NILESH S. PATIL

B.Com., D.T.M., LL.M.,
ADVOCATE HIGH COURT

Office : I-07, First Floor, Siddhivinayak Sankul, Oak Baug, Shivaji Path, Kalyan (West) - 421 301

Mob. No.:- 98 20 61 48 66 Email ID-adv.patilnilesh@yahoo.com

FORMAT-A

(CIRCULAR NO:- 28/2021 Dated 08/03/2021)

To,

MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY,

Address : Housefin Bhavan, Plot No. C-21,

E-Block, Bandra Kurla Complex,

Bandra (East), Mumbai – 400 051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to all that area of land admeasuring 1225 sq. meters forming the part of all that piece and parcel of land being and situate at **Village Kanchangaon,** Taluka Kalyan, District Thane bearing :

Old Survey No./ Hissa No.	Survey No.	Hissa No.	Total Area on 7/12 extract (in Sq. meters)
91/3 (Part) 25/3/(Part)	25	3/1	7310 Sq. meters

and within the limits of Kalyan Dombivali Municipal Corporation and within the Jurisdiction of Registration District Thane and Sub Registration District Kalyan, hereinafter called and referred to as **"Said Entire Property"** and **as per sanctioned plan the area of land admeasuring 1225.00 sq. meters recognized as Plot B** in sanctioned plan forming the part of said entire property is herein after called and referred to as **"Said Property".**

I have investigated the title of the said property on the request of **M/s. AMBER ENTERPRISES,** a registered Partnership Firm, registered under the provisions of Indian Partnership Act, 1932 and having its registered office at: 413, Zest Business Spaces, M. G. Road, Ghatkopar (East), Mumbai - 400 077 and have perused the following documents :

1) **Description of the property.**

All that area of land admeasuring 1225 sq. meters forming the part of all that piece and parcel of land being and situate at **Village Kanchangaon,** Taluka Kalyan, District Thane bearing :

Old Survey No./ Hissa No.	Survey No.	Hissa No.	Total Area on 7/12 extract (in Sq. meters)
91/3 (Part) 25/3/(Part)	25	3/1	7310 Sq. meters

and within the limits of Kalyan Dombivali Municipal Corporation and within the Jurisdiction of Registration District Thane and Sub Registration District Kalyan, hereinafter called and referred to as **"Said Entire Property"** and **as per sanctioned plan the area of land admeasuring 1225.00 sq. meters** recognized as Plot "B" in sanctioned plan forming the part of said entire property is herein after called and referred to as **"Said Property".**

2) **The documents of allotment of plot.**

i. 7/12 extract issued by Talathi Office, Kalyan.

ii. Mutation Entry Nos. 176, 361, 457, 511, 761, 790, 833, 949, 983, 1003, 1017, 1038, 1065, 1085, 1086, 1079, 1093, 1109, 1158, 1203, 1716, 1792, 1875.

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iii. Development Agreement dated 03/03/2008 registered at the Office of Sub-Registrar of Assurances at Kalyan-3 under Sr. No. 1333/2008 dated 03/03/2008 made and executed between Smt. Anubai Rajaram Farde and Others as the Owners and M/s. Amber Enterprises, a Partnership Firm as the Developers and Smt. Anubai Rajaram Farde and Others have granted the development rights in respect of said property in favour of M/s. Amber Enterprises, a Partnership Firm as the Developers;

iv. Public Notice dated 08/05/2017 issued in Marathi daily News Paper **"Navshakti"** and dated 08/05/2017 issued in English daily News Paper **"The Free Press Journal".**

v. The Kalyan Dombivali Municipal Corporation approved the said plans and granted Building Commencement Certificate bearing No. KDMP/NRV/BP/ DOM/CC/0024/19 dated 18/03/2019;

vi. Deed of Transfer dated 24/09/2019 registered at the Office of Sub-Registrar of Assurances at Kalyan–3 under Sr. No. 10576/2019 dated 24/09/2019 made and executed between M/s. Amber Enterprises through its Partners Mr. Ishwar Patel and Mr. Pritesh Patel for self and constituted attorney of said Owners Viz. Smt. Anubai Rajaram Farde and Others, as the Transferor and Kalyan Dombivali Municipal Corporation as the Transferee, said M/s. Amber Enterprises through its Partners Mr. Ishwar Patel have handed over the area of land admeasuring 1420 sq. meters which is affected by the reservation of 18 Meter D.P Road and 24 Meter D.P Road to Kalyan Dombivali Municipal Corporation;

vii. Deed of Confirmation dated 12/02/2020 registered at the Office of Sub-Registrar of Assurances at Kalyan–4 under Sr. No. 2199/2020 dated 12/02/2020 made and executed between M/s. Amber Enterprises, a Partnership Firm, as the Developers and Smt. Meena G. Shelar and 2 others as the Owners, said Owners Viz. Smt. Meena G. Shelar and 2 others have confirmed and consented the execution of said Development

Agreement dated 03/03/2008 in favour of M/s. Amber Enterprises, a Partnership Firm and in pursuant to said Deed of Confirmation dated 12/02/2020 the said Smt. Meena G. Shelar and 2 others have executed Power of Attorney dated 12/02/2020 registered at the Office of Sub-Registrar of Assurances at Kalyan-4 under Sr. No. 2200/2020 in favour of M/s. Amber Enterprises, a Partnership Firm.

viii. Deed of Confirmation dated 01/12/2020 registered at the Office of Sub-Registrar of Assurances at Kalyan–4 under Sr. No. 10021/2020 dated 01/12/2020 made and executed between the M/s. Amber Enterprises through its Partners Mr. Ishwar Patel and Mr. Pritesh Patel as the Developers and Smt. Nanda Naresh Shelar and 3 others as the Owners, said Owners Viz. Nanda Naresh Shelar and 3 others have confirmed and consented the execution of said Development Agreement dated 03/03/2008 in favour of M/s. Amber Enterprises, a Partnership Firm, herein and in pursuant to said Deed of Confirmation dated 01/12/2020 the said Smt. Nanda Naresh Shelar and 3 others have executed Power of Attorney dated 01/12/2020 registered at the Office of Sub-Registrar of Assurances at Kalyan-4 under Sr. No.10022/2020 in favour of M/s. Amber Enterprises, a Partnership Firm.

ix. The collector office Thane by and under his sanad order bearing No. MAHSUL/ K-1/ T-7/ SANAD/ SR-03/ 2020 dated 02/12/2020;

x. Release deed dated 10/11/2020 registered at the Office of Sub-Registrar of Assurances at Kalyan–3 under Sr. No. 3749/2021 dated 24/03/2021 executed by Mrs. Tai Pandurang Kathe and Mrs.Vaishali Gurunath Enkar as the Releasors have released, relinquish and surrendered all their right, title and interest in said entire property absolutely and forever in favour of Mrs. Meena Ganesh Shelar, Mr. Vishal Ganesh Shelar, Mr. Chetan Ganesh Shelar.



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xi. Deed of Confirmation dated 22/04/2021 registered at the Office of Sub-Registrar of Assurances at Kalyan–3 under Sr. No. 4776/2021 dated 22/04/2021 made and executed between M/s. Amber Enterprises, a Partnership Firm, as the Developers and Mr. Aakash Ashok Shelar and 1 as the Owners, said Owner Viz. Mr. Aakash Ashok Shelar and 1 other have confirmed and consented the execution of said Development Agreement dated 03/03/2008 in favour of M/s. Amber Enterprises, a Partnership Firm herein and in pursuant to said Deed of Confirmation dated 22/04/2021 the said Mr. Aakash Ashok Shelar and 1 other have executed Power of Attorney dated 22/04/2021 registered at the Office of Sub-Registrar of Assurances at Kalyan – 3 under Sr. No. 4777/2021 dated 22/04/2021 in favour of M/s. Amber Enterprises, a Partnership Firm.

xii. Deed of Conveyance dated 20/10/2021 registered at the Office of Sub-Registrar of Assurances at Kalyan-2 under Sr. No. 19254/2021 dated 20/10/2021, read with Deed of Correction dated 12/01/2022 registered at the Office of Sub-Registrar of Assurances at Kalyan-2 under Sr. No. 764/2022 dated 12/01/2022 both made and executed between Smt. Jaibai Ramchandra Ahire as the Owner and M/s. Amber Enterprises, a Partnership Firm herein, as the Purchasers, the said owner has sold, conveyed and transferred the area of land admeasuring 655 Sq. meters forming the part of aforesaid entire property i.e. 7310 sq. meters in favour of M/s. Amber Enterprises, a Partnership Firm:

xiii. Deed of Conveyance dated 20/10/2021 registered at the Office of Sub-Registrar of Assurances at Kalyan-2 under Sr. No. 19255/2021 dated 20/10/2021, read with Deed of Correction dated 12/01/2022 registered at the Office of Sub-Registrar of Assurances at Kalyan-2 under Sr. No. 763/2022 dated 12/01/2022 both made and executed between Smt. Anubai Rajaram Farde and Others as the Owners and M/s. Amber Enterprises, a Partnership Firm as the Purchasers, the said owners have sold, conveyed and transferred the area of land admeasuring 2945 Sq. meters forming the

part of aforesaid entire property i.e. 7310 sq. meters in favour of M/s. Amber Enterprises, a Partnership Firm;

xiv. The Tahasildar, Kalyan by and under his order bearing No. MAHSUL/T-2/ JAMINBAB-1/RUPANTARANKAR/SR/239/2021 dated 08/11/2021 has granted in respect to the Non-Agricultural use of said property necessary Non-Agricultural use permission is not required :

xv. Revised Building Commencement Certificate obtained from Kalyan Dombivali Municipal Corporation bearing No. KDMC/TPD/BP/DOM/ 2018-19/0024/363 dated 29/11/2021.

xvi. Tenancy Appeal No. 148/2021, Tenancy Appeal No. 378/2021 and Tenancy Appeal No. 379/2021 filed in the court of MRTP at Mumbai.

xvii. Status Certificate dated 09/06/2023 issued by Adv. Avinash Desale in respect of Revenue Suit No. MH/K-1/T-10/HAKKANOND/VPP/SR-98/2022 in the Court of Tahsildar Kalyan, at Kalyan and Tenancy Appeal No. 148/2021, Tenancy Appeal No. 378/2021 and Tenancy Appeal No. 379/2021 in the court of MRTP at Mumbai cases are pending.

xviii. Search report for 30 years from 1988 to 2017.

xix. Search report for 04 years from 2015 to 2018.

xx. Search report for 09 years from 2015 to 2023.

xxi. Search report for 02 years from 2023 to 2024.

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 **M/s. AMBER ENTERPRISES, a Partnership Firm. through its Partners Mr. Ishwar S. Patel and Mr. Pritesh Kantilal Patel** is clear, marketable and without any encumbrances except the one which is mentioned in legal encumbrance.

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Owners of the land :

1) **M/s. AMBER ENTERPRISES, a Partnership Firm, through its Partners Mr. Ishwar S. Patel and Mr. Pritesh Kantilal Patel** are the owners of area of land admeasuring 3600 sq. meters from the said entire property.

2) Mrs. Meena Ganesh Shelar, Mr. Vishal Ganesh Shelar and Mr. Chetan Ganesh Shelar are the owners of area of land admeasuring 2290 sq. meters from the said entire property and as per registered Development Agreement dated 03/03/2008 and subsequently registered Deed of Confirmation dated 12/02/2020 **M/s. AMBER ENTERPRISES** a Partnership Firm, has right to develop the said entire property as a developer.

Qualifying Comments: Nil

3. The report reflecting the flow of the title of the **M/s. AMBER ENTERPRISES, a Partnership Firm,** and on the said land is enclosed herewith as annexure.

Encl. Annexure.

Date : 23/04/2024

NILESH S. PATIL
(Advocate)

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FORMAT-A

(CIRCULAR NO: 28/2021 Dated 08/03/2021)

FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 Extract :

All that area of land admeasuring 1225 sq. meters forming the part of all that piece and parcel of land being and situate at **Village Kanchangaon,** Taluka Kalyan, District Thane bearing :

Old Survey No./ Hissa No.	Survey No.	Hissa No.	Total Area on 7/12 extract (in Sq. meters)
91/3 (Part) 25/3/(Part)	25	3/1	7310 Sq. meters

and within the limits of Kalyan Dombivali Municipal Corporation and within the Jurisdiction of Registration District Thane and Sub Registration District Kalyan, hereinafter called and referred to as **"Said Entire Property"** and as per sanctioned plan the **area of land admeasuring 1225.00 sq. meters recognized as Plot B in sanctioned plan forming the part of said entire property is hereinafter called and referred to as "Said Property".**

2. Mutation Entry Nos. 176, 361, 457, 511, 761, 790, 833, 949, 983, 1003, 1017, 1038, 1065, 1085, 1086, 1079, 1093, 1109, 1158, 1203, 1716, 1792, 1875

3. Development Agreement dated 03/03/2008 registered at the Office of Sub-Registrar of Assurances at Kalyan-3 under Sr. No. 1333/2008 dated 03/03/2008 made and executed between Smt. Anubai Rajaram Farde and Others as the Owners and M/s. Amber Enterprises, a Partnership Firm as the Developers and Smt. Anubai Rajaram Farde and Others have granted the development rights in

respect of said property in favour of M/s. Amber Enterprises, a Partnership Firm as the Developers;

4. Public Notice dated 08/05/2017 issued in Marathi daily News Paper **"Navshakti"** and dated 08/05/2017 issued in English daily News Paper **"The Free Press Journal".**

5. Building Commencement Certificate bearing No.KDMP/NRV/BP/DOM/CC/ 0024/19 dated 18/03/2019 granted by Kalyan Dombivali Municipal Corporation.

6. Deed of Transfer dated 24/09/2019 registered at the Office of Sub-Registrar of Assurances at Kalyan–3 under Sr. No. 10576/2019 dated 24/09/2019 made and executed between M/s. Amber Enterprises through its Partners Mr. Ishwar Patel and Mr. Pritesh Patel for self and constituted attorney of said Owners Viz. Smt. Anubai Rajaram Farde and Others, therein called and referred to as the Transferor and Kalyan Dombivali Municipal Corporation as the Transferee and M/s. Amber Enterprises through its Partners Mr. Ishwar Patel have Handed over the area admeasuring 1420 sq. meters which is affected by the reservation of 18 Meter D.P Road and 24 Meter D.P Road to Kalyan Dombivali Municipal Corporation;

7. Deed of Confirmation dated 12/02/2020 registered at the Office of Sub-Registrar of Assurances at Kalyan–4 under Sr. No. 2199/2020 dated 12/02/2020 made and executed between M/s. Amber Enterprises, a Partnership Firm, therein called and referred to as the Developers and Smt. Meena G. Shelar and 2 others as the Owners, the said Owners Viz. Smt. Meena G. Shelar and 2 others have confirmed and consented the execution of said Development Agreement dated 03/03/2008 in favour of M/s. Amber Enterprises, a Partnership Firm and in pursuant to said Deed of Confirmation dated 12/02/2020 the said Smt. Meena G. Shelar and 2 others have executed Power of Attorney dated 12/02/2020 registered at the Office of Sub-Registrar of Assurances at Kalyan-4 under Sr. No. 2200/2020 in favour of M/s. Amber Enterprises, a Partnership Firm.

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8. Deed of Confirmation dated 01/12/2020 registered at the Office of Sub-Registrar of Assurances at Kalyan–4 under Sr. No. 10021/2020 dated 01/12/2020 made and executed between the M/s. Amber Enterprises through its Partners Mr. Ishwar Patel and Mr. Pritesh Patel herein, therein called and referred to as the Developers and Smt. Nanda Naresh Shelar and 3 others as the Owners, the said Owners Viz. Nanda Naresh Shelar and 3 others have confirmed and consented the execution of said Development Agreement dated 03/03/2008 in favour of M/s. Amber Enterprises, a Partnership Firm, herein and in pursuant to said Deed of Confirmation dated 01/12/2020 the said Smt. Nanda Naresh Shelar and 3 others have executed Power of Attorney dated 01/12/2020 registered at the Office of Sub-Registrar of Assurances at Kalyan-4 under Sr. No.10022/2020 in favour of M/s. Amber Enterprises, a Partnership Firm.

9. The Collector Office, Thane by and under his Sanad order bearing No. MAHSUL/ K-1/ T-7/ SANAD/ SR-03/ 2020 dated 02/12/2020;

10. Release deed dated 10/11/2020 registered at the Office of Sub-Registrar of Assurances at Kalyan–3 under Sr. No. 3749/2021 dated 24/03/2021 the Releasors Mrs. Tai Pandurang Kathe and Mrs.Vaishali Gurunath Enkar have released, relinquish and surrendered all their rights in respect of said entire property in absolutely and forever in favour of Mrs. Meena Ganesh Shelar, Mr. Vishal Ganesh Shelar, Mr. Chetan Ganesh Shelar.

11. Deed of Confirmation dated 22/04/2021 registered at the Office of Sub-Registrar of Assurances at Kalyan–3 under Sr. No. 4776/2021 dated 22/04/2021 made and executed between M/s. Amber Enterprises, a Partnership Firm herein, therein called and referred to as the Developers and Mr. Aakash Ashok Shelar and 1 other as the Owners, the said Owners Viz. Mr. Aakash Ashok Shelar and 1 other have confirmed and consented the execution of said Development Agreement dated 03/03/2008 in favour of M/s. Amber Enterprises, a Partnership Firm herein and in pursuant to said Deed of Confirmation dated 22/04/2021 the said Mr. Aakash Ashok Shelar and 1 other have executed Power of Attorney dated 22/04/2021

registered at the Office of Sub-Registrar of Assurances at Kalyan – 3 under Sr. No. 4777/2021 dated 22/04/2021 in favour of M/s. Amber Enterprises, a Partnership Firm.

12. Deed of Conveyance dated 20/10/2021 registered at the Office of Sub-Registrar of Assurances at Kalyan-2 under Sr. No. 19254/2021 dated 20/10/2021, , read with Deed of Correction dated 12/01/2022 registered at the Office of Sub-Registrar of Assurances at Kalyan-2 under Sr. No. 764/2022 dated 12/01/2022 both made and executed between Smt. Jaibai Ramchandra Ahire as the Owner and M/s. Amber Enterprises, a Partnership Firm herein, as the Purchasers, the said owner has sold, conveyed and transferred the area of land admeasuring 655 Sq. meters forming the part of aforesaid entire property i.e. 7310 sq. meters in favour of M/s. Amber Enterprises, a Partnership Firm;

13. Deed of Conveyance dated 20/10/2021 registered at the Office of Sub-Registrar of Assurances at Kalyan-2 under Sr. No. 19255/2021 dated 20/10/2021, read with Deed of Correction dated 12/01/2022 registered at the Office of Sub-Registrar of Assurances at Kalyan-2 under Sr. No. 763/2022 dated 12/01/2022 both made and executed between Smt. Anubai Rajaram Farde and Others as the Owners and M/s. Amber Enterprises, a Partnership Firm as the Purchasers, the said owners have sold, conveyed and transferred the area of land admeasuring 2945 Sq. meters forming the part of aforesaid entire property i.e. 7310 sq. meters in favour of M/s. Amber Enterprises, a Partnership Firm;

14. The Tahasildar, Kalyan by and under his order bearing No. MAHSUL/T-2/ JAMINBAB-1/RUPANTARANKAR/SR/239/2021 dated 08/11/2021 has granted in respect to the Non-Agricultural use of said property necessary Non-Agricultural use permission is not required ;

15. Revised Building Commencement Certificate obtained from Kalyan Dombivali Municipal Corporation bearing No. KDMC/TPD/BP/DOM/2018-19/0024/363 dated 29/11/2021.

16. Tenancy Appeal No. 148/2021, Tenancy Appeal No. 378/2021 and Tenancy Appeal No. 379/2021 filed in the court of MRTP at Mumbai.



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17. Status Certificate dated 09/06/2023 issued by Adv. Avinash Desale in respect of Suit No. MH/K-1/T-10/HAKKANOND/VPP/SR-98/2022 in the Court of Tahsildar Kalyan, at Kalyan and Tenancy Appeal No. 148/2021, Tenancy Appeal No. 378/2021 and Tenancy Appeal No. 379/2021 in the court of MRTP at Mumbai cases are pending.

18. Search Report dated 26/04/2017 for 30 Years From 1988 to 2017 taken from Sub Registrar Office at Kalyan and Search report dated 14/08/2018 for 04 years from 2015 to 2018 from Sub Registrar Office at Kalyan and Search report dated 22/09/2023 for 09 years from 2015 to 2023 from Sub Registrar Office at Kalyan and Search Report dated 22/04/2024 for 02 years from 2023 to 2024 from Sub Registrar Office at Kalyan.

19. No other Relevant Title.

20. Litigations :

Status Certificate dated 09/06/2023 issued by Adv. Avinash Desale in respect of pending litigations :

1) Tenancy Appeal No. 148/2021 in the court of MRTP at Mumbai.

3) Tenancy Appeal No. 378/2021 in the court of MRTP at Mumbai.

3) Tenancy Appeal No. 379/2021 in the court of MRTP at Mumbai.

The Present title is issued based on the revenue records, deeds and document and search report produced before me and I bear no responsibility of any act, deeds or thing which is not brought to my knowledge or is not placed before me or any fact concealed from me.

Date : 23/04/2024.

NILESH S. PATIL
(Advocate)

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