

शैलेन्द्र द. जल्लावार

बी.कॉम., एलएल.बी.

अॅडव्होकेट हायकोर्ट

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

फोन : २३२२५२६, २३२७४४७

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Shailendra D. Jallawar

B.Com., LL.B.,

Advocate High Court

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

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Format A
(Circular No. 28/2021)

Date : 13.03.2024

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 portion of land 12458.88 sq. meters forming a larger part of all those pieces and parcels of land lying, being and situated at Village Netivali, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation bearing

S. No./H.No.	Area (sq.mts)
40/2	2785
2/3	180
2/4	780
2/5/1	400
2/5/2	2609
3A/1/3(pt)	1839.50
4B/1	48.70
40/1	1632
39/A	2320
Total →	12594.20

belonging to Sab Venture.

I have investigated the title of the said plot on the request of my client Sab Venture situated at village Netivali, Taluka Kalyan, District Thane and following documents i.e.:

1) Description of the property

All that portion of land 12458.88 sq. meters forming a larger part of all those pieces and parcels of land lying, being and situated at Village Netivali, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation bearing

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4B/1	48.70
40/1	1632
39/A	2320
Total →	12594.20

belonging to Sab Venture.

2) Documents of allotment of property

- Deed of Release dated 25.08.2011 executed by Shri Shankar Gopal Vaikhare and Others in favour of Shri Mansoor Kalabhai Zojwalla and Others registered at the office of Sub-Registrar of Assurances under serial No. 9185/2011

- ii) Agreement for Sale dated 16.12.2014 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 9224/2014 executed between Shri Mansoor Kalabhai Zojwalla and others as the Owners and M/s. Sab Venture as the Purchaser.
- iii) Deed of Conveyance dated 16.12.2014 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 9226/2014 executed between Shri Mansoor Kalabhai Zojwalla and others as the Owners in favour of M/s. Sab Venture as the Purchaser.
- iv) Intimation of Disapproval granted by the Kalyan Dombivli Municipal Corporation under No. KDMP / NRV / BP / KV / 2013-14/20 dated 29.04.2013
- v) Non-Agricultural Permission granted by the Collector, Thane under No. Mahasul/K-1/T-7/NAP/Netivali-Kalyan/SR-141/2013 dated 04.02.2014.
- vi) Agreement dated 05.10.2011 made and executed between M/s Bhavik Enterprises as Transferor, Shri Johar Hasan Zojwalla and Shri Yusuf Abbasbhai Zojwalla as the Purchaser, M/s Mutha Construction as First Confirming Party and Shri Narendra Baburao Pawar as Second Confirming Party registered at the office of Sub Registrar of Assurances at Kalyan-1 under serial No.9574/2011
- vii) Agreement dated 21.05.2013 made and executed between M/s Mangalmurty Developers as Transferor, Shri Johar Hasan Zojwalla and Shri Yusuf Abbasbhai Zojwalla as the Purchaser registered at the office of Sub Registrar of Assurances at Kalyan-2 under serial No.3974 on 22.05.2013.
- viii) Agreement dated 14.08.2013 made and executed between Umesh Dwarkadas Tanna as Transferor, Shri Johar Hasan Zojwalla and Shri Yusuf Abbasbhai Zojwalla as the Purchaser registered at the office of Sub Registrar of Assurances at Kalyan-2 under serial No.6183/2013 on 16.08.2013.
- ix) Declaration cum Indemnity in favour Kalyan Dombivli Municipal Corporation on 23.06.2014 and the same is registered at the office of Sub-Registrar of assurances under serial No. 4542/2014
- x) Building Commencement Certificate granted by Kalyan Dombivli Municipal Corporation under No. KDMP / NRV / BP / KV / 2013-14/20/99 dated 28.07.2015.
- xi) Revised Building Commencement Certificate granted by Kalyan Dombivli Municipal Corporation under No.KDMP / NRV / BP / KV / 2013-14/20/48 dated 11.05.2017
- xii) Agreement dated 29/06/2017 registered at the office of Sub-Registrar of Assurances at Kalyan 2 under serial No. 6726 on 29/06/2017 made and executed between Mr. Johar Hasan Zojwalla as the Transferor and the Sab Ventures as the Purchaser in respect of transferable development rights to the extent of 1533.00 sq. metres



- xiii) Agreement dated 29/06/2017 registered at the office of Sub-Registrar of Assurances at Kalyan 2 under serial No. 6727 on 29/06/2017 made and executed between Sab Developers as the Transferor and Sab Ventures as the Purchaser in respect of transferable development rights to the extent of 2166.00 sq. metres.
- xiv) Revised Building Commencement Certificate granted by Kalyan Dombivli Municipal Corporation under Permission No. 216763 bearing Permit No. KDMCC/RB/2023/APL/00027 dated 02.01.2024 for construction of Building F
- xv) Deed of Conveyance of Super Structure dated 8/10/2021. registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 18465/2021 dated 11/10/2021 made and executed by Sab Ventures in favour of Regency Park Building A Co-operative Housing Society Limited.

3) 7/12 extract or property card

- i) Extracts of 7/12 in respect of land bearing Survey No.40/2, 2/3, 2/4, 2/5/1, 2/5/2, 3A/1/3(pt), 4B/1, 40/1, 39/A at village Netivali, Taluka Kalyan, District Thane.
- ii) Relevant Mutation Entries.

4) Search Reports

Search Report carried out in the Office of Sub-Registrar of Assurances at Kalyan for a period of more than 30 years i.e. from 1982 to 2012 dated 10.01.2012 and from 2011 to January 2024. dated 25.01.2024.

- 2/- On perusal of the abovementioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of the owners Sab Venture to the said property is clear, marketable and without any encumbrances and the Revised Building Commencement Certificate granted by Kalyan Dombivli Municipal Corporation under Permission No. 216763 bearing Permit No. KDMCC/RB/2023/APL/00027 dated 02.01.2024 for construction of Building F, M/s. Sab Venture is well and sufficiently entitled to develop the aforesaid property.

(1) Owners of the land

All that portion of land 12458.88 sq. meters forming a larger part of all those pieces and parcels of land lying, being and situated at Village Netivali, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation bearing

S. No./H.No.	Area (sq.mts)
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40/1	1632
39/A	2320

belonging to Sab Venture.

(2) Qualifying comments

On the aforesaid captioned property, the Promoter has constructed buildings A, B, C, D and E and obtained completion certificates thereto from the Kalyan Dombivali Municipal Corporation and the co-operative housing societies are formed and registered and further also Federation of all the housing societies is formed in the name and style as Regency Park Co-operative Housing Federation Limited under No. TNA / KLN / GNL / (O) / 2679 / 2021-22 /2021 dated 11.06.2021. The Promoter is presently constructing the Building No. F as per the sanctioned plan bearing No. KDMCC/RB/2023/APL/00027 dated 02.01.2024.

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.

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



(S. D. 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.40/2, 2/3, 2/4, 2/5/1, 2/5/2, 3A/1/3(pt), 4B/1, 40/1, 39/A at village Netivali, Taluka Kalyan, District Thane.
2. Relevant Mutation Entries.
3. Deed of Release dated 25.08.2011 executed by Shri Shankar Gopal Vaikhare and Others in favour of Shri Mansoor Kalabhai Zojwalla and Others registered at the office of Sub-Registrar of Assurances under serial No. 9185/2011
4. Agreement for Sale dated 16.12.2014 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 9224/2014 executed between Shri Mansoor Kalabhai Zojwalla and others as the Owners and M/s. Sab Venture as the Purchaser.
5. Deed of Conveyance dated 16.12.2014 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 9226/2014 executed between Shri Mansoor Kalabhai Zojwalla and others as the Owners in favour of M/s. Sab Venture as the Purchaser.
6. Intimation of Disapproval granted by the Kalyan Dombivali Municipal Corporation under No. KDMP / NRV / BP / KV / 2013-14/20 dated 29.04.2013
7. Non-Agricultural Permission granted by the Collector, Thane under No. Mahasul/K-1/T-7/ NAP/Netivali-Kalyan / SR-141/2013 dated 04.02.2014.
8. Agreement dated 05.10.2011 made and executed between M/s Bhavik Enterprises as Transferor, Shri Johar Hasan Zojwalla and Shri Yusuf Abbasbhai Zojwalla as the Purchaser, M/s Mutha Construction as First Confirming Party and Shri Narendra Baburao Pawar as Second Confirming Party registered at the office of Sub Registrar of Assurances at Kalyan-1 under serial No.9574/2011
9. Agreement dated 21.05.2013 made and executed between M/s Mangalmurty Developers as Transferor, Shri Johar Hasan Zojwalla and Shri Yusuf Abbasbhai Zojwalla as the Purchaser registered at the office of Sub Registrar of Assurances at Kalyan-2 under serial No.3974 on 22.05.2013.
10. Agreement dated 14.08.2013 made and executed between Umesh Dwarkadas Tanna as Transferor, Shri Johar Hasan Zojwalla and Shri Yusuf Abbasbhai Zojwalla as the Purchaser registered at the office of Sub Registrar of Assurances at Kalyan-2 under serial No.6183/2013 on 16.08.2013.
11. Declaration cum Indemnity in favour Kalyan Dombivali Municipal Corporation on 23.06.2014 and the same is registered at the office of Sub-Registrar of assurances under serial No. 4542/2014



12. Building Commencement Certificate granted by Kalyan Dombivli Municipal Corporation under No. KDMP / NRV / BP / KV / 2013-14/20/99 dated 28.07.2015.
13. Revised Building Commencement Certificate granted by Kalyan Dombivli Municipal Corporation under No. KDMP / NRV / BP / KV / 2013-14/20/48 dated 11.05.2017
14. Agreement dated 29/06/2017 registered at the office of Sub-Registrar of Assurances at Kalyan 2 under serial No. 6726 on 29/06/2017 made and executed between Mr. Johar Hasan Zojwalla as the Transferor and the Sab Ventures as the Purchaser in respect of transferable development rights to the extent of 1533.00 sq. metres
15. Agreement dated 29/06/2017 registered at the office of Sub-Registrar of Assurances at Kalyan 2 under serial No. 6727 on 29/06/2017 made and executed between Sab Developers as the Transferor and Sab Ventures as the Purchaser in respect of transferable development rights to the extent of 2166.00 sq. metres.
16. Revised Building Commencement Certificate granted by Kalyan Dombivli Municipal Corporation under No. KDMP/ NRV / BP / KV / 2013-14/20/14 dated 12.04.2019
17. Building Occupation Certificate granted by the Kalyan Dombivli Municipal Corporation under No. KDMP/NRV/CC /KV/OCC/216/18 dated 16.04.2018 in respect A & B.
18. Certificate of Registration in respect Building No. A in the name and style as Regency Park Building A Cooperative Housing Society Limited issued by the Registrar of Firm, Cooperative Societies bearing No. TNA / KLN / HSG / (TC) / 30821 / 2018 – 19 dated 18.04.2018
19. Certificate of Registration in respect Building No. B in the name and style as Regency Park Building B Cooperative Housing Society Limited issued by the Registrar of Firm, Cooperative Societies bearing No. TNA/KLN/HSG/(TC)/ 30822/2018–19 dated 18.04.2018.
20. Building Occupation Certificate granted by the Kalyan Dombivli Municipal Corporation under No. KDMP / NRV / CC / KV / OCC / 423 / 19 dated 21.06.2019 in respect C, D & E.
21. Certificate of Registration in respect Building No. C in the name and style as Regency Park Building C Cooperative Housing Society Limited issued by the Registrar of Firm, Cooperative Societies bearing No. TNA / KLN / HSG / (TC) / 32084 / 2019-20 dated 27.08.2019.
22. Certificate of Registration in respect Building No. D in the name and style as Regency Park Building D Cooperative Housing Society Limited issued by the Registrar of Firm, Cooperative Societies bearing No. TNA / KLN / HSG / (TC) / 32083 / 2019-20 dated 27.08.2019.



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23. Certificate of Registration in respect Building No. E in the name and style as Regency Park Building E Cooperative Housing Society Limited issued by the Registrar of Firm, Cooperative Societies bearing No. TNA / KLN / HSG / (TC) / 32082 / 2019-20 dated 27.08.2019.
24. Revised Building Commencement Certificate granted by Kalyan Dombivli Municipal Corporation under Permission No. 216763 bearing Permit No. KDMCC/RB/2023/APL/00027 dated 02.01.2024 for construction of Building F.
25. Certificate of Registration in respect of Federation of Co-operative Housing Societies in the name and style as Regency Park Cooperative Housing Societies Federation Limited issued by the Registrar of Cooperative Societies bearing No. TNA / KLN / GNL / (O) / 2679 / 2021-22 / 2021 dated 11.06.2021.
26. Deed of Conveyance of Super Structure dated 8/10/2021 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 18465/2021 dated 11/10/2021 made and executed by Sab Ventures in favour of Regency Park Building A Co-operative Housing Society Limited.
27. Search Reports.



(S. D. JALLAWAR)

Advocate

