



Zamir Hasan R. Ahmed Shaikh

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Date: 15/02/2024

FORMAT-A

(Circular No. 28/2021, dated 08/03/2021)

To,

MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY,

Having address at : Housefin Bhavan, Plot No. C-21,

E Block, Bandra Kurla Complex,

Bandra (E), Mumbai-400051,

LEGAL TITLE REPORT

SUB: Title Clearance certificate with respect to all that piece and parcel of Non-Agricultural land lying being at situated at **Village Chikanghar**, Taluka Kalyan, District Thane bearing:

Survey No.	Hissa No.	Total Area (In Sq. Meters)	Assessment (In Rupees. Paise)
40	1/E	460.00	0.70

within the limits of the Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan, hereinafter called and referred to as the "**Said Property**" belonging to Shri Subhash Vishnu Mhatre, Shri Arjun Vishnu Mhatre and Shri Madhukar Vishnu Mhatre.

I have investigated the title of said property on the request of my client Viz. **M/s. LEGACY BUILDERS AND INNOVATORS**, a registered Partnership Firm, Having its Office at Office No. 1, Neerai Heights, Gauripada, Kalyan (W) - 421301, Taluka Kalyan, District Thane and have perused the following documents i.e.

I) Description of Property

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All that piece and parcel of Non-Agricultural land lying being and situate at Village Chikanghar, Taluka Kalyan District Thane bearing **Survey No. 40 Hissa No. 1/E admeasuring 460.00 sq. meters** and within the limits of Kalyan Dombivali Municipal Corporation.

II) Documents of allotment of Plot

- 1) Copy of Release Deed dated 17/07/2013 registered at the Office Sub-Registrar of Assurances at Kalyan under Sr. No. KLN5 - 4011/2013 made and executed between Sau Manda Tanaji Babare as the Releasor and Shri Subhash Vishnu Mhatre, Shri Arjun Vishnu Mhatre and Shri Madhukar Vishnu Mhatre as the Releasees.
- 2) Building Commencement Certificate from Kalyan Dombivali Municipal Corporation bearing No. KDMCC / B /2023/ APL / 00162 dated 08/05/2023 in respect of said property.
- 3) Copy of Development Agreement dated 25/01/2024 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. KLN5-1116/2024 made and executed between Shri Subhash Vishnu Mhatre, Shri Arjun Vishnu Mhatre and Shri Madhukar Vishnu Mhatre as the Owners and M/s Legacy Builders and Innovators, a registered Partnership Firm, Having its Office at Office No. 1, Neerai Heights, Gauripada, Kalyan (W) - 421301, Taluka Kalyan, District Thane through its Partners 1) Shri Subhash Vishnu Mhatre, 2) Shri Arjun Vishnu Mhatre, 3) Shri Madhukar Vishnu Mhatre as the Developers.

III) REVENUE RECORD:

- 1) Extract of 7/12 of land bearing **Survey No. 40 Hissa No. 1/E admeasuring 460.00 sq. meters** issued by Talathi of Village Chikanghar.
- 2) Mutation Entries bearing No. (1943), (4298), (4644), (4910) and (5505).

IV) SEARCH REPORTS

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Search for a period of 30 years from 1992 to 2023 at the Office of Sub-Registrar of Assurances at Kalyan -1, Kalyan-2, Kalyan -3, Kalyan -4 and Kalyan -5

On perusal of the above mentioned documents and all other relevant documents relating to the title of said property I am of the opinion that the title of M/s. Legacy Builders and Innovators, a registered Partnership Firm, Having its Office at Office No. 1, Neerai Heights, Gauripada, Kalyan (W) - 421301, Taluka Kalyan, District Thane to said property is clear, marketable and without any encumbrances and M/s. Legacy Builders and Innovators, a registered Partnership Firm, is well and sufficiently entitled to develop the aforesaid property.

Owners of Land

1) Shri Subhash Vishnu Mhatre, Shri Arjun Vishnu Mhatre and Shri Madhukar Vishnu Mhatre of land bearing Survey No. 40 Hissa No. 1/E.

Developers of Land

2) M/s. Legacy Builders and Innovators, a registered Partnership Firm, Having its Office at Office No. 1, Neerai Heights, Gauripada, Kalyan (W) - 421301, Taluka Kalyan, District Thane

3) Qualifying Comments / Remarks if any: Nil

4) Litigation: Nil.

The Report reflecting the flow of title of the Shri Subhash Vishnu Mhatre, Shri Arjun Vishnu Mhatre and Shri Madhukar Vishnu Mhatre and M/s. Legacy Builders and Innovators, a registered Partnership Firm is enclosed herewith as Annexure.

ENCL: Annexure

Date: 15/02/2024

ZAMIR HASAN R. AHMED SHAIKH

(ADVOCATE)

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ADVOCATE HIGH COURT
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“ANNEXURE A”

FLOW OF TITLE OF THE SAID PROPERTY:

On perusal of Extract of 7/12, relevant mutation entries bearing No. (1943), (4298), (4644), (4910) and (5505) it appears that Shri Subhash Vishnu Mhatre, Shri Arjun Vishnu Mhatre and Shri Madhukar Vishnu Mhatre appears as Owners / Bhogwatdar of said property.

It appears that said property was originally owned by Shri Vishnu Krishna Mhatre and after his demise the name of his legal heirs and/or legal representatives Viz. Shri Subhash Vishnu Mhatre, Shri Arjun Vishnu Mhatre, Shri Madhukar Vishnu Mhatre and Mrs. Manda Tanaji Babare were brought on record as is evidence vide Mutation Entry No. 4298.

It further appears that one of the co-owner of said property Viz. Sau Manda Tanaji Babare has by and under Release Deed dated 17/07/2013 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. KLN5 - 4011/2013 has released, relinquish and surrendered all her undivided share and undivided ownership and rights, title and interest in said property absolutely and forever in favour of Shri Subhash Vishnu Mhatre, Shri Arjun Vishnu Mhatre and Shri Madhukar Vishnu Mhatre and in pursuant to said Release Deed the name of said Sau Manda Tanaji Babare is removed from revenue record as is evidence vide Mutation Entry No. 4644.

It further appears that the said Owners Viz. Shri Subhash Vishnu Mhatre, Shri Arjun Vishnu Mhatre and Shri Madhukar Vishnu Mhatre with a view to develop the said property, by constructing multi-storeyed building thereon, submitted necessary plan to that effect with Kalyan Dombivli Municipal Corporation and Kalyan Dombivli Municipal Corporation approved the said plans and granted Building Commencement Certificate

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bearing No. KDMCC / B /2023/ APL / 00162 dated 08/05/2023 in respect of said property.

It further appears that in terms of said Building Commencement Certificate dated 08/05/2023 a single building of Ground Floor + First Floor and Second Floor to Fourth Floor (Residential and Commercial) is sanctioned on said property.

It further appears that by and under Development Agreement dated 25.01.2024, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. KLN5-1116/2024 made and executed between Shri Subhash Vishnu Mhatre, Shri Arjun Vishnu Mhatre and Shri Madhukar Vishnu Mhatre as the Owners and M/s Legacy Builders and Innovators, a registered Partnership Firm, Having its Office at Office No. 1, Neerai Heights, Gauripada, Kalyan (W) - 421301, Taluka Kalyan, District Thane through its Partners 1) Shri Subhash Vishnu Mhatre, 2) Shri Arjun Vishnu Mhatre, 3) Shri Madhukar Vishnu Mhatre as the Developers, said Shri Subhash Vishnu Mhatre, Shri Arjun Vishnu Mhatre and Shri Madhukar Vishnu Mhatre have granted the development rights of said property together with benefits of sanctioned Plans and Permission in favour of M/s Legacy Builders and Innovators, a registered Partnership Firm, on terms and conditions and for the consideration mentioned therein.

I have gone through the search report taken by Mr. G.H. Jagtap in respect of said property, the said search report does not reveal any entry which will fall in category of registered encumbrances over the said property.

On perusal of above mentioned documents and subject to what is stated herein above, I am of the opinion that the title of said Shri Subhash Vishnu Mhatre, Shri Arjun Vishnu Mhatre and Shri Madhukar Vishnu Mhatre to said property is clear and free from reasonable doubts and encumbrances and in terms of Development Agreement dated 25.01.2024, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. KLN5-1116/2024, said M/s. Legacy Builders and Innovators, a registered Partnership Firm is well and sufficiently entitled to develop said property as

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per sanctioned plans and permissions and in accordance with development rules, regulations and Bye-Laws in force from time to time and by complying with conditions as mentioned in respective permissions, orders and sanctions.

Litigation: Nil

The Present title is issued based on the revenue records, deeds and document and search report produced before me and I bear no responsibility of any act, deeds or thing which is not brought to my knowledge or is not placed before me or any fact concealed from me.

Date: 15/02/2024

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