

FORMAT – A
(Circular No.:- 28/2021)

To

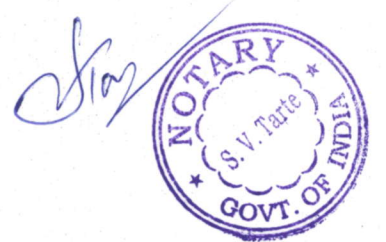
MahaRERA

LEGAL TITLE REPORT

Sub.: Title clearance certificate with respect to **Survey No. 65, Hissa No. 5, admeasuring 833 Sq.Mtrs. out of total area admeasuring 2180 Sq.Mtrs. known as “SAPTASHRUNG” Co-op Housing Society Ltd.”, Navi Dombivli, Dombivli (West) 421202, Tal. Kalyan, Dist. Thane, lying, being and situate at Village Navi Dombivli, Tal. Kalyan, Dist. Thane.** (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of **M/s. RADHIKA CONSTRUCTION COMPANY** and following documents i.e. :-

- 1) Description of the property **Survey No. 65, Hissa No. 5, admeasuring 833 Sq.Mtrs. out of total area admeasuring 2180 Sq.Mtrs. known as “SAPTASHRUNG” Co-op Housing Society Ltd.”, Navi Dombivli, Dombivli (West) 421202, Tal. Kalyan, Dist. Thane, lying, being and situate at Village Navi Dombivli, Tal. Kalyan, Dist. Thane.**
- 2) The documents of allotment of plot.
- 3) 7/12 extract & Mutation Entry No. 317, Dt. 18/12/2019
- 4) As per Mutation Entry 1337 the above property was belonging to Shri Pandu Bala Joshi he has sold the same to Shri. Ramchandra Balkrishna Karnik on 31/10/1974, totally admeasuring 2180 Sq.Mtrs.
- 5) Thereafter, Shri. Ramchandra Balkrishna Karnik has given part of the said property admeasuring 833 Sq.Mtrs. to M/s. Shashank Builders, Afterwords M/s. Shashank Builders 16, have constructed the building consisting of several flats and the said flat holders is formed the society known as Saptashrungi Co-op. Hsg. Soc. Ltd.



S. V. Tarte

B.Com. LL.B.

Advocate & Notary

Arihant Puja CHS. Ltd., Ground Floor,
Near Tarte Plaza, Gandhi Nagar,
Dombivli (E) 421 204. Dist. Thane
Mob : 9821313285 / 8108564949

- 6) As per Mutation Entry 317 (1) Shri. Ramchandra Balkrishna Karnik, (2) Shri. Prakash Ramchandra Karnik, (3) Shri. Govind Hari Udiwadkar, (4) Shri. Dilip Madhukar Dalvi, (5) Shri. Shashank Prakash Karnik, (6) Shri. Suresh Bhikaji Gupte, land owners along with M/s. Shashank Builders through Mr., Chintamani Siddhu Lawand as confirming Party have sold property admeasuring 833 Sq.Mtrs. out of total area admeasuring 2180 Sq.Mtrs. alongwith the building standing Saptashruni Co-op. Hsg. Soc. Ltd., as per the Deed of Conveyance registered on 14/02/1975 under Registered No. 800/1975 with Sub-Registrar Bombay.
- 7) As well as a Deed of Correction is executed of 17/02/2014 under Registered No. 868/2014 with Sub-Registrar Kalyan-5.
- 8) As per Mutation Entry 377 the society has paid Conversion Tax in the year 2021 accordingly the land in Converted into N.A.
- 9) And as such **“SAPTASHRUNG” CO-OPERATIVE HOUSING SOCIETY LTD.**, is the owner of land bearing Survey No. 65, Hissa No. 5, admeasuring 833 Sq.Mtrs. out of total area admeasuring 2180 Sq.Mtrs. of Village Navi Dombivli.
- 10) Search report for 30 years from 1994 to 2023.
- 11) The said property did not come across any adverse entry regarding title of this property in the records indicating their transfer of ownership by the above referred **“SAPTASHRUNG” CO-OPERATIVE HOUSING SOCIETY LTD.**, to anyone else by way of Sale, Mortgage, Gift, Will, Charity, Donation etc.
- 12) 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 **“SAPTASHRUNG” CO-OPERATIVE HOUSING SOCIETY LTD.**, is clear, marketable and without any encumbrances. (No any encumbrances)



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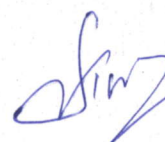
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- 13) Owners of the land
“SAPTASHRUNG” CO-OPERATIVE HOUSING SOCIETY LTD., of
Survey No. 65, Hissa No. 5, admeasuring 833 Sq.Mtrs. out of total area
admeasuring 2180 Sq.Mtrs. known as “SAPTASHRUNG” Co-op
Housing Society Ltd.”, Navi Dombivli, Dombivli (West) 421202, Tal.
Kalyan, Dist. Thane, lying, being and situate at Village Navi Dombivli,
Tal. Kalyan, Dist. Thane.
- 14) Thereafter **SAPTASHRUNG” CO.OP.HOUSING SOCIETY LTD.**, executed
Re-development agreement on 12/04/2023 with **M/s. Radhika Construction Co.**
for Re-Development of the above property the said agreement is registered with
Sub-Registrar Kalyan-2 under document No. 9085/2023 on 17/04/2023.
- 15) Qualifying comments/remarks if any – **NIL**
- 16) The report reflecting the flow of the title of the **SAPTASHRUNG”**
CO.OP.HOUSING SOCIETY LTD., on the said land is enclosed herewith as
annexure.

Encl : Annexure.

Dated : 29/11/20232


S. V. TARTE
(Advocate & Notary)


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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Search report for 30 years from 1994 to 2023 Taken from Sub-Registrar' office at **Kalyan.**
- 3) Mutation Entry No. 317, Dt. 18/12/2019
- 4) As per Mutation Entry 1337 the above property was belonging to Shri Pandu Bala Joshi he has sold the same to Shri. Ramchandra Balkrishna Karnik on 31/10/1974, totally admeasuring 2180 Sq.Mtrs.
- 5) Thereafter, Shri. Ramchandra Balkrishna Karnik has given part of the said property admeasuring 833 Sq.Mtrs. to M/s. Shashank Builders, Afterwords M/s. Shashank Builders have constructed the building consisting of several flats and the said flat holders is formed the society known as Saptashruni Co-op. Hsg. Soc. Ltd.
- 6) As per Mutation Entry 317 (1) Shri. Ramchandra Balkrishna Karnik, (2) Shri. Prakash Ramchandra Karnik, (3) Shri. Govind Hari Udiwadkar, (4) Shri. Dilip Madhukar Dalvi, (5) Shri. Shashank Prakash Karnik, (6) Shri. Suresh Bhikaji Gupte, land owners along with M/s. Shashank Builders through Mr., Chintamani Siddhu Lawand as confirming Party have sold property admeasuring 833 Sq.Mtrs. out of total area admeasuring 2180 Sq.Mtrs. alongwith the building standing Saptashruni Co-op. Hsg. Soc. Ltd., as per the Deed of Conveyance registered on 14/02/1975 under Registered No. 800/1975 with Sub-Registrar Bombay.



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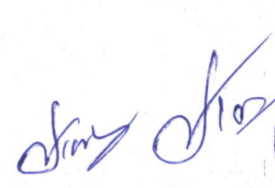
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- 7) As well as a Deed of Correction is executed of 17/02/2014 under Registered No. 868/2014 with Sub-Registrar Kalyan-5.
- 8) As per Mutation Entry 377 the society has paid Conversion Tax in the year 2021 accordingly the land is Converted into N.A.
- 9) And as such **“SAPTASHRUNG” CO-OPERATIVE HOUSING SOCIETY LTD.**, is the owner of land bearing Survey No. 65, Hissa No. 5, admeasuring 833 Sq.Mtrs. out of total area admeasuring 2180 Sq.Mtrs. of Village Navi Dombivli.
- 10) Thereafter **“SAPTASHRUNG” CO.OP.HOUSING SOCIETY LTD.**, executed Re-development agreement on 12/04/2023 with **M/s. Radhika Construction Co.** for Re-Development of the above property the said agreement is registered with Sub-Registrar Kalyan-2 under document No. 9085/2023 on 17/04/2023.
- 11) In result I did not come across any adverse entry regarding this in the records indicating their transfer of ownership by the above referred **“SAPTASHRUNG” CO-OPERATIVE HOUSING SOCIETY LTD.**, to any one else by way of Sale, Mortgage, Gift, Will, Charity, Donation etc.
- 12) Under the circumstances, therefore in my opinion **“SAPTASHRUNG” CO-OPERATIVE HOUSING SOCIETY LTD.**, bears a clear and marketable title without any encumbrances to the above property except development agreement with **M/s. RADHIKA CONSTRUCTION COMPANY.**
- 13) Any other relevant title – **N.A.**
- 14) Litigations if any – **N.A.**

Dated : 29/11/2023



S. V. TARTE
(Advocate & Notary)