

NARENDRA T. BONDRE

B. A., LL.B.

ADVOCATE HIGH COURT

Office- 07, 2nd Floor, Mega Silver, Kene Residency, Near Hollycross School Chikanghar, Kalyan (w) – 421301

Email- advntbondre@gmail.com Contact no. 7718892827

To Maha RERA

FORMAT-A

(Circular No:- 28/2021)

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. C.T.S. No. 2883/A/2 and C.T.S. No. 2883/B, situated at Village- Kalyan, Taluka- Kalyan, District- Thane (hereinafter referred as the said plot “_____”)

I have investigated the title of the said plot on the request of M/S. Amrut Niwas Partnership Firm Through Its Partner Shri. Rakesh Amrutlal Mutha and following documents i.e.:-

1) Description of Property:-

C.T.S. No. 2883/A/2, area admeasuring about 202.30 sq. meters and C.T.S. No. 2883/B, area admeasuring about 656.41 sq. meters total area admeasuring about 858.71 sq. meters as per the revenue records, situated at Village- Kalyan, Taluka- Kalyan, Dist. Thane.

2) The documents of allotment of plot:-

1) Conveyance Deed dated 06.08.2020 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. KLN-2/6160/2020 dated 06.08.2020 made and executed between 1) Anant Pranhai Thakkar and Others as Owners, 2) M/s. Rajdeep Enterprises through partner Rajnikant L. Kakkad through Society Registrar Thane through Shri. S. M. Patil as Confirming Party and

- 3) New Giriraj Co.op. Hsg. Soc. Ltd. through Tulsaram Narsaji Suthar.
- 2) Development Agreement dated 03.06.2022 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. KLN-1/6504/2022 dated 03.06.2022 made and executed between New Giriraj Co.op. Hsg. Soc. Ltd. through Tulsaram Narsaji Suthar and Others as Owners and M/S. Amrut Niwas Partnership Firm Through Its Partner Shri. Rakesh Amrutlal Mutha as a Developer.
- 3) Confirmation Deed dated 10.11.2022 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. KLN-2/25540/2022 dated 11.11.2022 made and executed between Leela Jagjeevan Prajapati and Saifuddin Taherbhai Kalyanwala as First Party and M/S. Amrut Niwas Partnership Firm Through Its Partner Shri. Rakesh Amrutlal Mutha as Second Party.
- 4) 7/12 extract or Property card issued by Competent Authority dated 05.02.2022.
- 5) Search Report for 30 years from 1994 till 2023 dated 22.12.2023.

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 M/S. Amrut Niwas Partnership Firm Through Its Partner Shri. Rakesh Amrutlal Mutha is entitled to carry out development on the portion of the said land more particularly described above and has every right to deal with and dispose off premises in the proposed building to be constructed on the portion of the said land

Owners of the land

- 1) New Giriraj Co.op. Hsg. Soc. Ltd. CTS/ C.S. No. 2883/A/2
- 2) New Giriraj Co.op. Hsg. Soc. Ltd. CTS/ C.S. No. 2883/B

Qualifying comments/ remarks if any- There are two Suits pending in Kalyan Court as mentioned below:

- i) Regular Civil Suit No. 134/2023, has been filed by Mr. Prakash Hirachand Shanklesha Mutha and Mr. Meghraj Hirachand Shanklesha Mutha against 1) M/s. Amrut Niwas Through Partners, 2) New Giriraj CHSL, through Tulsaram Narsaji Suthar, 3) The Commissioner in respect of land having CTS No. 2883/B of Village- Kalyan within the limits of KDMC. Under the said suit, Plaintiffs are seeking declaration for getting easementary right in respect of property therein. Respondent has filed his Written Statement in respect of said Suit filed against them. In any event, there is no adverse order has been passed in the said Suit which restricts the right of said firm to deal with the aforesaid land and construct thereof.
- ii) Regular Civil Suit No. 336/2023, has been filed by Mr. Meghraj Hirachand Shanklesha Mutha and 5 others against 1) New Giriraj CHSL, 2) New Giriraj CHSL 3) Amrut Hirachand Shanklesha Mutha and 4) District Deputy Registrar of Coopertative Housing Societies in respect of land having CTS No. 2883/B of Village-Kalyan within the limits of KDMC. Under the said suit, Plaintiffs has filed a suit for declaration and injunction against the Respondent therein. The Suit is yet at primary stage no adverse order has been passed against the Respondent in the said Suit abstaining him from constructing the said property or carry out development work or restricts or unstretch the right of said firm to deal with the aforesaid land and construct thereof.

The report reflecting the flow of the title of the (M/S. Amrut Niwas Partnership Firm Through Its Partner Shri. Rakesh Amrutlal Mutha) on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 15.01.2024

Advocate.
(Stamp)

Narendra T. Bondre
ADVOCATE HIGH COURT
Office No. 007, 2nd Floor, Mega Silver,
Atmaram Kene Residency, Near Holly Cross
School, Chikanghar, Kalyan (W)-421 301.

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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) Search report for 30 years from Searcher Adv. Vikas V. Telavane
Taken from Sub-Registrar' office at Kalyan.
- 3) Any other relevant title.
- 4) Litigations if any- Yes (Two Suits pending in Kalyan Court)
 - i) Regular Civil Suit No. 134/2023,
 - ii) Regular Civil Suit No. 336/2023

Date: 15.01.2024

Advocate.
(Stamp)

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