



Adv. RUCHA K. JOSHI

B.Com., LL.M.

Advocate - Bombay High Court

F-1, Sai Kutir CHS Ltd. First Floor, Near Post Office, Gandhi Chowk, Kulgaon, Badlapur (E) - 421 503, Dist. Thane.
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FORMAT-A

(Circular No.:- 28 / 2021)

To

Maha RERA,

Mumbai

Date: 29/05/2024

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to S.No. 67/8/1, situated at Village Kulgaon, Taluka Ambernath (hereinafter for brief referred to as "the said Plot").

I have investigated the title of the said plot on the request of M/s. PNR Group Developers and following documents i.e.:-

1) Description of the property.

S.No.67/8/1, area admeasuring about 476 Sq.mtr Presently in the name/s of:
OM SUMUKH DARSHAN CO OP HOUSING SOCIETY LTD

2) The documents of allotment of plot-1) Deemed Conveyance dtd.11/09/2023

Reg. under Sr. No.UHN2-12454/2023

dtd.11/09/2023.

2) Re-development Agreement
dtd.17/10/2023 duly Reg. under Sr.
No.UHN4-12080/2023 dtd.17/10/2023.

3) Power of Attorney dtd.17/10/2023 duly
Reg. under Sr. No.UHN4-12081/2023
dtd.17/10/2023.

3) 7/12 extract-issued by Talathi Saja Kulgaon dtd.16/10/2023 mutation entryNo.7760.

4) Construction permission given by KULGAON BADLAPUR MUNICIPAL COUNCIL vide their letter no.KBMC/TPD/BP/2023-24/24 dtd.27/02/2024.





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6) Search report for 30 years from 1994 to 2023 (20/10/2023).

Search Report

YEAR	TRANSACTION	YEAR	TRANSACTION
1994	Books Not Available	2009	Nil
1995	Books Not Available	2010	Nil
1996	Torn Condition	2011	Nil
1997	Torn Condition	2012	Nil
1998	Torn Condition	2013	Nil
1999	Torn Condition	2014	Nil
2000	Torn Condition	2015	Nil
2001	Torn Condition	2016	Nil
2002	Nil	2017	Nil
2003	Nil	2018	Nil
2004	Nil	2019	Nil
2005	Nil	2020	Nil
2006	Nil	2021	Nil
2007	Nil	2022	Nil
2008		2023	Transaction

Any Other Relevant title:

By Deemed Conveyance dated 11/09/2023 Smita Sharad Kulkarni as the land owner through District Deputy Registrar of Thane and M/s. Dipti Enterprises through its partner Laxman Shivam Vaidya through District Deputy Registrar of Thane as the Builder/Developer have conveyed, transferred all the rights of ownership of the said property alongwith structures standing thereon having 12 flats in favour of Om Sumukh Darshan Co. Op Housing Society Ltd., and the said Deed Conveyance was duly registered with Sub-registrar of Assurances, Ulhasnagar-2 under no.UHN2-12454/2023 dtd.11/09/2023. And thereafter, the said society have followed necessary procedure and mutated their names in the revenue records vide mutation entry no.7760 passed by Talathi Saja Kulgaon and started enjoying the said property as absolute owner thereof

a) Deed Conveyance:2023

owner: Smita Sharad Kulkarni as the land owner
through District Deputy Registrar of Thane

Purchasers: **Om Sumukh Darshan Co OP Housing Society**

through Chairman Mr. Manoj Devkaran Dalal
Secretary Mr. Narayan Damu Jadhav
Treasurer Mr. Suresh Mahadev Mohite

Date of Execution :11/09/2023

Doc. No.UHN2-12454/2023





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b) Re-Development Agreement :2023

Owners/Members: Om Sumukh Darshan Co Op Hsg Society Ltd.
Through MEMBERS

- 1) Mrs. Anita Babu Jadhav
- 2) Mr. Manoj Devkaran Dalal
- 3) Mr. Suryabhan Kashinath Edke
- 4) Mrs. Pushpa Jivan Bhelsekar
- 5) Mrs. Meena Shailesh Jadhav
- 6) Mr. Nagin Govardhan Solanki
- 7) Mr. Harishchandra Sakharam Bhilare
- 8) Mr. Narayan Damu Jadhav
- 9) Mr. Suhas Narayan Inamdar
- 10) Mr. Hiralal Gangaram Patil
- 11) Mr. Sanjay Vasant Patil
- 12) Mr. Suresh Mahadev Mohite

Confirming party:

Om Sumukh Darshan CHS LTD through
Committee members
Chairman : Mr. Manoj Devkaran Dalal
Secretary : Mr. Narayan Damu Jadhav
Treasurer : Mr. Suresh Mahadev Mohite

Developers

: M/s. PNR Group Developers through partners
1) Mr. Umesh Manohar Dhamdhare
2) Mr. Dayanand Ganesh Pawar
3) Mr. Rajendra Kashinath Ghavat
4) Mr. Kishan Gabaru Rathod
5) Mr. Nilesh Bapurao Kadam

Date of Execution : 17/10/2023

Doc. No. UHN4-12080/2023.

c) Power of Attorney : 2023

Owners/Members: Om Sumukh Darshan Co Op Hsg Society Ltd.
Through MEMBERS

- 1) Mrs. Anita Babu Jadhav
- 2) Mr. Manoj Devkaran Dalal
- 3) Mr. Suryabhan Kashinath Edke
- 4) Mrs. Pushpa Jivan Bhelsekar
- 5) Mrs. Meena Shailesh Jadhav
- 6) Mr. Nagin Govardhan Solanki
- 7) Mr. Harishchandra Sakharam Bhilare
- 8) Mr. Narayan Damu Jadhav





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- 9) Mr. Suhas Narayan Inamdar
- 10) Mr. Hiralal Gangaram Patil
- 11) Mr. Sanjay Vasant Patil
- 12) Mr. Suresh Mahadev Mohite

Confirming party:

Om Sumukh Darshan CHS LTD through
Committee members

Chairman : Mr. Manoj Devkaran Dalal

Secretary : Mr. Narayan Damu Jadhav

Treasurer : Mr. Suresh Mahadev Mohite

POA Holder

: M/s. PNR Group Developers through partners

- 1) Mr. Umesh Manohar Dhamdhare
- 2) Mr. Dayanand Ganesh Pawar
- 3) Mr. Rajendra Kashinath Ghavat
- 4) Mr. Kishan Gabaru Rathod
- 5) Mr. Nilesh Bapurao Kadam

Date of Execution : 17/10/2023

Doc. No.UHN4-12081/2023.

2/ - On perusal of the above mentioned documents and all other relevant documents relating to title of the said property/plot I am of the opinion that the title of Om Sumukh Darshan Co Op Housing Society Ltd., is clear, marketable and without any encumbrances and further by virtue of Re-Development Agreement dtd.17/10/2023 duly registered under No.UHN4-12080/2023 dtd.18/10/2023 and Power of Attorney dtd.17/10/2023 duly registered under no.UHN4-12081/2023 dtd.17/10/2023 executed by all the members in favour of M/s. PNR Group Developers through its partners Mr. Umesh Manohar Dhamdhare, Mr. Dayanand Ganesh Pawar, Mr. Rajendra Kashinath Ghavat, Mr. Kisan Gabaru Rathod, Mr. Nilesh Bapurao Kadam have right, title to develop the said plot and therefore, title of M/s. PNR Group Developers is clear, marketable and free from encumbrances.

Owners of the land: -

- 1) S.No. 67/8/1, area admeasuring about 476 Sq.mtr. Presently in the name/s of: **OM SUMUKH DARSHAN CO OP HOUSING SOCIETY LTD.**





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2) Qualifying comments/remarks if any-

By Deemed Conveyance dated 11/09/2023 Smita Sharad Kulkarni as the land owner through District Deputy Registrar of Thane and M/s. Dipti Enterprises through its partner Laxman Shivam Vaidya through District Deputy Registrar of Thane as the Builder/Developer have conveyed, transferred all the rights of ownership of the said property alongwith structures standing thereon having 12 flats in favour of Om Sumukh Darshan Co. Op Housing Society Ltd., and the said Deemed Conveyance was duly registered with Sub-registrar of Assurances, Ulhasnagar-2 under no.UHN2-12454/2023 dtd.11/09/2023. And thereafter, the said society have followed necessary procedure and mutated their names in the revenue records vide mutation entry no.7760 passed by Talathi Saja Kulgaon and started enjoying the said property as absolute owner thereof.

The partners of M/s. PNR Group Developers have obtained permissions by and under laws and enactments exist as on today and intend to develop the said property under their firm and they are entitled to develop the said property and sale, dispose of flats/shops to the third party after allotments of flats/units to the existing society members.

3/- The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said plot is enclosed herewith as annexure.

Encl : Annexure.

Date: 29/05/2024



Advocate

(Stamp)



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FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

1) 7 / 12 extract / P.R. Card as on date of application for registration

In case of 7/12 extract-S.No.67/8/1, area adm. 476 Sq.mtr., in the name of Om Sumukh Darshan Co Op Housing Society Ltd.

2) Mutation Entry No.7760

3) Search report for 30 years from 1994 Taken from Sub-Registrar of Assurances, Office at Ulhasnagar-1, 2 & 3'

Search Report

YEAR	TRANSACTION	YEAR	TRANSACTION
1994	Books Not Available	2009	Nil
1995	Books Not Available	2010	Nil
1996	Torn Condition	2011	Nil
1997	Torn Condition	2012	Nil
1998	Torn Condition	2013	Nil
1999	Torn Condition	2014	Nil
2000	Torn Condition	2015	Nil
2001	Torn Condition	2016	Nil
2002	Nil	2017	Nil
2003	Nil	2018	Nil
2004	Nil	2019	Nil
2005	Nil	2020	Nil
2006	Nil	2021	Nil
2007	Nil	2022	Nil
2008		2023	Transaction

d) **Deed Conveyance:2023**

owner: Smita Sharad Kulkarni as the land owner
through District Deputy Registrar of Thane

Purchasers: **Om Sumukh Darshan Co OP Housing Society**

through Chairman Mr. Manoj Devkaran Dalal
Secretary Mr. Narayan Damu Jadhav
Treasurer Mr. Suresh Mahadev Mohite

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e) Re-Development Agreement :2023

Owners/Members: Om Sumukh Darshan Co Op Hsg Society Ltd.
Through MEMBERS

- 1) Mrs. Anita Babu Jadhav
- 2) Mr. Manoj Devkaran Dalal
- 3) Mr. Suryabhan Kashinath Edke
- 4) Mrs. Pushpa Jivan Bhelsekar
- 5) Mrs. Meena Shailesh Jadhav
- 6) Mr. Nagin Govardhan Solanki
- 7) Mr. Harishchandra Sakharam Bhilare
- 8) Mr. Narayan Damu Jadhav
- 9) Mr. Suhas Narayan Inamdar
- 10) Mr. Hiralal Gangaram Patil
- 11) Mr. Sanjay Vasant Patil
- 12) Mr. Suresh Mahadev Mohite

Confirming party:

Om Sumukh Darshan CHS LTD through
Committee members
Chairman : Mr. Manoj Devkaran Dalal
Secretary : Mr. Narayan Damu Jadhav
Treasurer : Mr. Suresh Mahadev Mohite

Developers

- : M/s. PNR Group Developers through partners
- 6) Mr. Umesh Manohar Dhamdhare
 - 7) Mr. Dayanand Ganesh Pawar
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 - 9) Mr. Kishan Gabaru Rathod
 - 10) Mr. Nilesh Bapurao Kadam

Date of Execution : 17/10/2023

Doc. No. UHN4-12080/2023.

f) Power of Attorney : 2023

Owners/Members: Om Sumukh Darshan Co Op Hsg Society Ltd.

Through MEMBERS

- 1) Mrs. Anita Babu Jadhav
- 2) Mr. Manoj Devkaran Dalal
- 3) Mr. Suryabhan Kashinath Edke
- 4) Mrs. Pushpa Jivan Bhelsekar
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Secretary : Mr. Narayan Damu Jadhav
Treasurer : Mr. Suresh Mahadev Mohite

POA HOLDER : M/s. PNR Group Developers through partners
6) Mr. Umesh Manohar Dhamdhare
7) Mr. Dayanand Ganesh Pawar
8) Mr. Rajendra Kashinath Ghavat
9) Mr. Kishan Gabaru Rathod
10) Mr. Nilesh Bapurao Kadam

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a) **Any other relevant Title**-In view of the above it appears that in terms of the orders, permissions and sanctions obtained under the prevailing laws, enactments and statutes and in compliance thereof as well as in pursuance to terms and conditions of Re-Development Agreement and Power of Attorney referred to hereinabove, the said M/s. PNR Group Developers is well and sufficiently entitled to the said property with the right and authority to develop the same and to sale the flats units being construed therein to prospective purchasers after allotment of flats to the members of the owner society as per re-development agreement.

5) Litigations if any- At Present till date NIL.

Advocate




(Stamp)

Date: 29/05/2024