Abhijit A. Chitnis
B. Com., LL. B.

Advocate High Court

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Resi. : 501, Shree Varad Vinayak CHS, S. P. Mukharjee Road, Near Nehru Maidan, Dombivli (E) - 421 201. ✆ : 244 56 27

Ref. No.

FORMAT-A
(Circular No.28/2021)

Date : 28.12.2023

To
Maha RERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land bearing C.T.S. Nos.9888 to 9892, totally admeasuring 558 Sq. Mtrs., lying being and situate at village G.B. Patharli, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within Registration District Thane and Sub-District Kalyan (hereinafter referred as the **Said Land**).

I have investigated the title of the said land on the request of M/s. Yogiraj Skyline, through its partner Mr. Subhash T. Patil (hereinafter called and referred to as the **Developers**), and have perused the following documents i.e:-

1) **Description of the said land:**
All that piece and parcel of land bearing C.T.S. Nos.9888 to 9892, totally admeasuring 558 Sq. Mtrs., lying being and situate at village G.B. Patharli, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within Registration District Thane and Sub-District Kalyan.

2) **Documents of allotment of the said land:**
(a) Deed of Conveyance dated 07.01.1991, registered with the office of Sub-Registrar of Assurances at Mumbai under Sr. No. PBBM/75/91, entered into between Shiv Leela Co-operative Housing Society Ltd., as Purchaser, Mr. Mohan Kanji Patel, as Vendor, and M/s. Kanji Patel & Associates, as Confirming Party.
(b) Rectification Deed dated 19.12.2022, registered with the office of Joint Sub-Registrar of Assurances, Kalyan-1 at Sr.No.13760/2022, entered into between Shiv Leela Co-operative Housing Society Ltd., as Purchaser, Mr. Mohan Kanji Patel, as Vendor, and M/s. Kanji Patel & Associates, as Confirming Party.

(c) Development Agreement dated 13.09.2023, duly registered with the Office of Joint Sub-Registrar of Assurances, Kalyan-3, on 13.09.2023, at Sr.Nos.13887/2023, entered into between Shiv Leela Co-operative Housing Society Ltd., as the Owner/Society, and M/s. Yogiraj Skyline, a partnership firm, through its Partners: (1) Mr. Subhash T. Patil, (2) Mr. Ashok J. Shah, (3) Mr. Aditya V. Agte & (4) Mr. Rasiklal V. Shaha, as the Developers.

3) Digitally signed C.T.S. Extracts, bearing C.T.S. Nos.9888, 9889, 9890, 9891 & 9892, all downloaded on 08.03.2023, City Dombivli and revenue village G.B. Patharli, Tal. Kalyan, Dist. Thane, standing in the name of Shiv Leela Co-operative Housing Society Ltd., and Mutation Entry Nos.361 & 801.

4) Search Report dated 14.10.2023, issued by Searcher Mr. Mayur N. Surte, in respect of search of the said land taken by him of Index-II Registers maintained in the Office of Sub-Registrar, Kalyan-1 to 5, for 30 years from 1994 to 2023.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said land, I am of the opinion that the title of the Developers M/s. Yogiraj Skyline to the said land is clean and marketable and without any encumbrance and reasonable doubts.

Owners of the said land:

Shiv Leela Co-operative Housing Society Ltd., C.T.S. Nos.9888, 9889, 9890, 9891 & 9892.

(2) **Qualifying comments/remarks if any:** N.A.

3/- The report reflecting the flow of the title of the Developers M/s. Yogiraj Skyline, on the said land is enclosed herewith as annexure.

Encl : Annexure

Date : 28.12.2023

(A.A. CHITNIS)
ADVOCATE

A. A. CHITNIS
B.Com., LL.B.
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Ref. No.

FORMAT-A
(Circular No.28/2021)

Date : 28.12.2023

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

1. Digitally signed C.T.S. Extracts, bearing C.T.S. Nos.9888, 9889, 9890, 9891 & 9892, all downloaded on 08.03.2023, City Dombivli and revenue village G.B. Patharli, Tal. Kalyan, Dist. Thane, standing in the name of Shiv Leela Co-operative Housing Society Ltd.

2. Mutation Entry Nos.361 & 801.

3. Search Report dated 14.10.2023, totally for 30 years from 1994 to 2023, issued by Searcher Mr. Mayur N. Surte, in respect of search of the said land taken by him of Index-II Registers maintained in the Office of Sub-Registrar, Kalyan-1 to 5.

4. **Any other relevant title:**

(a) Shiv Leela Co-operative Housing Society Ltd., is a Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 under Registration No.TNA/KLN/HSG/TC/2465/1988-89, dated 10.01.1989.

(b) Vide Deed of Conveyance dated 07.01.1991, registered with the office of Sub-Registrar of Assurances at Mumbai under Sr. No. PBBM/75/91 and subsequent Rectification Deed dated 19.12.2022, registered with the office of Joint Sub-Registrar of Assurances, Kalyan-1 at Sr.No.13760/2022, entered into between Shiv Leela Co-operative Housing Society Ltd., as Purchaser, Mr. Mohan Kanji Patel, as Vendor, and M/s. Kanji Patel & Associates, as Confirming Party, Shiv Leela Co-operative Housing Society Ltd., absolutely acquired the said property. Vide Mutation Entry No.801, dated 17.02.2023, the name of Shiv Leela Co-operative Housing Society Ltd., was duly mutated on the C.T.S. Extracts of the said property.

(c) Vide Development Agreement and Irrevocable Power of Attorney both dated 13.09.2023, both duly registered with the Office of Joint Sub-Registrar of Assurances, Kalyan-3, on 13.09.2023, at Sr.Nos.13887/2023 & 13888/2023, respectively, Shiv Leela Co-operative Housing Society Ltd., assigned the development rights in respect of the said property to M/s. Yogiraj Skyline, a partnership firm, through its Partners: (1) Mr. Subhash T. Patil, (2) Mr. Ashok J. Shah, (3) Mr. Aditya V. Agte & (4) Mr. Rasiklal V. Shaha, being the Developers at or for a valuable consideration mentioned thereunder.

5. There is no litigation in respect of the said land.

Date : 28.12.2023

(A.A. CHITNIS)
ADVOCATE

A. A. CHITNIS
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