

Mr. Dilip K. Gandhi
B.Com. (Hons.) LL.B.

Office : 3, Satchidanand CHS. Ltd., Tilak Road,
Opp. HDFC Bank, Dombivli (E), Dist. Thane.
Pin - 421201. Mob. : 9892176055
Resi.: Rudra, Plot No. RL - 73, Road No. 16,
Milap Nagar, MIDC, Dombivli (E). Mob. : 7738390957

Advocate & Tax Consultant

Ref.

Date :

FORMAT – A
(Circular No. 28 /2021)

To
MahaRERA
Mumbai / Thane

LEGAL TITLE REPORT

Sub. : Title clearance certificate with respect to plot of land bearing **Survey No. 43/4/A, admeasuring 656 sq.mtrs., as per 7/12 Extract & corresponding City Survey No. 10029** of Dombivli City Survey **admeasuring 660 sq.mtrs.** as per City Survey record situated at **Village Gajbandhan Patharli, Taluka : Kalyan, District : Thane, within the limits of Kalyan Dombivli Municipal Corporation, (hereinafter referred as the Said plot)**

I have investigated the title of the said plot on the request of **Nav Rohini Co. Operative Housing Society Ltd** and following documents i.e. :-

- 1) Description of the Property : **Survey No. 43/4/A, admeasuring 656 sq.mtrs., as per 7/12 Extract & corresponding City Survey No. 10029** of Dombivli City Survey **admeasuring 660 sq.mtrs.** as per city survey record situated at **Village Gajbandhan Patharli, Tal. Kalyan, Dist. Thane.**
- 2) Deemed Conveyance dated 30/12/2022 Registered between Shri. Vijay Sadashiv Dhavale and M/s. Mehta Construction through competent authority Shri. Ketan Sonawane, Dy. Registrar Co. Op. Society and Nav Rohani CHS. Ltd., for Above Mentioned land with building and the same is Registered at Sub Registrar Kalyan – 2 under No. 29684/2022 dated 30/12/2022. The said Deemed Conveyance is registered for Rectification of City Survey No. 10029 instead of 10024.

- 3A) Registered Development Agreement dated 05th April 2023 between M/s. Ashokas Empayar through Partner Shri. Adarsha Ashok Singh & Mrs. Shila Ashok Singh and Nav Rohini CHS. Ltd., for above mentioned land with building and the same is Registered at Sub Registrar Kalyan – 3 under No. 4946/2023 dated 05/04/2023 and also Power of Attorney favour of M/s. Ashokas Empire and the same is registrar Kalyan – 3 under No. 4947/2023 dated 05/04/2023.
- 3B) The Conveyance Deed in favour of Nav Rohini Co. Op. Housing Society Ltd. on 07/06/1986 and lodge for registration under No. 3526 dated 15/07/1986 and registered under No. 10842 at Sub Registrar Kalyan – 1.
- 4) Search Report : For the years from 1994 till 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 the title of **Nav Rohini Co. Operative Housing Society Ltd** in respect of : **Survey No. 43/4/A, admeasuring 656 sq.mtrs.,** as per 7/12 Extract & corresponding City Survey No. **10029** of Dombivli City Survey **admeasuring 660 sq.mtrs.** as per City Survey record situated at **Village Gajbandhan Patharli** is clear, marketable and without any encumbrance, and M/s. Ashokas Empire have a development rights over the said properties.

The report reflecting the flow of the Title of the Owner on the said land is enclose herewith as annexure.

Date : 21/02/2024

Place : Dombivli


DILIP KESHAV GANDHI

ADVOCATE

Mob. No. 9892176055

Email : dilip.keshav.gandhi@gmail.com

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Advocate & Tax Consultant

3, Satchidanand Apt. Tilak

Dombivli (E) R. NO 1625/79

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FLOW OF THE TITLE OF THE SAID LAND

- 1) 7/12 Extract dated 30/10/2022 & Property Card No. 10029 dated 07/01/2023.
- 2) Mutation Entry No. 1665, 1666, 5311.
- 3) Search Report for the years from 1993 taken from Sub Registrar Office at Kalyan.
- 4) Litigations if any : Nil (Not applicable)

Date : 21/02/2024

Place : Dombivli


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ADVOCATE

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