

MANISH B.JAIN

M.COM, LL.B.

Advocate High Court

OFFICE ADDRESS:-Shop No.2, Maratha Mandir, Mahatma Phule Road, Dombivli (West), Tal. Kalyan, Dist. Thane. Mob.No.9920899065.

Ref. No:-

Date:- 03.02.2024

FORMAT - A

(Circular:- 28 / 2021)

LEGAL TITLE REPORT

To

Maha RERA

Mumbai.

Sub:- Title clearance certificate with respect of Land bearing Survey No. 13 Hissa No. 1, Admeasuring Area 1061 sq. mtrs. out of total Area Adm. 1710 Sq. meters, standing structure of Building known as "**SHREE SAMARATH CO-OPERATIVE HOUSING SOCIETY LIMITED.**", lying and being situated at Village- Nandivali tarfe Panchanand, Dombivli (East), Taluka:- Kalyan, District:- Thane within the local Limits of Kalyan Dombivli Municipal Corporation in the Registration District and Sub-district of Taluka:- Kalyan, District:- Thane., within the local Limits of Kalyan Dombivli Municipal Corporation. (herein referred as said Property).

I have investigated the title of the aforesaid property on the request of M/s. Navkar Engineers through its partner Mr. Girish M. Shah (as Developers) and following documents:

1. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of Land bearing Survey No. 13 Hissa No. 1, Admeasuring Area 1061 sq. mtrs. out of total Area Adm. 1710 Sq. meters., standing structure of Building known as "**Shree Samarath Co-Operative Housing Society Limited.**", (consisting Total 33 Rooms), lying and being situated at Village- Nandivali tarfe Panchanand, Dombivli (East), Taluka:- Kalyan, District:- Thane within the local Limits of Kalyan Dombivli Municipal Corporation in the Registration District and Sub-district of Taluka:- Kalyan, District:- Thane., within the local Limits of Kalyan Dombivli Municipal Corporation. (herein referred as said property).

2. THE DOCUMENTS OF ALLOTMENT OF PLOT

- a. It further appears that by and under Conveyance Deed dated 15/02/2012, registered at the office of Sub- Registrar of Assurances Kalyan-3 on even date at serial No. KLN-3/01155/2012, Fasibhai Balu Mhatre and others through its constitute attorney Yogam Enterprises through its partner Mr. Paresh Ishwarlal Parekh, had conveyed, sold and transferred the said property i.e. Survey No. 13 Hissa No. 1, Total admeasuring area 1710 sq. mtrs., standing structure of Building known as **"Shree Samarath Co-Operative Housing Society Limited."**, (consisting Total 33 Rooms), lying and being situated at Village- Nandivali tarfe Panchanand, Dombivli (East), Taluka:- Kalyan, District:- Thane unto **Shree Samarath Darshan Co-Operative Housing Society Ltd.**
- b. It further appears that as per mutation entry no. 1552 (in 7 x12 Extract), dated 18.07.2014 the name of Shree Samarath Co-Operative Housing Society Limited Co-operative Housing Society Ltd had been mutated in the record of right as absolute owners for Area Admeasuring 1061 Sq. Meters out of total Area Adm. 1710 Sq. Meters and Area Adm. 649 Sq. Meters area has been affected in road.
- c. It further appears that as per Development Agreement dated 21/03/2022, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on even date at serial no. 6531/2022, Shree Samarath Darshan CHS Limited Through its [1] Chairman Mr. Bharat Girap, [2] Secretary Mr. Gajanan Sawant and [3] Treasurer Mr. Arvind Thakkar as society owners along with society member Mr. Radhakrishna Pillai and others as confirming party had granted the development rights in respect of the said property to M/s. Navkar Engineers through its partner Girish M. Shah as Developers.
- d. And in pursuance of the aforesaid development agreement dated 21/03/2022., Shree Samarath Darshan CHS Limited Through its [1] Chairman Mr. Bharat Girap, [2] Secretary Mr. Gajanan Sawant and [3] Treasurer Mr. Arvind Thakkar, Mr. Radhakrishna Pillai and others had executed Power of Attorney dated 21/03/2022, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on 21/03/2022 at serial no.6532/2022, in favour of M/s. Navkar Engineers through its partner Girish M. Shah as Developers.

(B)
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- e. It further appears that as per Confirmation Deed dated 26.05.2022, executed by Mr. Sunil V. Deshpande in favour of M/s. Navkar Engineers, a partnership firm, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on even date at serial no.12604 / 2022 had confirmed the Development Agreement dated 21/03/2022, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on even date at serial no. 6531/2022 and Power of Attorney dated 21/03/2022, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on 21/03/2022 at serial no. 6532/2022.
- f. It further appears that as per Agreement for T.D.R. dated 11.10.2022, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on 11.10.2022 at serial no. 23162/ 2022, M/s. Navkar Engineers, a partnership firm, through its partner Shri. Amit Girish Shah had purchased T.D.R. / F.S.I. from Mr. Umesh Dwarkadas Tanna i.e. Transfer of Development Rights (T.D.R) / F.S.I. of to the extent of an area admeasuring 961.48 sq. meter out of total area 1045 Sq. Meters, vide its D.R.C. letter bearing No. **KDMC/NRV/HVH /2156** Dated **11/07/2022**, issued by Kalyan Dombivli Municipal Corporation in respect of handing and surrendering land bearing survey no.29, Hissa no.16, lying, being and situated at Village **Wadeghar**, Taluka Kalyan, District Thane., within the limits of the Kalyan Dombivli Municipal Corporation.
- g. It further appears that as per Agreement for T.D.R. dated 27.06.2023, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on 27.06.2023 at serial no. 14763 / 2022, M/s. Navkar Engineers, a partnership firm, through its partner Shri. Amit Girish Shah had purchased T.D.R. / F.S.I. from M/s. Viscon Venture, a partnership firm through its partner Shri Mayank Mahendra Ramani & Shri Kaustubh Virendra Patel i.e. Transferable Development Rights to the extent of 1218 Sq. meters out of total 12305 Sq. Meters, being the entire Transferable Development Rights sanctioned vide D.R.C. letter bearing No. KDMP/NRV/7365/ Dated 14/03/2022 as well as the Development Rights Certificate bearing Folio No. K-5-221 Certificate no. 819 arising out of handling and surrendering all those piece and parcels of land bearing Survey No. 228 H.No.1B, lying being situate at Village-Titwala, Taluka-Kalyan, Dist. Thane to be used utilized and consumed on the said Property / Land bearing Survey No. 13, H.No.1, lying and being situated at Village- Nandivali tarfe Pachanand, Tal. Kalyan, Dist: Thane.

h. It further appears that as per Agreement for T.D.R. dated 27.06.2023, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on 27.06.2023 at serial no. 14765/ 2022, M/s. Navkar Engineers, a partnership firm, through its partner Shri. Amit Girish Shah had purchased T.D.R. / F.S.I. from Mr. Umesh Dwarkadas Tanna i.e. Transfer of Development Rights (T.D.R) / F.S.I. of to the extent of an area admeasuring 83.52 sq. meter out of total area 1045 Sq. Meters, vide its D.R.C. letter bearing No. **KDMC/NRV/HVH /2156** Dated **11/07/2022**, issued by Kalyan Dombivli Municipal Corporation in respect of handing and surrendering land bearing survey no.29, Hissa no.16, lying, being and situated at Village **Wadeghar**, Taluka Kalyan, District Thane., within the limits of the Kalyan Dombivli Municipal Corporation.

i. Mutation entry no. 1552

j. Search Report dated 25.04.2022 issued by Adv. Ganesh B. Divate.

k. Title Certificate dated 25.04.2022 issued by Adv. Ganesh B. Divate.

l. Search Report dated 02.02.2024 issued by Adv. Sanjay R. Sahu

2. a. 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 title of the owners in respect of the captioned property appears to be clear, marketable and free from reasonable doubts and encumbrances **M/s. NAVKAR ENGINEERS** through its partner **Mr. Girish M. Shah** had acquired development rights in respect of said Property.

Owners of the Land i.e. **Shree Samarath Co-Operative Housing Society Limited** is the owner of Land bearing Survey No. 13 Hissa No. 1, Admeasuring Area 1061 sq. mtrs. out of total Area Adm. 1710 Sq. meters., lying and being situated at Village- Nandivali tarfe Panchanand, Dombivli (East), Taluka:- Kalyan, District:- Thane within the local Limits of Kalyan Dombivli Municipal Corporation in the Registration District and Sub-district of Taluka:- Kalyan, District:- Thane., within the local Limits of Kalyan Dombivli Municipal Corporation.

As per mutation entry no. 1552 (in 7 x12 Extract), dated 18.07.2014 the name of Shree Samarath Co-Operative Housing Society Limited Co-operative Housing Society Ltd had been mutated in the record of right as absolute owners for Area Admeasuring 1061 Sq. Meters out of total Area

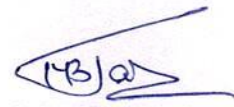
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Adm. 1710 Sq. Meters and Area Adm. 649 Sq. Meters area has been affected in road.

It further appears that **Shree Samarath Co-Operative Housing Society Limited** duly and registered and incorporated under the provisions of the Maharashtra co. op. societies Act, 1960, bearing registration no. TNA/KLN/HSG/(TC)/11711/2000/Dt.09.03.2000.

3. The report reflecting the flow of the title of the (owner/ promoter/ developer) on the said property is enclosed herewith as annexure.

Encl. Annexure



Adv M.B.Jain

Adv High Court

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Dombivli (W)-421 202



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