

Vaibhav D. Durve

Advocate

Off.-Gayatri Sankul Building, Oak Baug, Kalyan (w) 421301

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Non -Agricultural land bearing Survey No.110/1/A/1/B/3 Area admeasuring 320 Sq.Mtrs and Survey No.110/1/A/1/B/16 Area admeasuring 320 Sq.Mtrs (plot No. 2 & 3) of revenue Village Chikanghar, Tal. Kalyan, Dist. Thane and within the local limits of Kalyan Dombivali Municipal Corporation (Hereinafter referred to as "the said Land/Plot")

I have investigated the title of the said land/plot on the request of M/S. Om Developers, through its proprietor Dinesh Laxman Sonawane having its office at Sector 1, Plot No. 21, Near Mahatma Phule College, Karanjade, Panvel, 410206.

- 1) Original Digital 7/12 Extract of the said land.
- 2) Xerox Copies of Relevant Mutation Entry issued by Talathi Saja Chikanghar, Tal. Kalyan, Dist. Thane.
- 3) Xerox Copy of Society Registrastion Certificate issued by Society Registor, Kalyan, Tal. Kalyan, Dist. Thane under Registration No. as TNA/KLN/HSG/(T.C.)/4296/1990-91 dated 10/06/1991.

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- 4) Xerox Copy of Society deem conveyance Deed registered with the Joint Sub- Registrar Kalyan-2 having serial number 3837 dated 03/04/2018.
- 5) Xerox Copies of Relevant Mutation Entry issued by Talathi Saja Chikanghar, Tal. Kalyan, Dist. Thane.
- 6) Xerox Copy of Re-Development Agreement and Index II dated 10/04/2024 registered in the office of Assurance of Joint Sub Registrar Kalyan -2, Dist. Thane at Serial No. 7413/2024 executed between **Swami Dattakrupa Co-Op.Hsg. Society Ltd** and their members as one part as "Land Owners" and **M/s. Om Developers** through its proprietor **Dinesh Laxman Sonawane**, as part as "Builder/Developers".
- 7) Xerox Copy of Power of Attorney registered in the office of Assurance of Joint Sub Registrar Kalyan-2 Dist. Thane at Serial No. 7414/2024 executed between **Swami Dattakrupa Co-Op.Hsg. Society Ltd.** and their members on one part as "Executors" and **M/s. Om Developers** through its proprietor **Dinesh Laxman Sonawane** other part as "POA Holders".
- 7) Xerox Copy of Building permission dated 28/06/2024 issued by Assistant Director of Town Planning, Kalyan Dombivali Municipal Corporation, Kalyan vide their Permit No. KDMCC/B/2024/APL/00435, Building Permit No.268306, Preposal Code KDMCC-24-52692 with respect to Survey No.110/1/A/1/B/3 Area admeasuring 320 Sq.Mtrs and Survey No.110/1/A/1/B/16 Area admeasuring 320 Sq.Mtrs (plot No. 2 & 3) In the name of **Swami Dattakrupa Co-Op. Hsg. Society Ltd.**
- 8) Search Report issued by Searcher Arvind Shinde on Dated 06/05/2024 for the year 1995 to 2024.& additional search report on Dated 07/09/2024 for the year 2024.



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SEARCH REPORT -

I had gone through search report which is prepared by Mr. Arvind Shinde, referring the Index II registers maintained with the concerned office of the Assurance of Sub- Registrar, Kalyan, Dist. Thane for the years 1995 to 2024, till date with respect to the said property. After perusing the said search, the searcher has not traced out any entry which may come under the category of any encumbrances.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **Swami Dattakrupa Co-Op. Hsg. Society Ltd.** as the Owners **M/s. OM DEVELOPERS** through its Proprietor **Mr. Dinesh Laxman Sonawane** as the Developer is clear, marketable and without any encumbrances.

Owners of the Plot: Swami Dattakrupa Co-Op. Hsg. Society Ltd. All that Piece and Parcel Survey No.110/1/A/1/B/3 Area admeasuring 320 Sq.Mtrs and Survey No.110/1/A/1/B/16 Area admeasuring 320 Sq.Mtrs (plot No. 2 & 3) of revenue village Chikanghar, Tal: Kalyan, Dist: Thane and within the limits of Kalyan Dombivli Municipal Corporation, Dombivli Division, within the Registration District: Thane and Sub-Registration District: Kalyan.

Developers of the Plot: M/s. OM DEVELOPERS through its Proprietor **Mr. Dinesh Laxman Sonawane**; All that Piece and Parcel Survey No.110/1/A/1/B/3 Area admeasuring 320 Sq.Mtrs and Survey No.110/1/A/1/B/16 Area admeasuring 320 Sq.Mtrs (plot No. 2 & 3) of revenue village Chikanghar, Tal: Kalyan, Dist: Thane and within the limits of Kalyan Dombivli Municipal Corporation, Dombivli Division, within the Registration District: Thane and Sub-Registration District: Kalyan.

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The report reflecting the flow of the title of the **Swami Dattakrupa Co-Op. Hsg. Society Ltd.** as the Owner **M/s. OM DEVELOPERS** through its Proprietor **Mr. Dinesh Laxman Sonawane** as the Developer on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 18/07/2024.


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(Circular 28/2021 dated 08/03/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) Search report for 30 years from 1995 - 2024 taken.
- 2) The Said plot of land/property was originally owned by 1)Mr. Ramesh Suchak, 2)Mr. Suresh Thakkar and 3)Mr. Balwant Thakkar, And whereas they muted their names in the revenue records under mutation entry.
- 3) At the relevant time, 1) Ashok Pundalik Sonavane, 2)Suresh Pundalik Sonavane, 3) Ramesh Pundalik Sonavane & 4)Pramod Pundalik Sonavane had purchased the said land from 1)Mr. Ramesh Suchak, 2)Mr. Suresh Thakkar and 3)Mr. Balwant Thakkar, by two different deed of conveyance on same dated 16/10/1986 and the said both the conveyance deed was registered in the office of Sub Registrar Kalyan. And whereas they muted their names in the revenue records under mutation entry
- 4) At the relevant time, 1) Ashok Pundalik Sonavane, 2)Suresh Pundalik Sonavane, 3) Ramesh Pundalik Sonavane & 4)Pramod Pundalik Sonavane was bacame absolute owner of the land/plot bearing Survey No.110/1/A/1/B/3 Area admeasuring 320 Sq.Mtrs and Survey No.110/1/A/1/B/16 Area admeasuring 320 Sq.Mtrs (plot No. 2 & 3) of revenue village Chikanghar, Tal: Kalyan, Dist: Thane and within the limits of Kalyan Dombivli Municipal Corporation, Dombivli Division, within the Registration District: Thane and Sub-Registration District: Kalyan

V.D. Durve

- 4) The said Land/plot owners 1) Ashok Pundalik Sonavane, 2) Suresh Pundalik Sonavane, 3) Ramesh Pundalik Sonavane & 4) Pramod Pundalik Sonavane has decided to develop the said land, and therefore they obtained the building permission from Kalyan Corporation by permission No. KMC/NRV/B.P./Chikanghar - Kalyan/ 3898 dated 21/03/1987.
- 5) The said Land/plot owners 1) Ashok Pundalik Sonavane, 2) Suresh Pundalik Sonavane, 3) Ramesh Pundalik Sonavane & 4) Pramod Pundalik Sonavane intended to start construction and therefore they formed the partnership firm in the name and style of M/s. Shri Datta Builders, and as per the permission, constructed the building known as 'Swami Dattakrupa' in the year 1990, and sold the flats therein to various purchasers, who thereafter occupied their respective flats.
- 6) Thereafter, the flat owners of the building 'Swami Dattakrupa' formed a Co-operative Housing Society and got it duly registered as "**Swami Dattakrupa Co-op. Housing Society Ltd.**", under the provisions of Maharashtra Co-operative Societies Act, 1960 (Act XXIV of 1961) and bearing Registration. No. TNA/KLN/HSG/(T.C.)/ 4296/1990-91 dated 10/06/1991 (hereinafter referred to as the "said Society").
- 7) Vide Deemed Conveyance dated 03/04/2018, all rights, title, interest and benefit of the said Plot was conveyed, transferred and assigned in the favour of **Swami Dattakrupa Co-operative Housing Society Ltd.**, and the same was duly registered with the Joint Sub - Registrar of Assurances at Kalyan-2 under Document Serial No. 3837 dated 03/04/2018.
- 8) Vide Redevelopment Agreement dated 10/04/2024, where by the said Society, sold, transferred and assigned all their development rights, title, interest and benefit with respect to the said Plot in the favour of M/s. OM DEVELOPERS through its Proprietor Mr. Dinesh Laxman Sonawane and the same was duly registered with the Joint Sub - Registrar of Assurances at Kalyan-2 under Document Serial No. KLN-2/7413/2024.

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In pursuance of the said Redevelopment Agreement, a separate Power of Attorney dated 10/04/2024, has been executed between Swami Dattakrupa Co-operative Housing Society Ltd., and M/s. OM DEVELOPERS through its Proprietor Mr. Dinesh Laxman Sonawane and the same is duly registered with the Joint Sub-Registrar of Assurances at Kalyan-2 under Document Serial No. KLN-2/7414/2024.

- 9) M/s. OM DEVELOPERS decided to develop the said land, and therefore obtained building permission dated 28/06/2024 issued by Assistant Director of Town Planning, Kalyan Dombivali Municipal Corporation, Kalyan vide their Permit No. KDMCC/B/2024/APL/00435, Building Permit No.268306, Preposal Code KDMCC-24-52692 with respect to Survey No.110/1/A/1/B/3 Area admeasuring 320 Sq.Mtrs and Survey No.110/1/A/1/B/16 Area admeasuring 320 Sq.Mtrs (plot No. 2 & 3) In the name of swami Dattakrupa Co-Op. Hsg. Society Ltd.

- 10) Litigation if any :- NIL

Date: 18/07/2024.


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