

पूणिमा एस. जल्लावार

बी.एससी, एलएल.बी.

अडवोकेट हायकोर्ट

१०५, विकास हाईट्स, संतोषीमाता रोड, कल्याण (प).

फोन : २३२२५२६, २३२७४४७

PURNIMA S. JALLAWAR

B.SC., LL.B.

Advocate High Court

105, Vikas Heights, Santoshimata Road, Kalyan (West).

Tel.: 2322526, 2327447

Format A

(Circular No. 28/2021)

Date : 07.03.2024

To

Maharashtra Real Estate Regulatory Authority

Housefin Bhavan, Plot No. C-21

E Block, Bandra Kurla Complex,

Bandra East, Mumbai 400 051

LEGAL TITLE REPORT

Sub : All that piece and parcel of land admeasuring 13765 sq. meters after deducting the area not in possession, area under nalla and area affected by road comprising of all those pieces and parcels of land lying, being and situate at village Titwala, Taluka Kalyan, bearing

Survey No.	Hissa No.	Area (sq.mts)
194	--	1370
197	2A	3700
197	2B	3800
197	2C	3700
228	1/B	295
164	--	1720
	Total →	14585

within the limits of the Kalyan Dombivali Municipal Corporation belonging to M/s. Abhidarshan Corporation LLP.

I have investigated the title of the above said property on the request of my client M/s. Abhidarshan Corporation LLP situated at village Titwala, Taluka Kalyan, District Thane based on the following copies of documents i.e.:

1) Description of the property

All that piece and parcel of land admeasuring 13765 sq. meters after deducting the area not in possession, area under nalla and area affected by road comprising of all those pieces and parcels of land lying, being and situate at village Titwala, Taluka Kalyan, bearing

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within the limits of the Kalyan Dombivali Municipal Corporation belonging to M/s. Abhidarshan Corporation LLP.

P. S. J. J.

2) Copies of Documents of allotment of property

- i) Deed of Conveyance dated 01.08.2009 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 5110/2009 in respect of land bearing Survey No. 194 admeasuring 1370 sq. meters
- ii) Deed of Conveyance dated 04.09.2010 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 8436/2010 in respect of land bearing Survey No. 197/2A admeasuring 3700 sq. meters
- iii) Deed of Conveyance dated 01.08.2009 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 5116/2009 in respect of land bearing Survey No. 197/2B
- iv) Deed of Conveyance dated 01.08.2009 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 5106/2009 read with Deed of Confirmation dated 26.03.2016 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 3013/2016 in respect of land bearing Survey No. 197/2C admeasuring 3700 sq. meters.
- v) Deed of Conveyance dated 07.10.2020 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 8905/2020, in respect of land admeasuring 295 sq. meters out of Survey No. 228/1/B.
- vi) Deed of Conveyance dated 06.11.2023 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 23433/2023 in respect of land bearing Survey No. 164 admeasuring 1720 sq. meters and Survey No. 195 admeasuring 330 sq. meters.
- vii) Building Commencement Certificate granted by the Kalyan Dombivali Municipal Corporation under No.KDMC/TPD/ BP/ KD/ 2022-23/40 dated 04.08.2022 and Revalidated on 05.03.2024.

3) Copies of 7/12 extract or property card

- i) Extracts of 7/12 in respect of land bearing Survey No. 194, 197/2A, 197/2B, 197/2C, 228/1/B and 164 at village Titwala, Taluka Kalyan, District Thane.
- ii) Mutation Entry No. 2028, 2738, 2027, 2029, 2931 and 3331.

4) Copies of Search Reports

Search Report carried out in the Office of Sub-Registrar of Assurances at Kalyan

On perusal of the abovementioned documents and all other relevant documents relating to title of the said property, I am of the

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opinion that the title of the owner to the said property is clear, marketable and without any encumbrances and in terms of above referred deeds and the Revised Building permission granted by Kalyan Dombivali Municipal Corporation under No.KDMC/TPD/BP / KD/2022-23/40 dated 04.08.2022 and Revalidated on 05.03.2024, M/s. Abhidarshan Corporation LLP is well and sufficiently entitled to develop the aforesaid property.

(1) Owners of the land

All that piece and parcel of land admeasuring 13765 sq. meters after deducting the area not in possession, area under nalla and area affected by road comprising of all those pieces and parcels of land lying, being and situate at village Titwala, Taluka Kalyan, bearing

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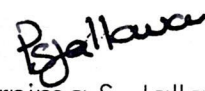
within the limits of the Kalyan Dombivali Municipal Corporation belonging to M/s. Abhidarshan Corporation LLP.

(2) Qualifying comments

Nil

This Report is based on the information provided, documents furnished and searches carried out in the Office of Sub-Registrar of Assurances at Kalyan and in the event, there are any new or additional documents which are not furnished to me or the facts may be different as informed to me subsequently, it could have material impact on my observations and conclusions.

The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.


(Purnima S. Jallawar)
Advocate

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FLOW OF THE TITLE OF THE SAID LAND

1. Extracts of 7/12 in respect of land bearing Survey No. 194, 197/2A, 197/2B, 197/2C, 228/1/B and 164 at village Titwala, Taluka Kalyan, District Thane.
2. Relevant Mutation Entries.
3. Deed of Conveyance dated 01.08.2009 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 5110/2009 in respect of land bearing Survey No. 194 admeasuring 1370 sq. meters
4. Deed of Conveyance dated 04.09.2010 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 8436/2010 in respect of land bearing Survey No. 197/2A admeasuring 3700 sq. meters
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7. Deed of Conveyance dated 07.10.2020 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 8905/2020, in respect of land admeasuring 295 sq. meters out of Survey No. 228/1/B
8. Deed of Conveyance dated 06.11.2023 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 23433/2023 in respect of land bearing Survey No. 164 admeasuring 1720 sq. meters and Survey No. 195 admeasuring 330 sq. meters.
9. Building Commencement Certificate granted by the Kalyan Dombivali Municipal Corporation under No.KDMC/TPD/ BP/ KD/ 2022-23/40 dated 04.08.2022 and Revalidated on 05.03.2024.
10. Search Report carried out in the Office of Sub-Registrar of Assurances at Kalyan.

Date : 07.03.2024



(Purnima S. Jallawar)

Advocate