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

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 1347 Sq.Mtrs. out of total area admeasuring 2180 Sq.Mtrs. known as "SHASHANK" 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 1347 Sq.Mtrs. out of total area admeasuring 2180 Sq.Mtrs. known as "SHASHANK" 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. 318, 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 1347 Sq.Mtrs. for Development to his son Shri. Prakash Ramchandra Karnik's firm name as Shashank Builders. Afterwords Shashan Builders has constructed the building and formed the society of all the flat holders known as Shashank Co-op. Hsg. Soc. Ltd.

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6) As per Mutation Entry 318 Shri. Prakash Ramchandra Karnik as attorney of Ramchandra Balkarishna Karnik as landlord alongwith M/s. Shashank Builder through Shri. Prakash Ramchandra Karnik as Confirming Party has sold property admeasuring **1347 Sq.Mtrs.** to **SHASHANK CO-OP. HSG. SOC. LTD.,** as per document bearing No. 1975/1982 dated 25/10/1982 Registered with Sub-Registrar Kalyan. As per Mutation Entry 376 the society has paid conversion tax in the year 2021 accordingly the land in converted into N.A.

7) And since then **"SHASHANK" CO-OPERATIVE HOUSING SOCIETY LTD.**, is the owner of **land bearing Survey No. 65, Hissa No. 5, admeasuring 1347 Sq.Mtrs. out of total area admeasuring 2180 Sq.Mtrs. of Village Navi Dombivli.**

8) Search report for 30 years from 1994 to 2023.

9) In result I did not come across any adverse entry regarding this in the records indicating their transfer of ownership by the above referred **"SHASHANK" CO-OPERATIVE HOUSING SOCIETY LTD.**, to any one else by way of Sale, Mortgage, Gift, Will, Charity, Donation etc.

10) 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 **"SHASHANK" Co-op Housing Society Ltd."** is clear, marketable and without any encumbrances. (No any encumbrances)

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11) Owners of the land :

"SHASHANK" Co-op Housing Society Ltd." of Survey No. 65, Hissa No. 5, admeasuring 1347 Sq.Mtrs. out of total area admeasuring 2180 Sq.Mtrs. known as "SHASHANK" 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.

12) Thereafter **"SHASHANK" 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. 9080/2023 on 17/04/2023.

13) Qualifying comments/remarks if any – **NIL**

14) The report reflecting the flow of the title of the **"SHASHANK" CO-OPERATIVE HOUSING SOCIETY LTD.**, on the said land is enclosed herewith as annexure.

Encl. : Annexure.

Dated : 29/11/2023

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) Mutation Entry No. 318, Dt. 18/12/2019

3) Search report for 30 years from 1994 to 2023 Taken from Sub-Registrar' office at **Kalyan**.

4) 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 1347 Sq.Mtrs. for Development to his son Shri. Prakash Ramchandra Karnik's firm name as Shashank Builders. Afterwords Shashan Builders has constructed the building and formed the society of all the flat holders known as Shashank Co-op. Hsg. Soc. Ltd.

6) As per Mutation Entry 318 Shri. Prakash Ramchandra Karnik as attorney of Ramchandra Balkarishna Karnik as landlord alongwith M/s. Shashank Builder through Shri. Prakash Ramchandra Karnik as Confirming Party has sold property admeasuring **1347 Sq.Mtrs.** to **SHASHANK CO-OP. HSG. SOC. LTD.,** as per document bearing No. 1975/1982 dated 25/10/1982 Registered with Sub-Registrar Kalyan. As per Mutation Entry 376 the society has paid conversion tax in the year 2021 accordingly the land in converted into N.A.

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7) And since than **"SHASHANK" CO-OPERATIVE HOUSING SOCIETY LTD., land bearing Survey No. 65, Hissa No. 5, admeasuring 1347 Sq.Mtrs. out of total area admeasuring 2180 Sq.Mtrs. of Village Navi Dombivli,** Owners of the land.

8) Thereafter **"SHASHANK" 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. 9080/2023 on 17/04/2023.

9) In result I did not come across any adverse entry regarding this in the records indicating their transfer of ownership by the above referred **"SHASHANK" CO-OPERATIVE HOUSING SOCIETY LTD.**, to any one else by way of Sale, Mortgage, Gift, Will, Charity, Donation etc.

10) Under the circumstances, therefore in my opinion **"SHASHANK" 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.**

11) Any other relevant title – **N.A.**

12) Litigations if any – **N.A.**

Dated : 29/11/2023

S. V. TARTE
(Advocate & Notary)

NOTARY S. V. Tarte GOVT. OF INDIA