

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 No:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

1. 7 x 12 Extract
2. Mutation Entry no.1552
3. Conveyance Deed dated 15/02/2012, made and entered between Fasibhai Balu Mhatre and others through its constitute attorney Yogam Enterprises through its partner Mr. Paresh Ishwarlal Parekh as vendor and **Shree Samarth Darshan Co-Operative Housing Society Ltd.,** as Purchaser registered at the office of Sub- Registrar of Assurances Kalyan-3 on even date at serial No. KLN-3/01155/2012.
4. The Deputy Registrar, Co-operative Societies, Kalyan vide its order bearing No. 896/2021 had granted society Re-Development permission dated 5/10/2021 on the said property.
5. Development Agreement dated 21/03/2022 made and entered between Shree Samarth Darshan CHS Limited Through its [1] Chairman Mr. Bharat Girap, [2] Secretary Mr. Gajanan Sawant and [3] Treasurer Mr. Arvind Thakkar as owners and M/s. Navkar Engineers through its partner Girish Shah as Developers and Mr. Radhakrishna Pillai and others as confirming party, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on even date at serial no. 6531/2022.
6. Power of Attorney dated 21/03/2022 executed by Shree Samarth Darshan CHS Limited Through its [1] Chairman Mr. Bharat Girap, [2] Secretary Mr. Gajanan Sawant and [3] Treasurer Mr. Arvind Thakkar, AND Mr. Radhakrishna Pillai and 43 others in favour of Mr. Girish Shah partners of M/s. Navkar Enterprises, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on even date at serial no. 6532/2022.
7. Confirmation Deed dated 26.05.2022, executed by Mr. Sunil V. Deshpande (society member) and M/s. Navkar Engineers, a partnership firm (Purchaser /Builder), registered in the office of Sub-Registrar of Assurance, Kalyan-2 on even date at serial no.12604 / 2022.

8. 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, Executed Mr. Umesh Dwarkadas Tanna (**Vendor**) and M/s. Navkar Engineers, a partnership firm, through its partner Shri. Amit Girish Shah (Purchaser) had purchased T.D.R. / F.S.I. from **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**, by 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.
9. 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 / 2023, executed between M/s. Viscon Venture, a partnership firm through its partner Shri Mayank Mahendra Ramani & Shri Kaustubh Virendra Patel as (Vendor) and M/s. Navkar Engineers, a partnership firm, through its partner Shri. Amit Girish Shah (Purchaser) **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 situated at Village-Titwala, Taluka-Kalyan, Dist. Thane within the limits of the Kalyan Dombivli Municipal Corporation.
10. 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/ 2023, executed between Mr. Umesh Dwarkadas Tanna (**Vendor**) and M/s. Navkar Engineers, a partnership firm, through its partner Shri. Amit Girish Shah (Purchaser) **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 Adm.1045 Sq. Meters**, vide its D.R.C. letter bearing No. **KDMC/NRV/HVH/2156**, Dated **11/07/2022**, by 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.
11. Search Report dated 25.04.2022 issued by Adv. Ganesh B. Divate

M. B.
Advocate
Maratha Ma
Dombivli

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

13. Building permission dated 03.11.2023 bearing No. KDMC / TPD / 27
Village / DOM /2023-24 / 15 issued by Kalyan Dombivali Municipal
Corporation in respect of said property.

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

15. Litigations if any:- NO


Adv M.B.Jain

Adv High Court
M. B. JAIN
M.Pent., LL.B.
Advocate High Court
Maratha Mandir, M. P. Road
Dombivli (W)-421 202


JAIN
M.Pent., LL.B.
Advocate High Court
Maratha Mandir, M. P. Road
Dombivli (W)-421 202

