



K. T. JAIN

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Ref. No. :

Date : 13/04/2024

FORMAT - A

(Circular No.:- 28 /2021)

To,
Maharashtra Real Estate Regulatory Authority,
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of land bearing Survey no. 28/3, adm. 1240 sq. mtrs., lying and being situate at Village Pisavali, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation. (hereinafter called and referred to be as the said property).

I have investigated the title of the captioned property at the request of Shree Sai Malhar Developers through its partners 1 Shri Pravin Vasant Sonawane, Shri Kishor Shankar Mhatre, Shri Mayuresh Subhash Sonawane and Shri Sainath Krushna Kene "The Promoters/Developers" and perused following documents:-

1. 7/12 extract
2. Mutation entry
3. Sale Deed dated 05.11.2015, registered in the office of Sub-Registrar of Assurances, Kalyan -4 at serial no. 7407/2015 on even date, executed by and between Smt. Jankibai Vinayak Bhoir, Smt. Sashikala Manoj Mhatre alias Kum Sashikala Vinayak Bhoir, Shri Subhash Vinayak Bhoir and Shri Datta Vinayak Bhoir, as Vendors and Shri Pravin Vasant Sonawane, Shri Kishor Shankar Mhatre, Shri Mayuresh Subhash Sonawane as Purchasers.

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4. Deed of Partnership dated 09.03.2023 made and entered between Shri Pravin Vasant Sonawane, Shri Kishor Shankar Mhatre, Shri Mayuresh Subhash Sonawane and Shri Sainath Krushna Kene
5. Copy of Sanction of Building Permission and Commencement certificate issued by Kalyan Dombivli Municipal Corporation bearing outward no. Kalyan Dombivli Municipal Corporation /TPD/BP/27 Village/2023-24/35 dated 19.03.2024.
6. Copy of Sanction plan issued by Kalyan Dombivli Municipal Corporation bearing outward no. Kalyan Dombivli Municipal Corporation /TPD/BP/27 Village/2023-24/35 dated 19.03.2024
7. Search Report dated 13.04.2024 issued by Ramesh Dhalpe.

LITIGATION

No litigation is pending against the captioned property

OWNERS OF LAND

Shri Pravin Vasant Sonawane, Shri Kishor Shankar Mhatre, Shri Mayuresh Subhash Sonawane.

All that piece and parcel of land bearing Survey no. 28/3, adm. 1240 sq. mtrs., lying and being situate at Village Pisavali, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation.

The report reflecting the flow of the title of Shree Sai Malhar Developers through its partners 1 Shri Pravin Vasant Sonawane, Shri Kishor Shankar Mhatre, Shri Mayuresh Subhash Sonawane and Shri Sainath Krushna Kene in respect of the said property is enclosed herewith as annexure.

Encl : Annexure.


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FLOW OF THE TITLE OF THE SAID LAND.

1. 7/12 extract
2. Mutation entry
3. Sale Deed dated 05.11.2015, registered in the office of Sub-Registrar of Assurances, Kalyan -4 at serial no. 7407/2015 on even date, executed by and between Smt. Jankibai Vinayak Bhoir, Smt. Sashikala Manoj Mhatre alias Kum Sashikala Vinayak Bhoir, Shri Subhash Vinayak Bhoir and Shri Datta Vinayak Bhoir, as Vendors and Shri Pravin Vasant Sonawane, Shri Kishor Shankar Mhatre, Shri Mayuresh Subhash Sonawane as Purchasers.
4. Deed of Partnership dated 09.03.2023 made and entered between Shri Pravin Vasant Sonawane, Shri Kishor Shankar Mhatre, Shri Mayuresh Subhash Sonawane and Shri Sainath Krushna Kene.
5. Copy of Sanction of Building Permission and Commencement certificate issued by Kalyan Dombivli Municipal Corporation bearing outward no. Kalyan Dombivali Municipal Corporation /TPD/BP/27 Village/2023-24/35 dated 19.03.2024.
6. Copy of Sanction plan issued by Kalyan Dombivli Municipal Corporation bearing outward no. Kalyan Dombivali Municipal Corporation /TPD/BP/27 Village/2023-24/35 dated 19.03.2024
7. Search Report dated 13.04.2024 issued by Ramesh Dhalpe

INVESTIGATION OF TITLE

From the perusal of the aforesaid documents it appears that Shri Kishor Shankar Mhatre, Shri Mayuresh Subhash Sonawane and Shri Pravin Vasant

Sonawane are the owners of all that piece and parcel of land bearing Survey no. 28/3, adm. 1240 sq. mtrs., lying and being situate at Village Pisavali, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation. [hereinafter for the sake of brevity called and referred to as the "said property"].

It further appears that originally Smt. Jankibai Vinayak Bhoir, Smt. Sashikala Manoj Mhatre alias Kum Sashikala Vinayak Bhoir, Shri Subhash Vinayak Bhoir and Shri Datta Vinayak Bhoir were the owners of the said property.

It further appears that by and under Sale Deed dated 05.11.2015, registered in the office of Sub-Registrar of Assurances, Kalyan -4 at serial no. 7407/2015 on even date, Smt. Jankibai Vinayak Bhoir, Smt. Sashikala Manoj Mhatre alias Kum Sashikala Vinayak Bhoir, Shri Subhash Vinayak Bhoir and Shri Datta Vinayak Bhoir, as Vendors have sold transferred and conveyed the said property unto Shri Pravin Vasant Sonawane, Shri Kishor Shankar Mhatre, Shri Mayuresh Subhash Sonawane as Purchasers on terms, condition and consideration mentioned therein.

It further appears that vide Deed of Partnership dated 09.03.2023, Shri Pravin Vasant Sonawane, Shri Kishor Shankar Mhatre, Shri Mayuresh Subhash Sonawane and Shri Sainath Krushna Kene came together and formed a partnership firm in name and style as Shree Sai Malhar Developers and introduced the said property in the partnership firm for the purpose of development.

It further appears that Kalyan Dombivli Municipal Corporation was pleased to issue Sanction of Building Permission and Commencement certificate bearing outward no. KDMC/TPD/BP/27 Village/2023-24/35 dated 19.03.2024 for construction of multi-storied building of an FSI adm. 2121.40 sq. mtrs., on land area adm. 1240 sq. mtrs., as follows:

Building Wing A - Stilt (P), Ground Floor (P) + 1st Floor to 3rd Floor (Residential and Commercial)

Building Wing B - Stilt, 1st Floor to 2nd Floor (Residential)

On the perusal of the Search Report, I have not come across any registered encumbrances on the said property.

I am of the opinion that title of the owners in respect of the captioned property is clear, marketable and free from reasonable doubts and encumbrances and by virtue of the aforesaid Sale Deed and Deed of Partnership dated 09.03.2023, Shree Sai Malhar Developers through its partners 1 Shri Pravin Vasant Sonawane, Shri Kishor Shankar Mhatre, Shri Mayuresh Subhash Sonawane and Shri Sainath Krushna Kene is entitled to carry out development of the said property by obtaining building permission and getting plans approved and sanctioned from concerned authority.



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