Adv. RUCHA K. JOSHI

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Advocate - Bombay High Court

F-1, Sai Kutir CHS Ltd. First Floor, Near Post Office, Gandhi Chowk, Kulgaon, Badlapur (E) - 421 503, Dist. Thane.
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FORMAT-A

(Circular No.:- 28 / 2021)

To

Maha RERA,

Mumbai

Date: 05/04/2024

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to S.No. 48/6/5 situated at Village Kulgaon, Taluka Ambernath (hereinafter for brief referred to as "the said Plot").

I have investigated the title of the said plot on the request of M/s. Krishna Buildcon and following documents i.e.:-

1)Description of the property.

S. No.48/6/5 area admeasuring about 1086 Sq.mtr. Presently in the name/s of: **AKANKSHA CO OP HOUSING SOCIETY LTD**

2) The documents of allotment of plot-1) Deemed Conveyance dtd.17/05/2022 Reg. under Sr. No.UHN2-8488/2022 dtd.18/05/2022

2) Re-development Agreement & Power of Attorney dtd.20/03/2023 Reg. under Sr. No.UHN2-3587/2023 & UHN2-3588/2023

3) 7/12 extract-issued by Talathi Saja Kulgaon dtd.22/06/2022, mutation entry No.7473.

4) Copy of order issued by Assistant Registrar Co-operative Society, Ambernath bearing No.SN/AMBERNATH/B-2/AKANKSHA/PUNARVIKAS NA HARKAT/1832/ SAN 2021 dated 06/09/2021.

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5) Copy of Construction permission given by Kulgaon Badlapur Municipal Council under no.KBNP/NRV/BP/1638/2022-2023 Unique No.31 dtd.26/04/2023.

6) Search report for 30 years from 1994 to 2023 (16/06/2023).

Search Report

YEAR	TRANSACTION	YEAR	TRANSACTION
1994	Books Not Available	2009	Nil
1995	Books Not Available	2010	Nil
1996	Torn Condition	2011	Nil
1997	Torn Condition	2012	Nil
1998	Torn Condition	2013	Nil
1999	Torn Condition	2014	Nil
2000	Torn Condition	2015	Nil
2001	Torn Condition	2016	Nil
2002	Nil	2017	Nil
2003	Nil	2018	Nil
2004	Nil	2019	Nil
2005	Nil	2020	Nil
2006	Nil	2021	Nil
2007	Nil	2022	**Transaction**
2008	Nil	2023	**Transaction**

Any Other Relevant title:

By Deemed Conveyance Deed dated 17/05/2022 Mr. Anant Laxman Gaikar and others through District Deputy Registrar of Thane through Mr. Kiran Sonawane of the one part & M/s. Akanksha Enterprises through Partner Mr. Mukesh R. Patel through District Deputy Registrar Mr. Kiran Sonawane as the Confirming party/Builders/Developers have conveyed, transferred all the rights of ownership of the said property alongwith structures standing thereon having 28 flats in favour of Akanksha Co. Op Housing Society Ltd., and the said Deemed Conveyance Deed was duly registered with Sub-registrar of Assurances, Ulhasnagar-2 under no.UHN2- UHN2-8422/2022 dtd.17/05/2022. And thereafter, the said society have followed necessary procedure and mutated their names in the revenue records vide mutation entry no.7473 passed by Talathi Saja Kulgaon and started enjoying the said property as absolute owner thereof

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a) **Sale Deed** : 2022
Owners: Mr. Anant Laxman Gaikar and others
through District Deputy Registrar Mr. Kiran Sonawane

Confirming party: M/s. Akanksha Enterprises through Partner Mr. Mukesh R. Patel through District Deputy Registrar Mr. Kiran Sonawane

Purchaser: Akanksha Co Op Housing society Ltd., through
Chairman-Mr. Eknath Chahu Jadhav
Secretary-Mr. Udaysingh Bhimsingh Parmar
Treasurer-Mr. Jalindar Dharmaji Jadhav
Date of Execution : 17/05/2022
Doc. No.UHN2-8422/2022

b) **Development Agreement** : 2023
Owners: Akanksha Co Op Housing Society Ltd. Through all members

Confirming party: Akanksha Co Op Housing Society Ltd.,

Through Committee members

Developers : M/s. Krishna Buildcon through partners
Mr. Sandeep D. Patel & Others
Date of Execution : 20/03/2023
Doc. No.UHN2-3587/2023.

c) **Power of Attorney** : 2023
Owners: Akanksha Co Op Housing Society Ltd. Through all members
Confirming party: Akanksha Co Op Housing Society Ltd.,
Through Committee members
Developers : M/s. Krishna Buildcon through partners
Mr. Sandeep D. Patel & Others
Date of Execution : 20/03/2023
Doc. No.UHN2-3588/2023.

2/ - On perusal of the above mentioned documents and all other relevantdocuments relating to title of the said property/plot I am of the opinion that the title of Akanksha Co Op Housing Society Ltd., is clear, marketable andwithout any encumbrances and further by virtue of Re-Development Agreement dtd.20/03/2023 duly registered under No.UHN2-3587/2023 dtd.20/03/2023 and Power of Attorney dtd.20/03/2023 duly registered under no.UHN2-3588/2023 dtd. 20/03/2023 executed by all the members in favour

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of M/s. Krishna Buildcon through partners Mr. Sandeep D. Patel & Others have right, title to develop the said plot and therefore, title of M/s. Krishna Buildcon is clear, marketable and free from encumbrances.

Owners of the land: -

1) S.No. 48/6/5 area admeasuring about 1086 Sq.mtr. Presently in the name/s of: **AKANKSHA CO OP HOUSING SOCIETY LTD.**

2) Qualifying comments/remarks if any-

By Deemed Conveyance Deed dated 17/05/2022 Mr. Anant Laxman Gaikar and others through District Deputy Registrar of Thane through Mr. Kiran Sonawane of the one part & M/s. Akanksha Enterprises through Partner Mr. Mukesh R. Patel through District Deputy Registrar Mr. Kiran Sonawane as the Confirming party/Builders/Developers have conveyed, transferred all the rights of ownership of the said property alongwith structures standing thereon having 28 flats in favour of Akanksha Co. Op Housing Society Ltd., and the said Deemed Conveyance Deed was duly registered with Sub-registrar of Assurances, Ulhasnagar-2 under no.UHN2- UHN2-8422/2022 dtd.17/05/2022. And thereafter, the said society have followed necessary procedure and mutated their names in the revenue records vide mutation entry no.7473 passed by Talathi Saja Kulgaon and started enjoying the said property as absolute owner thereof

The partners of M/s. Krishna Buildcon have obtained permissions by and under laws and enactments exist as on today and intend to develop the said property under their firm and they are entitled to develop the said property and sale, dispose of flats/shops to the third party after allotments of flats/units to the existing society members.

3/- The report reflecting the flow of the title of the(owner/promoter/ developer/company) on the said plot is enclosed herewithas annexure.

Encl : Annexure.

Advocate

(Stamp)

Date: 05/04/2024

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FORMAT-A

(Circular No.:- 2b / 2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1) 7 /12 extract / P.R. Card as on date of application for registration

In case of 7/12 extract-S.No.48/6/5, area adm.1086 Sq.mtr., in the name of Akanksha Co Op Housing Society Ltd.

2) Mutation Entry No.7473

3) Search report for 30 years from 1994 Taken from Sub-Registrar of Assurances, Office at Ulhasnagar-1, 2 & 3'

Search Report

YEAR	TRANSACTION	YEAR	TRANSACTION
1994	Books Not Available	2009	Nil
1995	Books Not Available	2010	Nil
1996	Torn Condition	2011	Nil
1997	Torn Condition	2012	Nil
1998	Torn Condition	2013	Nil
1999	Torn Condition	2014	Nil
2000	Torn Condition	2015	Nil
2001	Torn Condition	2016	Nil
2002	Nil	2017	Nil
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through District Deputy Registrar Mr. Kiran Sonawane
Confirming party: M/s. Akanksha Enterprises through Partner Mr. Mukesh R. Patel through District Deputy Registrar Mr. Kiran Sonawane
Purchaser: Akanksha Co Op Housing society Ltd., through
Chairman-Mr. Eknath Chahu Jadhav
Secretary-Mr. Udaysingh Bhimsingh Parmar
Treasurer-Mr. Jalindar Dharmaji Jadhav
Date of Execution : 17/05/2022
Doc. No.UHN2-8422/2022

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b) **Development Agreement** : 2023
Owners: Akanksha Co Op Housing Society Ltd. Through all members

Confirming party: Akanksha Co Op Housing Society Ltd.,

Through Committee members

Developers : M/s. Krishna Buildcon through partners
Mr. Sandeep D. Patel & Others
Date of Execution : 20/03/2023
Doc. No.UHN2-3587/2023.

c) **Power of Attorney** : 2023
Owners: Akanksha Co Op Housing Society Ltd. Through all members
Confirming party: Akanksha Co Op Housing Society Ltd.,
Through Committee members
Developers : M/s. Krishna Buildcon through partners
Mr. Sandeep D. Patel & Others
Date of Execution : 20/03/2023

Doc. No.UHN2-3588/2023.

a) **Any other relevant Title**-In view of the above it appears that in terms of the orders, permissions and sanctions obtained under the prevailing laws, enactments and statutes and in compliance thereof as well as in pursuance to terms and conditions of Re-Development Agreement and Power of Attorney referred to hereinabove, the said M/s. Krishna Buildcon is well and sufficiently entitled to the said property with the right and authority to develop the same and to sale the flats units being construed therein to prospective purchasers after allotment of flats to the members of the owner society as per re-development agreement.

5) Litigations if any- At Present till date NIL.

Advocate

RUCHA JOSHI ★ Mumbai ★ Advocate High Court ★ F-1, Sai Kutir Chs. Gandhi Chowk. Badlapur.

(Stamp)

Date: 05/04/2024

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