

MANISH B.JAIN

M.COM, LL.B.

Advocate High Court

OFFICE ADDRESS:- Shop No.2, Maratha Mandir, Mahatma Phule Road, Dombivli (West), Tal. Kalyan, Dist. Thane. Mob.No.9920899065.

Ref. No:-

Date:- 10.05.2024

FORMAT - A

(Circular:- 28 / 2021)

LEGAL TITLE REPORT

To

Maha RERA

Mumbai.

Sub:- Title clearance certificate with respect to Plot / Land / Property bearing Survey No. 82 / 83 / Plot no.148, Admeasuring Area 279 Sq. Mtrs., & Survey No. 82 / 147 / Plot no.147, Admeasuring Area 279 Sq. Mtrs, Total Area Adm. 558 sq. mtrs., with Building known as "Jayshree Laxmi Co-operative Society Housing Ltd.", lying, being and situate at Village. Gajbandhan-Patharli, Tal Kalyan and Dist. Thane., within the limits of Kalyan Dombivli Municipal Corporation., (herein after for the sake of brevity called and referred as said property).

I have investigated the title of the aforesaid property/plot on the request of M/s. Aarambha Vision Homes (as Developers) and following documents:

1. DESCRIPTION OF THE PROPERTY:

Plot / Land / Property bearing Survey No. 82 / 83 / Plot no.148, Admeasuring Area 279 Sq. Mtrs., & Survey No. 82 / 147 / Plot no.147, Admeasuring Area 279 Sq. Mtrs, Total Area Adm. 558 sq. mtrs., with Building known as "Jayshree Laxmi Co-operative Society Housing Ltd.", lying, being and situate at Village. Gajbandhan-Patharli, Tal Kalyan and Dist. Thane., within the limits of Kalyan Dombivli Municipal Corporation.

2. THE DOCUMENTS OF ALLOTMENT OF PLOT

- a. Conveyance Deed dated 12th August, 2020, made and entered between [1] Vasant Ranghu Kolhe, [2] Satishchandra Gunwant Chaudary, (Land Owner / vendor) & M/s. R K Sons Chaudary (Builder /confirming party) through it's competent Authority Deputy District Registrar Shri. S.M.Patil and Jayshree Laxmi Co-operative Society Housing Ltd through its Chairman- Raoji Bhoir and Secretary- Kumar Juwatkar as Society purchaser and same has been registered in the office of Sub-Registrar of Assurance, Kalyan-4 on even date at serial no. 5397/2020.
- b. Development Agreement dated 29th July, 2022 made and entered between Jayshree Laxmi Co-operative Society Housing Ltd through its "A" wing [1]

Sitaram L Salve (Chairman) [2] Raoji H Bhoir (Secretary) & Jayshree Laxmi Co-operative Society Housing Ltd through its "B" wing [1] Harry Joseph (Chairman), [2] Kumar Juwatkar (Secretary) as Land owner and [1] Balu V Kale, [2] Chotelal Kanojia (Deceased) through his legal heirs [a] Jiyalal C Kanojia & [b] Mukesh C Kanojia, [3] Sitaram L Salve, [4] Satish P Joshi, [5] Raoji H Bhoir, [6] Uttam B Yadav, [7] Balkrishna V Patil, [8] Ashok T Gadkari, [9] Sushila Gujar, [10] Harry Joseph, [11] P S Mohanan, [12] Purdulram Ram Pritam [13] Sunita Dalvi, [14] Alka Shinde, [15] Kumar M Juvatkar & [16] Dinesh Rajput as society member / confirming parties had given development rights in favour of Developer i.e. M/s. Aarambha Vision Homes through its partner [1] Sameer Bendra, [2] Kundan Choudhary, [3] Sumit Patil & [4] Avinash Menezes as Developers, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on even date at serial no. 17798/2022.

- c. Power of Attorney dated 29th July, 2022 executed by [1] Jayshree Laxmi Co-operative Society Housing Ltd through its "A" wing - Sitaram L Salve (Chairman) & Raoji H Bhoir (Secretary), [2] Jayshree Laxmi Co-operative Society Housing Ltd through its "B" wing - Harry Joseph (Chairman), & Kumar Juwatkar (Secretary) [3] Balu V Kale, [4] Chotelal Kanojia (Deceased) through his legal heirs [a] Jiyalal C Kanojia & [b] Mukesh C Kanojia, [5] Sitaram L Salve, [6] Satish P Joshi, [7] Raoji H Bhoir, [8] Uttam B Yadav, [9] Balkrishna V Patil, [10] Ashok T Gadkari, [11] Sushila Gujar, [12] Harry Joseph, [13] P S Mohanan, [14] Purdulram Ram Pritam [15] Sunita Dalvi, [16] Alka Shinde, [17] Kumar M Juvatkar & [18] Dinesh Rajput in favour of **M/s. Aarambha Vision Homes** through its partner [1] Sameer Bendra, [2] Kundan Choudhary, [3] Sumit Patil & [4] Avinash Menezes as Developers, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on even date at serial no. 17799/2022.
- d. By Deed of Confirmation dated 26.04.2023, Mr. Prashant Nandu Mhatre & Mrs. Varsha Prashant Mhatre (society member) had confirm the Re-Development Agreement dated 29th July, 2022 and Power of Attorney dated 29th July, 2022 in favour of M/s. Aarambha Vision Homes through its partner Shri. Sameer Bendra, as Developers, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on even date at serial no. 10498/2023.
- e. Mutation entry no. 5817.
- f. Search Report dated 26.08.2022 issued by Adv Ganesh B. Divate
- g. Search Report Dated 10.05.2024 issued by Adv. Sanjay R. Sahu.

2. a. 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 title of the

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Advocate
Maratha
Dombivli

owners in respect of the captioned property appears to be clear, marketable and free from reasonable doubts and encumbrances and **M/s. Aarambha Vision Homes, a partnership firm, through its partner** [1] Mr. Sameer Bendra, [2] Mr. Kundan Choudhary, [3] Mr. Sumit Patil & [4] Mr. Avinash Menezes had acquired development rights in respect of said Property.

Owners of the Land i.e. Jayshree Laxmi Co-operative Society Housing Ltd., is the owner of said property / Land bearing Plot / Land / Property bearing Survey No. 82 / 83 / Plot no.148, Admeasuring Area 279 Sq. Mtrs., & Survey No. 82 / 147 / Plot no.147, Admeasuring Area 279 Sq. Mtrs, Total Area Adm. 558 sq. mtrs., standing building known as "Jayshree Laxmi Co-operative Society Housing Ltd", consist of Two Wing i.e "A" & "B" Wing, (consisting Total 14 Flats & 3 Shops), lying, being and situate at Village. Gajbandhan-Patharli, Tal Kalyan and Dist. Thane., within the limits of Kalyan Dombivali Municipal Corporation., (herein after for the sake of brevity called and referred as said property)

It further appears that said society **Jayshree Laxmi** Co-operative Society Housing Ltd., duly and registered and incorporated under the provisions of the Maharashtra co-Op. societies Act, 1960, bearing registration no. TNA/HSG/(TC)/3382 /1989-90, dated 19.01.1990.

It further appears that by and under Conveyance Deed dated 12th August, 2020, registered in the office of Sub-Registrar of Assurance, Kalyan-4 on even date at serial no. 5397, [1] Shri. Vasant Ranghu Kolhe & [2] Satishchandra Gunwant Chaudary, (Land Owner / vendor) & M/s. R K Sons Chaudary (Builder /confirming party) through its competent Authority Deputy District Registrar Shri. S.M.Patil passed order against the Land Owner & Developers in Application no. 011/2020, vide their Order bearing Outward No. **DDR/THANE/B-11/D.C./11(3) / 2262 / 2020 / dated - 29/07/2020** & had convey the said land / property in favour of Jayshree Laxmi Co-operative Society Housing Ltd through its Chairman - Raoji Bhoir & Secretary - Kumar Juwatkar as purchaser

It further appears that as per mutation entry no. 5817, society name i.e. **Jayshree Laxmi** Co-operative Society Housing Ltd., has been mutated in records of rights as Owner of said property.

3. The report reflecting the flow of the title of the (owner/ promoter/ developer) on the said property is enclosed herewith as annexure.

Encl. Annexure

JAIN
M.Com., LL.B.
High Court
Maratha, M. P. Road
W)-421 202


Adv. M.B.Jain

Advocate High Court
M. B. Jain
M.Com., LL.B.
Advocate High Court
Maratha, M. P. Road
Dombivli (W)-421 202

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FLOW OF THE TITLE OF THE SAID LAND.

1. 7 x 12 Extract
2. Mutation Entry no.5817.
3. Conveyance Deed dated 12th August, 2020, made and entered between [1] Vasant Ranghu Kolhe, [2] Satishchandra Gunwant Chaudary, (Land Owner / vendor) & M/s. R K Sons Chaudary (Builder /confirming party) through its competent Authority Deputy District Registrar Shri. S.M.Patil and Jayshree Laxmi Co-operative Society Housing Ltd through its Chairman- Raoji Bhoir and Secretary- Kumar Juwatkar as Society purchaser and same has been registered in the office of Sub-Registrar of Assurance, Kalyan-4 on even date at serial no. 5397/2020.
4. The Deputy Registrar, Co-operative Societies, Kalyan vide its order bearing No. 458 / 2022 had granted society Re-Development permission dated 09.06.2022 on the said property.
5. Development Agreement dated 29th July, 2022 made and entered between Jayshree Laxmi Co-operative Society Housing Ltd through its "A" wing [1] Sitaram L Salve (Chairman) [2] Raoji H Bhoir (Secretary) & Jayshree Laxmi Co-operative Society Housing Ltd through its "B" wing [1] Harry Joseph (Chairman), [2] Kumar Juwatkar (Secretary) as Land owner and [1] Balu V Kale, [2] Chotelal Kanojia (Deceased) through his legal heirs [a] Jiyalal C Kanojia & [b] Mukesh C Kanojia, [3] Sitaram L Salve, [4] Satish P Joshi, [5] Raoji H Bhoir, [6] Uttam B Yadav, [7] Balkrishna V Patil, [8] Ashok T Gadkari, [9] Sushila Gujar, [10] Harry Joseph, [11] P S Mohanan, [12] Purdulram Ram Pritam [13] Sunita Dalvi, [14] Alka Shinde, [15] Kumar M Juwatkar & [16] Dinesh Rajput as confirming parties and M/s. Aarambha Vision Homes through its partner [1] Sameer Bendra, [2] Kundan Choudhary, [3] Sumit Patil & [4] Avinash Menezes as Developers, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on even date at serial no. 17798/2022.
6. Power of Attorney dated 29th July, 2022 executed by [1] Jayshree Laxmi Co-operative Society Housing Ltd through its "A" wing - Sitaram L Salve (Chairman) & Raoji H. Bhoir (Secretary), [2] Jayshree Laxmi Co-operative Society Housing Ltd through its "B" wing - Harry Joseph (Chairman), &

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Kumar Juwatkar (Secretary) [3] Balu V. Kale, [4] Chotelal Kanojia (Deceased) through his legal heirs [a] Jiyalal C Kanojia & [b] Mukesh C. Kanojia, [5] Sitaram L. Salve, [6] Satish P Joshi, [7] Raoji H. Bhoir, [8] Uttam B. Yadav, [9] Balkrishna V. Patil, [10] Ashok T Gadkari, [11] Sushila Gujar, [12] Harry Joseph, [13] P S Mohanan, [14] Purdulram Ram Pritam [15] Sunita Dalvi, [16] Alka Shinde, [17] Kumar M Juvatkar & [18] Dinesh Rajput in favour of **M/s. Aarambha Vision Homes** through its partner [1] Sameer Bendra, [2] Kundan Choudhary, [3] Sumit Patil & [4] Avinash Menezes as Developers, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on even date at serial no. 17799/2022.

7. Deed of Confirmation dated 26.04.2023 executed between Mr. Prashant Nandu Mhatre & Mrs. Varsha Prashant Mhatre (society member) And M/s. Aarambha Vision Homes through its partner Shri. Sameer Bendra, as Developers, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on even date at serial no. 10498/2023.
8. Search Report dated 26.08.2022 issued by Adv Ganesh B. Divate
9. Search Report Dated 10.05.2024 issued by Adv. Sanjay R. Sahu
10. Building permission dated 14.06.2023 bearing No. KDMC / TPD / BP / DOM /2023-24/15 issued by Kalyan Dombivali Municipal Corporation in respect of said property.


Adv. M. B. Jain

Advocate High Court

M. B. JAIN
M.Com., LL.B.
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Maratha Mandir, M. P. Road
Dombivli (W)-421 202

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