Vaibhav D. Durve
Advocate

Off.-Gayatri Sankul Building, Oak Baug, Kalyan (w) 421301

FORMAT –A
(Circular No. 28/2021)

Date- 08/02/2024

To,
MAHA-RERA,
MUMBAI.

LEGAL TITLE REPORT

Subject - Title clearance certificate with respect to Non - Agricultural land bearing Survey No. 2/2/A total admeasuring about admeasuring about 0-24-00 H. R. P. i.e. 2400 Sq. Mtrs. Lying and situated at Village Vasundri, Tal. Kalyan, Dist. Thane and within the local limits of Grampanchayat Vasundri (Hereinafter referred to as "the said Land")

I have investigated the title of the said land on the request of **M/S. C K Developers** through its partners **1)Tahir Nisar Kungle & 2)Arvind Ganesh Choudhari** At post Vasundri, Tal. Kalyan, Dist. Thane, a Partnership Firm register under the provisions of Indian Partnership Act,

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1932 having its office at Vasundri, Tal. Kalyan, Dist. Thane – Builder/ Developer.

1) DESCRIPTION OF PROPERTY DOCUMENTS SCRUTINIZED-

1) READ

1) Original Digital 7/12 Extract of the said land.
2) Xerox Copies of Relevant Mutation Entry issued by Talathi Saja Vasundri, Tal. Kalyan, Dist. Thane.
3) Xerox Copy of Agreement for Sale (Sathe Khat) and Index II dated 10/03/2023 registered in the office of Assurance of Joint Sub Registrar, Kalyan-2 at Serial No. 5731/2023 executed between **1)Mrs. Anne D'souza, 2)Mrs. Cynthia Michelle Lewis, 3)Mrs. Flavia Rubina Lewis, 4)Mrs. Anita Barnadis Lewis and 5)Mr. David Lewis** a one part as "Vendors" and **M/S. C K Developers** through its Partners **1)Tahir Nisar Kungle & 2)Arvind Ganesh Choudhari** other part as "Purchasers/ Builder & Developers".
3) Xerox Copy of Sale Deed and Index II dated 09/01/2024 registered in the office of Assurance of Joint Sub Registrar, Kalyan-2 at Serial No. 630/2024 executed between**1)Mrs. Anne D'souza, 2)Mrs. Cynthia Michelle Lewis, 3)Mrs. Flavia Rubina Lewis, 4)Mrs. Anita Barnadis Lewis and 5)Mr. David Lewis** a one part as "Vendors" and **M/ S. C K Developers** through its Partners **1)Tahir Nisar Kungle & 2)Arvind Ganesh Choudhari** other part as "Purchasers/ Builder & Developers".

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7) Xerox Copy of Building permission dated 01/08/2023 issued by Assistant Director of Town Planning, Thane vide their outward letter No.बांप/मौ. वासुंद्री/ता. कल्याण/स.नं. २/२/अ/ससंठाणे/६१२५, दिनांक ०१/०८/२०२३ with respect to 2400 Sq. Mtrs. In the name of **1)Mrs. Anne D'souza** & Others.

8) Xerox Copy of Non Agricultural permission dated 29/12/2023 issued by Hon'ble Collector Thane, Dist. Thane vide their outward letter No. Mahasul/K-1/T-7/B.P./Vasundri - Kalyan/SR-17/2023 with respect of said land In the name of **1)Mrs. Anne D'souza** & Others.

9) Copy of Search Report dated 03/02/2024 for the period of 30 years i.e. from 1995 to 2024, issued by Surcher Mr. Arvind Shinde.

SEARCH REPORT -

1) I had goan through search report which is prepered by Mr. Arvind Shinde, refering the Index II registers maintained with the concerned office of the Assurance of Sub- Registrar, Kalyan, Dist. Thane for the years 1995 to 2024, till date with respect to the said property. After perusing the said search, the surcher has not traced out any entry which may come under the category of any encumbrances.

2) On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of **M/S. C K Developers** through its partners **1)Tahir Nisar Kungle & 2)Arvind Ganesh Choudhari** Land owners Builder/Developer is clear, Marketable and without any encumbrances.

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Owners of the Land :- **M/S. C K Developers** through its partners **1)Tahir Nisar Kungle & 2)Arvind Ganesh Choudhari**
(With extent to the area admeasuring about 2400Sq. Mtrs)

3) The report reflecting the flow of the title of the **M/S. C K Developers** through its partners **1)Tahir Nisar Kungle & 2)Arvind Ganesh Choudhari** – Owner/Builder/Developer on the said land is enclosed herewith as annexure.

Date: 08/02/2023.

(Adv. Vaibhav Durve)

Adv. Vaibhav D. Durve
Advocate B.Com., LL.B.
Advocate High Court-Mumbai
Off. 304, Gayatri Sankul Soc., Oak Baug,
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FLOW OF THE TITLE OF THE SAID LAND

I have perused the 7/12 extract in respect of the said land which shows the name of M/S. C K Developers through its partners 1)Tahir Nisar Kungle & 2)Arvind Ganesh Choudhari as an absolute owner of the said land.

It is further observed that, the part land owners M/S. C K Developers through its partners 1)Tahir Nisar Kungle & 2)Arvind Ganesh Choudhari had purchased the said N.A.land area admeasuring about 2400 Sq. Mtrs from original land lord 1)Mrs. Anne D'souza, 2)Mrs. Cynthia Michelle Lewis, 3)Mrs. Flavia Rubina Lewis, 4)Mrs. Anita Barnadis Lewis and 5)Mr. David Lewis by the Coveyance deed (Sale Deed) dated 09/01/2024 which is registered in the office of Assurance of Joint Sub Registrar, Kalyan -2 at Serial No. 630/2024.

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It is further observed that, the said owners/Builder/ Developers had purchased the said land which was obtained necessary N.A. permission from Hon'ble Collector Saheb, Thane vide their outward letter No. Mahasul/K-1/T-7/B.P./Vasundri - Kalyan/SR-17/2023 with respect of the said land in the name of original land owner **1)Mrs. Anne D'souza** & Others.

It is further observed that, the Assistant Director of Town Planning Department, Thane had also issued construction permission and approved the construction map on 01/8/2023 vide their outward letter No. बांप/मौ. वासुंद्री/ता. कल्याण/स.नं. २/२/अ/ससंठाणे/६१२५, दिनांक ०१/०८/२०२३ with respect to 2400 Sq. Mtrs. in the name of **1)Mrs. Anne D'souza** & Others with respect to 2400 Sq. Mtrs.

It is further observed that, the total area of the said land in caption i.e. Survey No. 2/2A is admeasuring about 2400 Sq. Mtrs. Owned by **M/S. C K Developers** through its partners **1)Tahir Nisar Kungle & 2)Arvind Ganesh Choudhari** as the said land owners.

SEARCH REPORT

I had goan through search report which is prepered by Mr. Arvind Shinde, refering the Index II registers maintained with the concerned office of the Assurance of Joint Sub- Registrar, Kalyan, Dist. Thane for the years 1995 to 2024, till date with respect to the said property. After perusing the said search, the searcher has not traced out any entry which may come under the category of any encumbrances.

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CERTIFICATE

On perusal of the above mentioned document and all other relevant documents relating to the title of the said property I am of the opinion that the title of **M/S. C K Developers** through its partners **1)Tahir Nisar Kungle & 2)Arvind Ganesh Choudhari** is clear, marketable and without any encumbrance.

Date: 08/02/2024.

(Adv. Vaibhav Durve)
Advocate

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