

SACHIN V. JOSHI

B. A. LL. B

Advocate High Court Mob.No-9819574820

Add:-303, Gandharva Co-op. Hsg. Soc.Ltd., GanapatiMandir Road, Rambaug lane No.4 Kalyan (W.)

Date: 04.05.2024

To

Maharashtra Real Estate Regulatory Authority

Housefin Bhavan, Plot No. C-21

E Block, Bandra Kurla Complex,

Bandra East, Mumbai 400 051

LEGAL TITLE REPORT

Sub : All those pieces and parcel of land lying, being and situate at village **Gajbandhan Patharli**, Taluka Kalyan, District Thane, bearing Survey No.62, Hissa No.9/1(part) and Survey No.44 Hissa No.1/2 having corresponding City Survey No.10015/A area admeasuring 447 sq. meters belonging to **Manorama co-operative Housing Society Limited** and Survey No.62, Hissa No.9/E having corresponding City Survey No.10016 area admeasuring 481.80 sq. meters out of which 283.60 sq. meters belonging to **Aditya Prakash co-operative Housing Society Limited** and whereas 198.20 sq. meters is belonging to **Shri.Suresh Vidyadhar Sadaphal** and Smt. **Veena Sudhir Sadaphal** within the limits of the Kalyan Dombivali Municipal Corporation.

I have investigated the title of the said property on the request of my client M/s. **MILAN ASSOCIATES**, a partnership firm through its Partners Shri.Milan Dinesh Patel, Shri.Hasmukh Kantilal Patel and others situated at village Gajbandhan Patharli, Taluka Kalyan, District Thane based on the following copies of documents provided to me i.e.:

1) **Description of the property**

All those pieces and parcel of land lying, being and situate at village **Gajbandhan Patharli**, Taluka Kalyan, District Thane, bearing Survey No.62, Hissa No.9/1(part) and Survey No.44 Hissa No.1/2 having corresponding City Survey No.10015/A area admeasuring 447 sq. meters belonging to **Manorama co-operative Housing Society Limited** and Survey No.62, Hissa No.9/E having corresponding City Survey No.10016 area admeasuring 481.80 sq. meters out of which 283.60 sq. meters belonging to

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Aditya Prakash co-operative Housing Society Limited and
whereas 198.20 sq. meters is belonging to **Shri.Suresh Vidyadhar
Sadaphal** and **Smt. Veena Sudhir Sadaphal** within the limits of the
Kalyan Dombivali Municipal Corporation.

2) Documents of allotment of property

- i) Redevelopment Agreement dated 27.07.2023 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 10653/2023 on 27.07.2023 executed by Manorama co-operative Housing Society Limited as the Owners and M/s. MILAN ASSOCIATES, a partnership firm through its Partners Shri. Milan Dinesh Patel, Shri.Hasmukh Kantilal Patel and others Patel as the Developer.
- ii) Redevelopment Agreement dated 07.07.2023 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 9745/2023 on 07.07.2023 executed by Aditya Prakash co-operative Housing Society Limited and Shri.Suresh Vidyadhar Sadaphal and Smt. Veena Sudhir Sadaphal as the Owners and M/s. MILAN ASSOCIATES, a partnership firm through its Partners Shri. Milan Dinesh Patel, Shri.Hasmukh Kantilal Patel and others as the Developer.
- iii) Deed of Transfer dated 08.04.2024, M/s. MILAN ASSOCIATES, a partnership firm through its Partners Shri. Milan Dinesh Patel, Shri.Hasmukh Kantilal Patel and others acquired the transferable development rights to the extent of 418 sq. meters from Macrotech Developers Ltd. to be used, utilized and consumed on the said property and said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 7294/2024 on 8.4.2024.
- iv) Building Permission granted by the Kalyan Dombivali Municipal Corporation under No. KDMC/TPD/BP/DOM/2024-25/06 dated 19.04.2024.

3) 7/12 extract or property card

- i) Extracts of 7/12 and property card in respect of land bearing 62, Hissa No.9/1(part) and Survey No.44 Hissa No.1/2 having corresponding City Survey No.10015/A and Survey No.62, Hissa No.9/E having corresponding City Survey No.10016 at village **Gajbandhan Patharli**, Taluka Kalyan, District Thane.
- ii) Mutation Entry No. 687 and 945.



4) Search Reports

Search Report in respect of City Survey No.10016 and City Survey No.10015/A carried out in the Office of Sub-Registrar of Assurances at Kalyan for a period of 39 years i.e. 1984 to 2024 dated 05.06.2023 and 03.05.2024 and the search report does not reveal any entry, which may fall in the category of encumbrances over the said property.

(1) Owners of the land

All those pieces and parcel of land lying, being and situate at village **Gajbandhan Patharli**, Taluka Kalyan, District Thane, bearing No.62, Hissa No.9/1(part) and Survey No.44 Hissa No.1/2 having corresponding City Survey No.10015/A area admeasuring 447 sq. meters belonging to **Manorama co-operative Housing Society Limited** and Survey No.62, Hissa No.9/E having corresponding City Survey No.10016 area admeasuring 481.80 sq. meters out of which 283.60 sq. meters belonging to **Aditya Prakash co-operative Housing Society Limited** and whereas 198.20 sq. meters is belonging to **Shri.Suresh Vidyadhar Sadaphal** and Smt. **Veena Sudhir Sadaphal** within the limits of the Kalyan Dombivali Municipal Corporation.

(2) Qualifying comments

It appears that, by and under Redevelopment Agreement dated 27.07.2023 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 10653/2023 on 27.07.2023 made and executed by Manorama co-operative Housing Society Limited as Owners therein and M/s. **MILAN ASSOCIATES**, a partnership firm through its Partners Shri. Milan Dinesh Patel, Shri.Hasmukh Kantilal Patel and others therein, the said Manorama co-operative Housing Society Limited have transferred the development right of said land at and for the price/consideration and on terms, conditions as mentioned therein.

It appears that, by and under Redevelopment Agreement dated 07.07.2023 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 9745/2023 on 07.07.2023 made and executed by Aditya Prakash co-operative Housing Society Limited along with Shri.Suresh Vidyadhar Sadaphal and

[Signature]

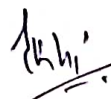
Smt. Veena Sudhir Sadaphal as Owners therein and M/s. **MILAN ASSOCIATES**, a partnership firm through its Partners Shri. Milan Dinesh Patel, Shri. Has Mukh Kantilal Patel and others therein, the said Aditya Prakash co-operative Housing Society Limited alongwith Shri. Suresh Vidyadhar Sadaphal and Smt. Veena Sudhir Sadaphal have transferred the development right of said land at and for the price/consideration and on terms, conditions as mentioned therein.

It appears that, by and under Deed of Transfer dated 08.04.2024 M/s. **MILAN ASSOCIATES**, a partnership firm through its Partners Shri. Milan Dinesh Patel, Shri. Has Mukh Kantilal Patel and others acquired the transferable development rights to the extent of 418 sq. meters from Macrotech Developers Ltd. to be used, utilized and consumed on the said property and said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 7294/2024 on 8.4.2024.

On perusal of the relevant documents relating to title of the said property and subject to what is stated hereinabove, I am of the opinion that the title of the owner to the said property is clear, marketable and without any encumbrances and in terms of the Building permission granted by Kalyan Dombivali Municipal Corporation under No. KDMC/TPD/BP/DOM/2024-25/06 dated 19.04.2024, M/s. **MILAN ASSOCIATES**, a partnership firm through its Partners Shri. Milan Dinesh Patel, Shri. Has Mukh Kantilal Patel and others are well and sufficiently entitled to develop the aforesaid property.

This Report is based on the information provided, documents furnished and searches carried out in the Office of Sub-Registrar of Assurances at Kalyan and in the event, there are any new or additional documents which are not furnished to me or the facts may be different as informed to me subsequently, it could have material impact on my observations and conclusions.

The report reflecting the flow of the title of the owner on the said property is enclosed herewith as annexure.


(Sachin V. Joshi)
Advocate

Adv. S. V. JOSHI
Enrol. No. MAH/549/2003 B.A., LL.B.
303, Gandharva C.H.S. Ltd.,
Ganpati Mandir Road,
Rambaug-4, Kalyan (W) -421 301.

SACHIN V. JOSHI

B. A. LL. B

Advocate High Court Mob.No-9819574820

Add:-303, Gandharva Co-op. Hsg. Soc.Ltd., GanapatiMandir Road, Rambaug lane
No.4Kalyan (W.)

Format A

FLOW OF THE TITLE OF THE SAID LAND

Date: 04.05.2024

1. Extracts of 7/12 in respect of land Survey No.62, Hissa No.9/1(part) and Survey No.44 Hissa No.1/2 at village Gajbandhan Patharli, Taluka Kalyan, District Thane.

2. Extracts of property card City Survey No.10015/A and City Survey No.10016 at village Gajbandhan Patharli, Taluka Kalyan, District Thane.

3. Relevant Mutation Entries.

4. Redevelopment Agreement dated 27.07.2023 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 10653/2023 on 27.07.2023 executed by Manorama co-operative Housing Society Limited as the Owners and M/s. MILAN ASSOCIATES, a partnership firm through its Partners Shri. Milan Dinesh Patel, Shri.Hasmukh Kantilal Patel and others as the Developer.

5. Redevelopment Agreement dated 07.07.2023 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 9745/2023 on 07.07.2023 executed by Aditya Prakash co-operative Housing Society Limited and Shri.Suresh Vidyadhar Sadaphal and Smt. Veena Sudhir Sadaphal as the Owners and M/s. MILAN ASSOCIATES, a partnership firm through its Partners Shri. Milan Dinesh Patel, Shri.Hasmukh Kantilal Patel and others as the Developer.

6. Deed of Transfer dated 08.04.2024, M/s. MILAN ASSOCIATES, a partnership firm through its Partners Shri. Milan Dinesh Patel, Shri.Hasmukh Kantilal Patel and others acquired the transferable development rights to the extent of 418 sq. meters from Macrotech Developers Ltd. to be used, utilized and consumed on the said property and said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No.7294/2024 on 8.4.2024.

7. Building Permission granted by the Kalyan Dombivali Municipal Corporation under No. KDMC/TPD/BP/DOM/2024-25/06 dated 19.04.2024.



8. Search Report in respect of City Survey No.10016 and City Survey No.10015/A carried out in the Office of Sub-Registrar of Assurances at Kalyan for a period of 39 years i.e. 1984 to 2024 dated 05.06.2023 and 03.05.2024.
9. Litigation:- Not applicable



(Sachin V. Joshi)

Advocate

Adv. S. V. JOSHI

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