S. V. Tarte
B.Com. LL.B.
Advocate & Notary

Arihant Puja CHS. Ltd., Ground Floor,
Near Tarte Plaza, Gandhi Nagar,
Dombivli (E) 421 204. Dist. Thane
Mob : 9821313285 / 8108564949

FORMAT – A

(Circular No.:- 28/2021)

To

MahaRERA

LEGAL TITLE REPORT

Sub.: Title clearance certificate with respect to Survey No. 75/1D, admeasuring 418.06 Sq.Mtrs, building known as **"SHIVANAND" As per Society Registration Known as "SHIVANAND SUDAMA Co-Op housing society Ltd."**, Gajbandhan Patharli, Dombivli (East) 421201, Tal. Kalyan, Dist. Thane, lying, being and situate at Village Gajbandhan Patharli, Tal. Kalyan, Dist. Thane (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **SHIVANAND SUDAMA Co-op. Hsg. Soc. Ltd.** and following documents i.e. :-

1) Description of the property Survey No. 75/1D, admeasuring 418.06 Sq.Mtrs, of Mouje Gajbandhan Patharli, Taluka Kalyan, District Thane

2) The documents of allotment of plot.

3) 7/12 extract & Property card. Issued by _____, Dated _____. Mutation Entry No. 5885.

4) Initially a piece and parcel of land bearing Survey No. 75/1D, admeasuring 418.06 Sq.Mtrs, Village Gajbandhan Patharli, Dombivli (East) 421201, Tal. Kalyan, Dist. Thane, was belonging to Mr. Dhirendra Shyamrathi Yadav .

5) Afterword's, Mr. Dhirendra Shyamrathi Yadav has given the said property for Development to SAIDATTA CONSTRUCTION on 30/12/1996.

6) As per Development Agreement M/s. SAIDATTA CONSTRUCTION have constructed the building known as SHIVANAND .

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7) Afterword's flat Purchasers have formed the society known as **SHIVANAND SUDAMA Co-Op housing society Ltd** under No. TNA / KLN / HSG / TC / 11023 / 1999-2000 Dated 06/09/1999.

8) Afterword's society has executed a Deemed Conveyance on 18/12/2020 & said Conveyance Deed is Registered with Sub-Registrar Kalyan-4 under No.1969/2020 Dated 12/02/2021.

9) Thereafter accordingly as per Mutation Entry 5885 the Land is Transferred to the name of Shivanand Sudama Co-op. Society.

10) Thereafter on 13/04/2022 the Shivanand Sudama Co-op. Society has given above property for Development to M/s. Shresht Developers & the same Development Agreement is registered with Sub- Registrar Kalyan-2 on even dated under No. 8962/2022, also executed Power of Attorney in favour of M/s. Shresht Developers 13/04/2022, under No. 8964/2022

11) In result I did not come across any adverse entry regarding this in the records indicating their transfer of ownership by the above referred **SHIVANAND SUDAMA** CO-OPERATIVE HOUSING SOCIETY LTD., to any one else by way of Sale, Mortgage, Gift, Will, Charity, Donation etc; except Development Agreement with M/s. Shresht Developers vide Development Agreement dated 13/04/2022 which is registered with Sub- Registrar Kalyan-2 on even dated under Document No. 8962/2022, also executed Power of Attorney in favour of M/s. Shresht Developers 13/04/2022, under No. 8964/2022.

12) Search report for 30 years from 1994 to 2023.

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13) The said property did not come across any adverse entry regarding title of this property in the records indicating their transfer of ownership by the above referred **SHIVANAND SUDAMA Co-op. Hsg. Soc. Ltd.,** to anyone else by way of Sale, Mortgage, Gift, Will, Charity, Donation etc.

14) 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 the title of **SHIVANAND SUDAMA Co-op. Hsg. Soc. Ltd.,** is clear, marketable and without any encumbrances. (No any encumbrances)

15) Owners of the land

SHIVANAND SUDAMA Co-op. Hsg. Soc. Ltd., of Survey No. 75/1D, admeasuring 418.06 Sq.Mtrs, of Mouje Gajbandhan Patharli, Taluka Kalyan, District Thane

16) Qualifying comments/remarks if any - **NIL**

17) The report reflecting the flow of the title of the **SHIVANAND SUDAMA Co-op. Hsg. Soc. Ltd.,** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Dated : 24/01/2024.

S. V. TARTE
(Advocate & Notary)

NOTARY S. V. Tarte GOVT. OF INDIA

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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) Mutation Entry No. 5885.

3) Search report for 30 years from 1994 to 2023 Taken from Sub-Registrar' office at **Kalyan**.

4) Initially a piece and parcel of land bearing Survey No. 75/1D, admeasuring 418.06 Sq.Mtrs, Village Gajbandhan Patharli, Dombivli (East) 421201, Tal. Kalyan, Dist. Thane, was belonging to Mr. Dhirendra Shyamrathi Yadav .

5) Afterword's, Mr. Dhirendra Shyamrathi Yadav has given the said property for Development to SAIDATTA CONSTRUCTION on 30/12/1996.

6) As per Development Agreement M/s. SAIDATTA CONSTRUCTION have constructed the building known as SHIVANAND .

7) Afterword's flat Purchasers have formed the society known as **SHIVANAND SUDAMA Co-Op housing society L**td under No. TNA / KLN / HSG / TC / 11023 / 1999-2000 Dated 06/09/1999.

8) Afterword's society has executed a Deemed Conveyance on 18/12/2020 & said Conveyance Deed is Registered with Sub-Registrar Kalyan-4 under No.1969/2020 Dated 12/02/2021.

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9) Thereafter accordingly as per Mutation Entry 5885 the Land is Transferred to the name of Shivanand Sudama Co-op. Society.

10) Thereafter on 13/04/2022 the Shivanand Sudama Co-op. Society has given above property for Development to **M/s. Shresht Developers** & the same Development Agreement is registered with Sub- Registrar Kalyan-2 on even dated under No. 8962/2022, also executed Power of Attorney in favour of M/s. Shresht Developers 13/04/2022, under No. 8964/2022

11) In result I did not come across any adverse entry regarding this in the records indicating their transfer of ownership by the above referred **SHIVANAND SUDAMA** CO-OPERATIVE HOUSING SOCIETY LTD., to any one else by way of Sale, Mortgage, Gift, Will, Charity, Donation etc; except Development Agreement with M/s. Shresht Developers vide Development Agreement dated 13/04/2022 which is registered with Sub- Registrar Kalyan-2 on even dated under Document No. 8962/2022, also executed Power of Attorney in favour of M/s. Shresht Developers 13/04/2022, under No. 8964/2022.

12) Under the circumstances, therefore in my opinion **SHIVANAND SUDAMA Co-op. Hsg. Soc. Ltd.,** bears a clear and marketable title without any encumbrances to the above property except development agreement with **M/s. Shresht Developers.**

13) Any other relevant title – **N.A.**

14) Litigations if any – **N.A.**

Dated : 24/01/2024.

S. V. TARTE
(Advocate & Notary)

NOTARY S. V. Tarte GOVT. OF INDIA