

Mr. Dilip K. Gandhi

B.Com. (Hons.) LL.B.

Office : 3, Satchidanand CHS. Ltd., Tilak Road,

Opp. HDFC Bank, Dombivli (E), Dist. Thane.

Pin - 421201. Mob. : 9892176055

Resi.: Rudra, Plot No. RL - 73, Road No. 16,
Milap Nagar, MIDC, Dombivli (E). Mob. : 7738390957

Advocate & Tax Consultant

Ref.

FORMAT - A
(Circular No. 28 /2021)

Date :

To
MahaRERA
Mumbai / Thane

LEGAL TITLE REPORT

Sub. : Title clearance certificate with respect to plot of land bearing

1) Survey No. 43 Hissa No. 1 (P) and corresponding City Survey No. 10094B admeasuring 334.30 sq.mtrs. and 10095 admeasuring 71.90 sq.mtrs. total admeasuring 406.2 sq.mtrs &

2) Survey No. 43 Hissa No. 1 (P) and corresponding City Survey No. 10094A, Area 473.20 sq.mtrs., City Survey No. 10096 admeasuring 25.50 sq.mtrs., City Survey No. 10097 admeasuring 21.40 sq.mtrs., City Survey No. 10098 admeasuring 22.90 sq.mtrs., City Survey No. 10099 admeasuring 22.70 sq.mtrs., and City Survey No. 10100 admeasuring 28.30 sq.mtrs. total admeasuring 594 sq.mtrs. as per city survey records total admeasuring two plots area 1000.20 sq.mtrs. situated at Mouje Gajbandhan Patharli, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation (hereinafter referred as the Said plot)

I have investigated the title of the said plot on the request of **M/s. J. B. Constructions a Partnership Firm through its Partner Shri. Shripad Shrinivas Joshi** and following documents i.:-

1) **Description of the Property :** The Survey No. 43 Hissa No. 1 admeasuring about 1300 Sq.Yrds. equal to 1179 sq.mtrs. lying and being at village Mouje Gajabandan Patharli, Dombivli (East), Tal. Kalyan, Dist. Thane. is demarked as City Survey No. 10094 admeasuring about 807.5 sq. mtrs. City Survey No. 10095 admeasuring about 71.90 Sq.mtrs., City Survey 10096 admeasuring about 25.5 Sq.mtrs., City Survey No. 10097 admeasuring about 21.4 Sq.mtrs. City Survey No. 10098 admeasuring about 22.9 Sq.mtrs. City survey No. 10099 admeasuring about 22.7 Sq.mtrs. City survey No. 10100 admeasuring about 28.3 Sq.mtrs together admeasuring about 1000.2 Sq.mtrs. subsequently Taluka Inspector of Land Records carried survey on 29.09.1984 and subdivided the city survey No.10094 into two plots viz. 10094A admeasuring about 473.20 Sq.mtrs and city survey No.10094B admeasuring about 334.3 Sq.mtrs.

2) **Search Report :** For the years from 1959 till 2022 taken by Shri. G. H. Jagtap (Searcher) dated 24/11/2022.



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3) **Smt. Kamalabai Raghunath Pradhan** has purchased the land admeasuring about 1179 sq.yards out of 1300 sq.yrds. (equivalent to 1087 sq.mtrs.) bearing Revenue Survey No. 43 Hissa No. 1, lying and being at Village Gajbandhan Patharli, Tal. Kalyan, Dist. Thane from one Smt. Sushilabai Laxman Gokhale, under the Sale Deed Dated 22/01/1959 Registered at Sub Registrar Kalyan under No. 67/59 dated 22/01/1959.

Subsequent to the city Survey No. of Dombivli City the above referred property viz, Survey No. 43 Hissa No. 1 (P) admeasuring about 1179 sq.yrds is demarked as city survey No. 10094 admeasuring about 807.5 sq.mtrs., city Survey No. 10095 admeasuring about 71.90 sq.mtrs., city Survey No. 10096 admeasuring about 25.5 sq.mtrs., city survey No. 10097 admeasuring about 21.4 sq.mtrs., City Survey No. 10098 admeasuring about 22.9 sq.mtrs., city Survey No. 10099 admeasuring about 22.7 sq.mtrs., City Survey No. 10100 admeasuring about 28.3 sq.mtrs., together admeasuring about 1000.2 sq.mtrs.

3a) Retaining 589.59 sq.yrd out of Survey No. 43 Hissa No. 1(P) as per revenue records and 334.3 sq.mtrs. out of City Survey No. 10094 and City Survey No. 10095 admeasuring about 71.90 sq.mtrs. together admeasuring about **406.2 sq.mtrs.**, as per City survey records and further keeping easementary rights over 10 ft. wide approach road open to sky and running through the western side of the City Survey No. 10094, **Smt. Kamalabai Raghunath Pradhan** conveyed the land admeasuring about 710.41 sq.yards equivalent to 594 sq.mtrs. out of Revenue survey No. 43 Hissa No. 1 (P) and 473.2 sq.mtrs. out of City Survey No. 10094, City Survey No. 10096 admeasuring about 25.5 sq.mtrs., City Survey No. 10097 admeasuring about 21.4 sq.mtrs., City Survey No. 10098 admeasuring about 22.9 sq.mtrs., City Survey No. 10099 admeasuring about 22.7 sq.mtrs., City Survey No. 10100 admeasuring about 28.3 sq.mtrs., together admeasuring about 594 Sq.mtrs., to **Smt. Mangala Vishwanath Pradhan, Ashok Vishwanath Pradhan, Snehalata Madhukar Pradhan, Madan Madhukar Pradhan and Milind Madhukar Pradhan** under the Deed of Conveyance dated 09/02/1981 Registered at Sub Registrar Kalyan under No. KLN/268/1981.



3.b) Vide Sale Deed dated 06/06/1981 duly registered in the office of sub-registrar Kalyan under sr. no. KLN/1013/1981 on the same date **Smt. Kamalabai Raghunath Pradhan** conveyed the land admeasuring about 589.59 sq.yrd equivalent to **406.20 sq.mtrs.** bearing CTS no. 10094(part) admeasuring about 334.30 sq.mtrs and CTS no. 10095 admeasuring about 71.90 sq.mtrs with structure standing thereon bearing house no. 94 known as 'Raghuwansh' to **Smt. Mangala Vishwanath Pradhan, Ashok Vishwanath Pradhan, Snehalata Madhukar Pradhan, Madan Madhukar Pradhan and Milind Madhukar Pradhan** and accordingly Mutation entry No. 4711 is carried out to that effect.

3.c) Development Agreement dated 16/11/1980 **Smt. Mangala Vishwanath Pradhan and Others** the development rights to **M/s. Eagle Construction Company** who developed the City Survey No. 10094A admeasuring about 473.2 Sq.mtrs., City Survey No. 10096 admeasuring about 25.5 Sq.mtrs., City Survey No. 10097 admeasuring about 21.4 Sq.mtrs., City Survey No. 10098 admeasuring about 22.9 sq.mtrs., City Survey No. 10099 admeasuring about 22.7 Sq.mtrs, City Survey No. 10100 admeasuring about 28.3 Sq.mtrs. together admeasuring about **594 Sq.mtrs.**, and constructed thereon ground plus 2 storied building bearing Municipal house No. F01002143500 and sold residential flats to the purchasers and further formed the co-operative housing society viz **Raghu Kunj Co. Op. Housing Society** Ltd. having its registration No. TNA/KLN/HSG/TC/560/84-85 DATED 21/03/1985.

3.d) Vide partition Deed dated 07/06/1984 duly registered in the office of Sub- Registrar Kalyan under sr. No. KLN/1786/1984 on the same date **Smt. Mangala Vishwanath Pradhan and Ashok Vishwanath Pradhan** sold transferred and released their rights, title and interest in the said Property to **Smt. Snehalata Madhukar Pradhan, Madan Madhukar Pradhan and Milind Madhukar Pradhan.**

3.e) Subsequently Taluka Inspector of Land Records carried Survey on 29/09/1984 and subdivided the City Survey No. 10094 into two plots viz. 10094A admeasuring about 473.2 Sq.mtrs. and City Survey No. 10094B admeasuring about 334.3 sq.mtrs.

However M/s. Eagle Construction Company, the Developers and Smt. Mangala Vishwanath Pradhan & Others, the Owners failed neglected and avoided to convey the property in the name of Raghukunj CHS



Smt. Mangala Vishwanth Pradhan died intestate on 20/05/1990 leaving behind her son Viz. Ashok Vishwanth Pradhan and married daughter Anjali SharadGupte. Ashok Vishwanth Pradhan died intestate on 13/06/2000 leaving behind him Ashwini Ashok Pradhan, Adwait Ashok Pradhan and Anju Nikhil Korde.

Under the order No. जिउनि/ठाणे/ममाहस/क11(3)/7596 सन 2014 dated 15/12/2014 and under certificate to that effect, the competent authority and district deputy registrar cooperative societies Thane allowed the deemed conveyance of the said property in the name of the Raghukunj Society.

Under the **Deed of Deemed Conveyance** dated 17/07/2015 registered with the office of Sub Registrar of assurances Kalyan - 3 on 23/07/2015 under No. 3129/2015 the **Raghukunj Society** purchased from Snehalata Madhukar Pradhan & Others represented by and through District Deputy Registrar Co. operative Societies Thane and competent authority, the property viz. All that piece or parcel of non agricultural plot of land bearing 589.41 Sq.yards out of Survey No. 43 Hissa No. 1(P) as per revenue records and City Survey No. 10094A, admeasuring about 473.2 Sq.mtrs., City Survey No. 10096 admeasuring about 25.5 Sq.mtrs., City Survey No. 10097 admeasuring about 21.4 Sq.mtrs., City Survey No. 10098 admeasuring about 22.9 Sq.mtrs. City Survey No. 10099 admeasuring about 22.7 Sq.mtrs. and City Survey No. 10100 admeasuring about 28.3 Sq.mtrs. together admeasuring about 594 Sq.mtrs. as per City Survey Records lying and being at Revenue Village Gajbandhan Patharli, Registration Sub District and Taluka Kalyan and Registration District and District Thane with Ground plus 2 upper floor building standing thereon bearing Municipal House No. P01002143500 comprising of 13 residential units with easementary rights over 10ft wide approach road open to sky and running through the western side of the property for use of the adjacent plot owners Mr. Pradhan & Others. The said deed is confirmed by M/s. Eagle Construction Company, the Builders and Developers represented by and through District Deputy Registrar Co-operative Societies Thane and competent authority and the mutation entry No. 5491 is carried out to that effect on 10/08/2015.

Shri. Madan Madhukar Pradhan died intestate on 06/05/2021 leaving behind **Smt. Snehalata Madhukar Pradhan, Smt. Sushama Madan Pradhan and Smt. Swamini Sajyot Dighe** as his legal heirs.



3.f) And that after due diligence and after following all the requisite procedure, development agreement was executed between the **Raghukunj Co-op. Hsg. Society** and **M/S J. B. Constructions** dated 08/03/2023 registered with the office of Sub Registrar of assurances Kalyan 3 at under No. 3508/2023 on 08/03/2023 in respect of its property more particularly described in the **Schedule I** written hereinunder and further executed Deed of **irrevocable power of attorney** between the **Raghukunj Co-op. Hsg. Society** and **M/S J. B. Constructions** dated 08/03/2023 registered with the office of Sub Registrar of assurances Kalyan - 3 under No. 3509/2023 on 08/03/2023 supplementary to the Development Agreement.

3.g) Registered **Development Agreement** dated 10/04/2023 between **Snehalata Madhukar Pradhan, Mr. Milind Madhukar Pradhan, Sushama Madan Pradhan and Swamini Satajyot Dighe** (as Owners) with **M/s. J. B. Construction** (as a Developer) for above mentioned landed property and the same is Registered at Sub Registrar Kalyan - 3 under No. 5135/2023 dated 11/04/2023 and also Power of Attorney dated 10/04/2023 under No. 5136/2023 dated 11/04/2023.

3.h) Registered **Correction Deed** dated 25/04/2023 between **Snehalata Madhukar Pradhan, Mr. Milind Madhukar Pradhan, Sushama Madan Pradhan and Swamini Satajyot Dighe** (as Owners) with **M/S J. B. Constructions** for above mentioned landed property and the same is Registered at Sub Registrar Kalyan - 3 under No. 6432/2023 dated 26/04/2023.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **M/s. J. B. Constructions** in respect of 1) City Survey No. 10094 B, 10095 admeasuring 406.20 sq.mtrs. & 2) City Survey No. 10094A, 10096, 10097, 10098, 10099, 10100 admeasuring 594 sq.mtrs., total area of two plots admeasuring 1000.20 sq.mtrs. is clear, marketable and without any encumbrance and they are development rights over the above mentioned landed properties.



Owners of the land

1) Snehalata Madhukar Pradhan, Mr. Milind Madhukar Pradhan, Sushama Madan Pradhan and Swamini Satajyot Dighe. situated at Gajbandhan Patharli, Tal. Kalyan, Dist. Thane (Owners).

2) Raghu Kunj Co. Op. Housing Society Ltd., (Owners).

The report reflecting the flow of the title of the **M/s. J. B. Constructions** on the said Plots of land is enclosed herewith as annexure.

Date : 26/02/2024.

Place :Dombivli



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ADVOCATE**

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- 1) 7/12 Extract and city survey property cards
- 2) Development Agreement dated 08/03/2023 having its Registration No. 3508 dated 27/03/2023.
- 3) Development Agreement dated 10/04/2023 having its Registration No. 5135/2023 & also Power of Attorney dated 10/04/2023 having Registration No. 5136/2023.
- 4) Correction Deed dated 25/04/2023 having its Registration No. 6432/2023 dated 26/04/2023.
- 5) Search Report for the years from 1959 taken by G. H. Jagtap at Sub Registrar Office, Kalyan.
- 6) Litigations if any : N. A.

Date : 26/02/2024

Place : Dombivli


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