 admeasuring 0 hectare 65 Are and 0 prati belonging to Sau.Varsha Vilas Naik and Shri Vilas Shantaram Naik.

Read :

1. Extract of 7/12
2. Relevant mutation entries
3. Deed of Conveyance dated 06.03.2007 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 1089/2007 made and executed between Smt.Laxmibai Kachru Dhule as the owner and Sau.Varsha Vilas Naik and Shri Vilas Shantaram Naik as the Purchasers.
4. Building permission under No. KBNP / BP / 2011-12/2930-404 dated 28.03.2012 issued by Kulgaon Badlapur Municipal Council.
5. Non agricultural order passed by the Collector Thane under No. Mahsul/K-1/T-14/ NAP/ SR -73 / 2012 dated 23.07.2012.
6. Agreement for Development dated 04.02.2016 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 1304/2016 made and executed between Sau.Varsha Vilas Naik and Shri Vilas Shantaram Naik as the owners and Panvelkar Realty Pvt. Ltd. as the Developer.
7. Search Report

On going through the above documents I am of the opinion that the title of the owners Sau.Varsha Vilas Naik and Shri Vilas Shantaram Naik to the aforesaid property is clear, marketable and free from encumbrances and doubts.

It appears that the owners Sau.Varsha Vilas Naik and Shri Vilas Shantaram Naik have acquired the said property from Smt.Laxmibai Kachru Dhule under the Deed of Conveyance dated 06.03.2007 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 1089/2007 and the names of the Sau.Varsha Vilas Naik and Shri Vilas Shantaram Naik are duly mutated in the records of right as evident by mutation entry No. 1149.

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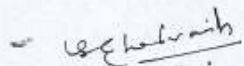
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It further appears that the necessary plans for construction of multi-storied buildings on said property is sanctioned by the Kulgaon Badlapur Municipal Council vide building permission No. KBNP / BP / 2011-12/2930-404 dated 28.03.2012 and the said property is also converted to non-agricultural assessment vide the order passed by the Collector Thane bearing No. Mahsul/K-1/T-14/ NAP/ SR -73 / 2012 dated 23.07.2012.

It further appears that by and under an Agreement for Development dated 04.02.2016 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 1304/2016, the said owners have granted the development rights in respect of the said property in favour of M/s. Panvelkar Realty Pvt. Ltd. together with the benefits of sanctioned plans and permissions.

It further appears that in terms of the sanctions and permissions obtained under the provisions of the prevailing laws, enactments and statutes and in compliance thereof as well as in pursuance to the terms and conditions of the Agreement for Development dated 04.02.2016, M/s Panvelkar Realty Pvt.Ltd. is well and sufficiently entitled to develop the said property and to sell the flats and units therein constructed.

The necessary search at the office to Sub-Registrar of Assurances at Ulhasnagar has been taken and the search reports do not reveal any adverse entry, which may fall in the category of encumbrances over the said property.



(V. B. GHODVAIDYA)
Advocate