

V. B. Ghodvaidya

B.Sc.(Hons.), D.A.M., L.L.M.

Advocate High Court

Off. :105, Vikas Heights, Santoshmata Road, kalyan (West). Tel. : 2322526, 2327447

Date : 02.04.2024

To

Maharashtra Real Estate Regulatory Authority

Housefin Bhavan, Plot No.C-21,
E-Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of land lying, being and situate at village Balyani, Taluka Kalyan, District Thane bearing Survey No. 73 Hissa No. 37K, New Survey No. 73 Hissa No. 37/1 admeasuring 2100 sq. meters within the limits of Kalyan Dombivali Municipal Corporation belonging to Shri Abdul Mazid Khan hereinafter referred to as the "said property".

I have investigated the title of the said property on the request of M/s.Pearl Corporates, a partnership firm and the following documents i.e. :-

1) Description of the property

All that piece and parcel of land lying, being and situate at village Balyani, Taluka Kalyan, District Thane bearing Survey No. 73 Hissa No. 37K, New Survey No. 73 Hissa No. 37/1 admeasuring 2100 sq. meters within the limits of Kalyan Dombivali Municipal Corporation belonging to Shri Abdul Mazid Khan (thereby deducting the portion of land admeasuring 312 sq. meters affected by National Highway and 100 sq.meters affected by 18 meter wide D.P. Road).

2) Documents of allotment of property

1. Extract of 7/12.
2. Relevant Mutation entries.
3. Deed of Conveyance dated 08.10.2010 registered at the office of Sub Registrar of Assurances at Kalyan under serial No. 8308/2010 on 11.10.2010 made and executed between Smt.Kanchan Hansaraj Pir and Shri Bhavesh Hansaraj Pir as the Owners and Shri Abdul Mazid Khan as the Purchaser.
4. Development Agreement dated 29.06.2011 registered at the office of Sub Registrar of Assurances at Kalyan under serial No. 6938/2011 on 29.06.2011 made and executed between Shri Abdul Mazid Khan as the Owner in favour of Shri Omprakash Ashokkumar Tiwari as the Developer.
5. Non-agricultural permission issued by the Collector, Thane bearing No. Mahasul /K-1 /T-7 /NAP /Balyani-Kalyan /SR-174/2012 dated 26.02.2013
6. Building Commencement Certificate issued by the Kalyan Dombivli Municipal Corporation under No. KDMP /NRV /BP /KV /2012-13 / 118/12 dated 10.04.2014 further revised under No. KDMC/TPD/BP/KD/2012-13/118/344 dated 26.12.2022

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7. Agreement for Development dated 24.12.2014 registered at the office of Sub Registrar of Assurances at Kalyan-2 under serial No. 8993/2014 on 29.12.2014 made and executed between Shri Omprakash Ashokkumar Tiwari as the Vednor and M/s Pearl Corporates as the Developer.
8. Possession letter bearing No. KDMP/Estate/Muka/1685 dated 05.02.2014 for the land admeasuring 312 sq.meters affected by National Highway.
9. Possession letter bearing No. KDMP/Estate/Muka/1688 dated 05.02.2014 for the land admeasuring 100 sq.meters affected by 18 meter wide D.P. road.

3) 7/12 extract

- i) Extract of 7/12 downloaded on 04.07.2023 in respect of captioned property
- ii) Mutation Entry Nos. 1331,1480,1796

4) Search Report

Search report dated 15.06.2011 for the years 1982 to 2011 and search report dated 15.06.2023 for the year 2011 to 2023 and search report dated 09.03.2024 for the year 2023 and 2024.

2/- On perusal of the abovementioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of the owner Shri Abdul Majid Khan to the said property is clear, marketable and without any encumbrances and M/s Pearl Corporates is entitled to develop the same.

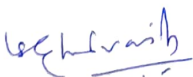
(1) Owners of the land

Shri Abdul Majid Khan is the Owner of all that piece and parcel of land lying, being and situate at village Balyani, Taluka Kalyan, District Thane bearing Survey No. 73 Hissa No. 37K, New Survey No. 73 Hissa No. 37/1 admeasuring 2100 sq. meters within the limits of Kalyan Dombivali Municipal Corporation belonging to Shri Abdul Mazid Khan (thereby deducting the portion of land admeasuring 312 sq. meters affected by National Highway and 100 sq.meters affected by 18 meter wide D.P. Road).

Qualifying comments

Nil

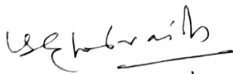
3/-. The report reflecting the flow of the title of the developer M/s.Pearl Corporates, a partnership firm on the said land is enclosed herewith as annexure.



(V.B. Ghodvaidya)
Advocate

FLOW OF THE TITLE OF THE SAID LAND

1. Extract of 7/12
2. Mutation Entry Nos. 1331,1480,1796
3. Deed of Conveyance dated 08.10.2010 registered at the office of Sub Registrar of Assurances at Kalyan under serial No. 8308/2010 on 11.10.2010 made and executed between Smt.Kanchan Hansaraj Pir and Shri Bhavesh Hansaraj Pir as the Owners and Shri Abdul Mazid Khan as the Purchaser.
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9. Possession letter bearing No. KDMP/Estate/Muka/1688 dated 05.02.2014 for the land admeasuring 100 sq.meters affected by 18 meter wide D.P. road.
10. Search report dated 15.06.2011 for the years 1982 to 2011 and search report dated 15.06.2023 for the year 2011 to 2023 and search report dated 09.03.2024 for the year 2023 and 2024..



(V.B. Ghodvaidya)
Advocate