ABHISHEK P. BADAWANE
B.Com, L.L.B
ADVOCATE

FORMAT A

(Circular No. 28/2021)

Date:- 03-03-2023

To,

Maharashtra Real Estate Regulatory Authority
Housefin Bhavan, Plot No. C-21,
E Block, Bandra Kurla Complex,
Bandra East, Mumbai 400051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to CTS No. 2065/2/B Area Admeasuring 61.40 Sq. Meters and Land bearing CTS No. 2066/2/B Area Admeasuring 354.00 Sq. Meters situated at Mouje Kalyan, Taluka Kalyan, Dist. Thane. (Hereinafter referred to as "**Said Plot**"). Within the limits of Kalyan Dombivli Municipal Corporation and registration district Thane, Sub-registration Kalyan.

1. I have investigate the Title of Said Plot On request of M/s. Balaji Enterprises having their address at Bageshree Apartment, Opp Oak High School, Tilak Chowk, Kalyan West (Hereinafter referred to as **"the Developer"**) and perused following documents:-

A. DESCRIPTION OF PROPERTY:-

Plot Bearing CTS No. 2065/2/B Area Admeasuring 61.40 Sq. Meters and Land bearing CTS No. 2066/2/B Area Admeasuring 354.00 Sq. Meters situated at Mouje Kalyan, Taluka Kalyan, Dist. Thane.

B. DOCUMENTS FURNISHED:-

1. Property Card bearing CTS No. 2065/2/B and 2066/2/B issued by Land Revenue Officer, Kalyan.
2. All Relevant Mutation Entry Bearing No. 57, 434, 1607 and 2589.
3. Release Deed Dated 06-06-2005 made and entered into between 1. Smt. Kalabai Ratan Teli, 2. Smt. Leelabai Jagannath Teli, 3. Smt. Ratan Prakash Hatwar, 4. Smt. Suman Suresh Pipariye, 5. Smt. Jayashree

Address:- 15, Suyash Plaza CHS, Near Borgaonkar Wadi Complex, Station Road, Kalyan (West) 421 301.
Cell.: 98 21 893489 E-mail : abhi.8901@gmail.com

Manik Kuravale, 6.Smt. Sangita Sham Gudbariye, 7. Smt. Manisha Laxman Teli as Releasor and 1. Shri. Ganesh Laxman Teli, 2. Mr. Mohan Laxman Teli, 3. Mr. Prakash Laxman Teli, 4. Mr. Raju Laxman Teli, 5. Mr. Kailash Laxman Teli as Releasee, registered at the office of Sub Registrar of Assurances, Kalyan-1 at Serial no. 3968 of 2005 on 06/06/2005.

4. Development Agreement Dated 17th October 2016 made and entered into between 1. Mrs. Kaushalyabai Laxman Teli, 2. Mr. Ganesh Laxman Teli, 3. Mr. Mohan Laxman Teli, 4. Mr. Prakash Laxman Teli, 5. Mr. Raju Laxman Teli, 6. Mr. Kailash Laxman Teli as Owner and M/s. Balaji Enterprises as Developers registered in the office of Sub Registrar of Assurances, Kalyan-1 at Serial No. 10371 of 2016 on 17/10/2016.
5. Search Report Dated 05-10-2016 issued by G.H. Jagtap (Searcher) for the search conducted in respect of Said Plot for 30 years i.e. From 1987 to 2016.
6. Search Report Dated 24-02-2023 issued by G.H. Jagtap (Searcher) for the search conducted in respect of Said Plot for 08 years i.e. From 2016 to 2023.
7. Copy of Commencement Certificate Dated _____ issued by Kalyan Dombivli Municipal Corporation, Estate Department, bearing Ref. No. KDMC/TPD/BP/KD/____, ____.
8. Death Certificate Dated 21-07-2018 of Mrs. Kaushalyabai Laxman Teli.

2. On Perusal of above mentioned documents and information furnished to me, I am of the opinion that, all the Legal heirs of Laxman Teli are on record as per Mutation entry no. 57 and even after demise of Mrs. Kaushalyabai Laxman Teli already her Legal Heirs are on record . Hence Said Plot is clear, marketable and free from encumbrances and doubts. Further M/s. Balaji Enterprises have acquired all the right, title and interest to develop Said Plot and they are entitled to carryout construction on Said Plot in accordance to the sanctioned plan, permissions and in accordance with development, rules, regulations and bye laws in force from time to time and by complying with conditions mentioned in above said permission, order and sanction.

C. OWNER OF SAID PLOT:-

All the Piece and Parcel of Plot Bearing CTS No. 2065/2/B Area Admeasuring 61.40 Sq. Meters and Land bearing CTS No. 2066/2/B Area Admeasuring 354.00 Sq. Meters situated at Mouje Kalyan, Taluka Kalyan, Dist. Thane.

ABHISHEK P. BADAWANE
B.Com, L.L.B
ADVOCATE

belonging to 1. Mrs. Kaushalyabai Laxman Teli, 2. Mr. Ganesh Laxman Teli, 3. Mr. Mohan Laxman Teli, 4. Mr. Prakash Laxman Teli, 5. Mr. Raju Laxman Teli, 6. Mr. Kailash Laxman Teli acquired for Development by M/s. Balaji Enterprises.

D. QUALIFYING COMMENTS

--------NIL-------

3. The report reflecting the flow of title of the owner on said plot is enclosed herewith as annexure.

Abhishek Prakash Badawane
(Advocate)

Address:- 15, Suyash Plaza CHS, Near Borgaonkar Wadi Complex, Station Road, Kalyan (West) 421 301.
Cell.: 98 21 893489 E-mail : abhi.8901@gmail.com

ABHISHEK P. BADAWANE
B.Com, L.L.B
ADVOCATE

FLOW OF TITLE OF SAID PLOT

1. Property Card bearing CTS No. 2065/2/B Area Admeasuring 61.40 Sq. Meters and Land bearing CTS No. 2066/2/B Area Admeasuring 354.00 Sq. Meters situated at Mouje Kalyan, Taluka Kalyan, Dist. Thane.

2. All Relevant Mutation Entry Bearing No. 57,434,1607,2589.

3. Release Deed Dated 06-06-2005 made and entered into between 1. Smt. Kalabai Ratan Teli, 2. Smt. Leelabai Jagannath Teli, 3. Smt. Ratan Prakash Hatwar, 4. Smt. Suman Suresh Pipariye, 5. Smt. Jayashree Manik Kuravale, 6.Smt. Sangita Sham Gudbariye, 7. Smt. Manisha Laxman Teli as Releasor and 1. Shri. Ganesh Laxman Teli, 2. Mr. Mohan Laxman Teli, 3. Mr. Prakash Laxman Teli, 4. Mr. Raju Laxman Teli, 5. Mr. Kailash Laxman Teli as Releasee, registered at the office of Sub Registrar of Assurances, Kalyan-1 at Serial no. 3968 of 2005 on 06/06/2005.

4. Development Agreement Dated 17th October 2016 made and entered into between 1. Mrs. Kaushalyabai Laxman Teli, 2. Mr. Ganesh Laxman Teli, 3. Mr. Mohan Laxman Teli, 4. Mr. Prakash Laxman Teli, 5. Mr. Raju Laxman Teli, 6. Mr. Kailash Laxman Teli as Owner and M/s. Balaji Enterprises as Developers registered in the office of Sub Registrar of Assurances, Kalyan-1 at Serial No. 10371 of 2016 on 17/10/2016.

5. Search Report Dated 05-10-2016 issued by G.H. Jagtap (Searcher) for the search conducted in respect of Said Plot for 30 years i.e. From 1987 to 2016.

6. Search Report Dated 24-02-2023 issued by G.H. Jagtap (Searcher) for the search conducted in respect of Said Plot for 08 years i.e. From 2016 to 2023.

7. Copy of Comencement Certificate Dated _____ issued by Kalyan Dombivli Municipal Corporation, Estate Department, bearing Ref. No. KDMC/TPD/BP/KD/___, ___.

8. Death Certificate Dated 21-07-2018 of Mrs. Kaushalyabai Laxman Teli.

Abhishek Prakash Badawane
(Advocate)

Address:- 15, Suyash Plaza CHS, Near Borgaonkar Wadi Complex, Station Road, Kalyan (West) 421 301.
Cell.: 98 21 893489 E-mail : abhi.8901@gmail.com