CHALWADI AND ASSOCIATES **Adv Mallesh Chalwadi**
Advocates & Legal Advisors **B.A.LL.B**

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FORMAT-A

(Circular No. 28/2021)

To,

Maha RERA

Housefin Bhavan, Plot No. C-21, E Block,

Bandra Kurla Complex, Mumbai – 400 051.

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect of Non Agricultural Land Property bearing Survey No. 61 (Old Survey No. 18), Hissa No. 9(P), layout Plot No. 20, C. T.S. No. 185 and 186,area admn 523 Sq. Mtrs, along with building constructed thereon namely "Sunit Co-operative Housing Society Ltd" lying Being & situated at Village Navi Dombivali, Taluka-Kalyan, District Thane, hereinafter for the sake of brevity the said Plot and said Building collectively called and referred to as "The Said Property".

I have investigated the Title of the said Property on the request of my client M/s Pramukh Developers, A Partnership Firm, having its address at, Plot No.30, Jeevandeep Apartment, Station Road, Near Sibbu Palace, Ambernath (E), Dist – Thane, and prior to

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issuing this Title Certificate, I have gone through following Documents and received necessary instructions from my client:

1. Description of The Property:

Non Agricultural Land Property bearing Survey No. 61 (Old Survey No.18), Hissa No. 9(P), layout Plot No. 20, C. T.S. No. 185 and 186, area admn 523 Sq. Mtrs, along with building constructed thereon namely "Sunit Co-operative Housing Society Ltd" lying Being & situated at Village Navi Dombivali, Taluka- Kalyan, District Thane.

2. Documents of Allotment of Plot:

a. Copy of Property Card of the Said Property.
b. Copy of 7/12 along with relevant Mutation Entry of the Said Property.
c. Copy of NA Permission issued by Sub-Divisional Officer, Thane bearing No. NAP/SR/355, dated: 22/08/1969.
d. Copy of Sanctioned Building Plan and Permission issued Dombivali Municipal Council bearing Order No. 6384, dated: 28/10/1970.
e. Copy of Society Registration Certificate bearing No. TNA/KLN/HSG/(TC)/763/1971, dated: 31/03/1971.

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f. Copy of Registered Sale Deed dated: 21/06/1971 duly registered with Sub Registrar of Assurance, Kalyan under Serial 976/71, dated: 03/08/1971 executed by and between Smt. Vijaya Vijay Gupte as Vendor, Shri. Arun Hari Joglekar as Confirming Party and Sunit CHS Ltd as Purchaser.

g. Copy of Registered Sale Deed dated: 14/09/1971 duly registered with Sub Registrar of Assurance, Kalyan under Serial No. 1194/1971 executed by and between Shri. Savlaram Dhaggo Mhatre and others and Sunit CHS Ltd.

h. Copy of Occupancy Certificate issued by Dombivali Municipal Council bearing Order No. 2505, dated: 13/06/1972.

i. Copy of Registered Re-development Agreement dated: 22/12/2023 duly registered with Sub-Registrar of Assurance Kalyan-4 under Serial. No. 18295/2023 executed by and between M/s Pramukh Developers through its one of partner Patel RPL Realty PVT Ltd through its Director Mr. Ankit Bechar Patel as "Developers" and M/s Sunit Co-operative Housing Society/ Society Members as "Flat Owners/ Society Member/Society" of said plot.

j. Copy of Irrevocable Power of Attorney dated: 22/12/2023 duly registered with Sub Registrar of Assurance, Kalyan-4 under Serial No.18296/2023 executed by Sunit CHS Ltd in favour of M/s Pramukh Developers.

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k. Copy of Order bearing Outward No. UPANI/DOMBIVLI/B-3/PUNARVIKAS/2325/2023, dated 13.10.2023 issued by Deputy Registrar of Co- operative Society, Dombivali.

l. Copy of Search Report dated: 06/06/2023 and dated: 23/03/2024 issued by G. H. Jagtap respectively.

m. Copy of Sanctioned Building Plan and Permission bearing Order No. KDMC/TPD/BP/DOM/2024-25/01, dated: 01/04/2024 issued by Kalyan Dombivali Municipal Corporation, Kalyan.

On Perusal and careful consideration of the aforesaid facts, I have come to the conclusion that SUNIT CHS Ltd is the owner of said Property and their title to the said Property is good and marketable.

Owners of the Land: Sunit CHS Ltd

Name of Developer: M/s Pramukh Developers.

The report reflecting the flow of the title of owner Sunit CHS Ltd is enclosed herewith as annexure.

Encl: Annexure

Dated: 10/05/2024

Adv Mallesh Chalwadi

ADV MALLESH CHALWADI
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FLOW OF THE TITLE OF THE SAID PROPERTY

On careful perusal of the aforesaid documents, it appears that originally Smt. Vijaya Vijay Gupte was the holder and possessor of Non Agricultural Land Property bearing Survey No.61 (Old Survey No. 18), Hissa No.9 (P), Corresponding CTS No. 185 and 186, layout Plot No.20, area admn 523 Sq. Mtrs, lying Being & situated at Village Navi-Dombivali, Taluka Kalyan, District Thane (hereinafter referred to as the SAID PLOT).

It further appears that Smt. Vijaya Vijay Gupte applied for grant of non agricultural permission to change the user of the Said Plot from Sub Divisional Officer, Thane and SDO vide its Order dated: 22/08/1969 bearing No. NAP/SR/355 was pleased to grant change of user of the Said Plot for non agricultural purpose.

It further appears that Smt. Vijay Vijay Gupte applied to Dombivali Municipal Council through an application dated: 27/10/1971 for grant of approval of Building permission over the Said Plot and in pursuance thereof Dombivali Municipal Council vide its aforesaid Permission bearing No.6384, dated: 28/10/1970 approved the Building Plan and Permissions.

It further appears that the said Society of Sunit CHS Ltd being formed and registered with Assistant Registrar Co-Operative Society Thane as a "Tenant Co-Partnership Housing Society" bearing Registration No. TNA/KLN/HSG/(TC)/ 763/1971 dated 31/03/1971.

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It further appears from aforesaid Sale Deed dated: 21/06/1971 duly registered with Sub Registrar of Assurance, Kalyan under Serial No.976/71 dated: 03/08/1971, aforesaid Smt. Vijaya Vijay Gupte had sold the Said Plot alongwith construction thereon with the confirmation of Shri. Arun Hari Joglekar unto Sunit CHS Ltd for valuable consideration on the terms and conditions more particularly mentioned therein.

It further appears from aforesaid Sale Deed dated: 14/09/1971 duly registered with Sub Registrar of Assurance, Kalyan under Serial No. 1194/1971 Shri. Savlaram Dhaggo Mhatre and Others had further sold the additional area of Said Plot generated due to Survey and Measurement by Revenue Officers unto Sunit CHS Ltd on the terms and conditions more particularly mentioned therein.

It further appears that the Society appointed a Contractor to develop the Said Plot as per Building Permissions granted vide letter dated 28.10.1970 bearing Order No. 6384 and said Contractor, as per sanctioned building permission and plan developed the said plot and constructed building on the said plot thereon namely "SUNIT CHS LTD" and further the Society under various Allotment Letters had allotted/sold out flats in the said Sunit CHS Ltd to its members.

It further appears that upon completion of the construction, the Society applied to Dombivali Municipal Council for grant of occupancy certificate and in pursuance thereof Dombivali Municipal

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Council vide its letter dated 13.06.1972 bearing No. 2505 was pleased to grant the permission to occupy the Existing Building.

It further appears that the said building has become old and in dilapidated conditions, hence by virtue of aforesaid registered Redevelopment Agreement dated 22/12/2023 duly registered with Sub-Registrar of Assurance Kalyan-4 under Serial No. 18295/2023 executed by and between Sunit CHS Ltd, therein referred to as "Owners/Vendors" and Mr. Ajit Kamat and Others therein referred to as "The Society Member/Flat Owners" and M/s Pramukh Developers therein referred to as the "Developer", that Redevelopment Rights of the said property assigned in favour of Developer on the terms and conditions more particularly mentioned therein, pursuant to the said Redevelopment Agreement consequent Power of Attorney thereof dated: 22/12/2023 registered under Serial No.18296/2023 came to be issued in favour of M/s Pramukh Developers.

It further appears that prior to aforesaid Redevelopment Agreement dated: 22/12/2023, necessary permissions and orders being obtained from Deputy Registrar of Co-operative Society, Dombivali Order bearing Outward No. UPANI/DOMBIVALI/B-3/PUNARVIKAS/2325/2023, dated 13.10.2023 for appointment of M/s Pramukh Developers to redevelop the said property.

That as per the aforesaid Search report dated 06/06/2023 and 23/03/2024 issued by Searcher G. H. Jagtap, no any encumbrances

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or adverse remark appears over the said property, which prohibit the undersigned from issuing this Title Certificate.

It further appears from aforesaid building construction plan and permission bearing Order No. KDMC/TPD/BP/DOM/2024-25/01, dated: 01/04/2024 that necessary plan and permission for construction of building over said property being granted and approved by Kalyan Dombivali Municipal Corporation on the terms and conditions more particularly mentioned therein.

On Perusal and careful consideration of the aforesaid facts, subject to whatever stated hereinabove, I have come to the conclusion that Sunit CHS Ltd are the owners of said property and their title to the said property is good and marketable and M/s Pramukh Developers in the capacity of developer entitle to re-develop the said property in terms of aforesaid Re-Development Agreement dated 22/12/2023 and sanctioned Building Plan and Permission dated: 01/04/2024, subject to obtaining all other necessary permissions.

Hence this Title Certificate.

Adv Mallesh Chalwadi

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