

Date : 01.06.2016

To
M/s. Triveni Lifestyle Developers LLP,
a Limited Liability Partnership firm,
Laxmi Kesra CHS Ltd., Plot No. 299,
Station Road, Pant Nagar, Chatkopar (E),
Mumbai 400 075

TITLE CERTIFICATE

All that portion of land admeasuring 3938 sq. metres in Plot A forming a part of all those pieces and parcels of land lying, being and situate at Village Umbarde, Taluka Kalyan, District Thane within the limits of the Kalyan Dombivli Municipal Corporation bearing:

Survey No.	Hissa No.	Area (sq. metres)
122	1/2	5060
121	1	4620
121	2	2800
121	8	2700
122	1/1	730
121	9	1290
	Total →	17200

together with the right to construct buildings construction of buildings being Building No. 1 in Plot A together with the benefits of the sanctioned plans and permissions and further renewals, revisions and sanctions.

Read :

1. Extracts of 7/12.
2. Relevant mutation entries.
3. Agreement dated 05.09.2005 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under Serial No.5522/2005 executed by Smt. Kishubai Shiva Patil and others as Owners and M/s. P. K. Associates as Developers in respect of land bearing Survey No. 122 Hissa No. 1/2 area admeasuring 5060 sq. metres.
4. General Power of Attorney 05.09.2005 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under Serial No.629/2005 executed by Smt. Kishubai Shiva Patil and others in favour of M/s. P. K. Associates in respect of land bearing Survey No. 122 Hissa No. 1/2 area admeasuring 5060 sq. metres.
5. Agreement dated 05.09.2005 registered at the office of Sub Registrar of Assurances at Kalyan-1 under Serial No.5520/2005 executed by Shri Baban Sitaram Jadhav and others as Owners and M/s. P.K. Associates as Developers in respect of Survey No. 121 Hissa No. 1 area admeasuring 4620 sq. metres.

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१०५, विकास हाईट्स, संतोषीमता रोड, कल्याण (प.)

फोन: २३२२५२६, २३२७४४७

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6. General Power of Attorney dated 05.09.2005 executed registered at the office of Sub-Registrar of Assurances at Kalyan 1 under Serial No.627/2005 executed Shri Baban Sitaram Jadhav and others as Owners in favour of M/s. P. K. Associates in respect of land in respect of Survey No.121 Hissa No. 1 area admeasuring 4620 sq. metres.
7. Agreement dated 05.09.2006 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under Serial No.5762/2006 executed by Smt. Raghunath Sukrya Dagarkar and others as Owners and M/s. P.K. Associates as Developers in respect of Survey No. 121 Hissa No. 2 area admeasuring 2800 sq. metres.
8. General Power of Attorney dated 06.09.2006 executed registered at the office of Sub-Registrar of Assurances at Kalyan-1 under Serial No.230/2006 executed as Owners in favour of M/s. P. K. Associates in respect of land in respect of Survey No. 121 Hissa No. 2 area admeasuring 2800 sq. metres.
9. Agreement dated 25.02.2006 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under Serial No.1570/2006 executed by Shri Krishnaji Vinayak Dagarkar and others as Owners and M/s. P.K. Associates as Developers in respect of Survey No. 121 Hissa No. 8 area admeasuring 2700 sq. metres.
10. General Power of Attorney dated 25.02.2006 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under Serial No.1571/2006 executed as Owners in favour of M/s. P. K. Associates in respect of land in respect of Survey No. 121 Hissa No. 8 admeasuring area 2700 sq. metres.
11. Agreement dated 15.12.2007 read with Deed of Confirmation dated 04.11.2009, registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.7663/2009 on 06.11.2009 executed between M/s. P. K. Associates in favour of M/s. Dynamic Buildtech Limited in respect of land bearing Survey No. 122/1/2, 121/1, 121/2 and 121/8.
12. Power of Attorney dated 15.12.2007 read with Deed of Confirmation dated 04.11.2009, registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.7717/2009 on 07.11.2009 executed by M/s. P. K. Associates in favour of M/s. Dynamic Buildtech Limited in respect of land bearing Survey No. 122/1/2, 121/1, 121/2 and 121/8.
13. Agreement dated 24.12.2009 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under Serial No.1548/2010 on 09.02.2010 executed by Smt. Kankubai Rajaram Patil and Others in favour of Dynamic Buildtech Limited in respect of Survey No.122 Hissa No.1/1 admeasuring 710 sq. metres.

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14. Power of Attorney dated 24.12.2009 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 67/2010 on 09.02.2010 executed by Smt. Kankubai Rajaram Patil and Others in favour of Dynamic Buildtech Limited in respect of Survey No. 122-Hissa No. 1/1 admeasuring 710 sq. metres.
15. Agreement dated 03.04.2013 registered at the office of Sub Registrar of Assurances at Kalyan-2 under Serial No.2695 /2013 executed by Shri Dama Rama Bhoir and others in favour of Dynamic Buildtech Limited in respect of Survey No. 121 Hissa No.9 admeasuring 1290 sq. metres.
16. General Power of Attorney dated 03.04.2013 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under Serial No. 2701/2013 on 05.04.2013 executed by Shri Dama Rama Bhoir and others in favour of Dynamic Buildtech Limited in respect of Survey No. 121 Hissa No.9 admeasuring 1290 sq. metres.
17. Non-Agricultural Permission granted by the District Collector, Thane under No. Mahasul / K-1 / T-7 / NAP / Umbarde-Kalyan / SR-46 / 2012 dated 09.08.2012.
18. Declaration Cum Indemnity dated 16.10.2012 executed by M/s Dynamic Buildtech Ltd. in favour of Kalyan Dombivli Municipal Corporation for handing over an area admeasuring 5882 sq. meters (i.e. 3690 sq. meters out of S. No. 122 H.No.1/2, 383 sq. meters out of S.No.121 H.No.2 and 1807 sq. meters out of S.No. 121 H.No.8) registered at the office Sub-Registrar of Assurances at Kalyan-2 under No. 8844/2012.
19. Building commencement certificate granted by the Kalyan Dombivli Municipal Corporation on the land admeasuring 7253 sq. metres under No. KDMP / NRV / BP / KV / 2012-13 / 209 dated 05.11.2012.
20. Deed of Conveyance dated 03.04.2013 registered at the office of Sub-Registrar of Assurances at Kalyan -5 under serial No. 1922/2013 on 05.04.2013 in respect of Survey No. 122 Hissa No. 1/2 admeasuring 5060 sq. metres, Survey No. 121 Hissa No.1 admeasuring 4620 sq. metres, Survey No. 121 Hissa No. 2 admeasuring 2800 sq.metres and Survey No. 121 Hissa No. 8 admeasuring 2700 sq. metres
21. Deed of Conveyance dated 20.10.2014 registered at the office of Sub Registrar of Assurances at Kalyan -2 under serial No. 7089/2014 on 20.10.2014 in respect of portion of land admeasuring 1326 sq. metres out of Survey No. 121/5 and land admeasuring 1290 sq. metres out of Survey No. 121/9.
22. Building Completion Certificate granted by the Kalyan Dombivli Municipal Corporation under No. KDMC/NRV/CC/KV/215 dated 21.10.2014 in respect of Building No. 3 and Completion certificate No. KDMC/NRV/CC/KV/55 dated 19.06.2015 in respect of Building No. 2 wing A and Wing B.

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23. Revised Building Commencement Certificate granted by the Kalyan Dombivli Municipal Corporation under No. KDMP/NRV/BP/KV/ 2012-13/209/55 dated 13.05.2016 in respect of Building No. 1 in Plot A and Building No. 4, 5 and 6 in Plot B
24. Agreement for Development dated 19.05.2016 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 4397/2016 on 19.05.2016 executed by M/s. Dynamic Buildtech Limited in favour of Triveni Lifestyle Developers LLP in respect of development rights of Building No. 1
25. Power of Attorney registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 4398/2016 executed by M/s. Dynamic Buildtech Limited in favour of Triveni Lifestyle Developers LLP.
25. Search Report

It appears that by and under diverse agreements, M/s P.K. Associates acquired the properties bearing Survey No. 122/1/2, 121/1, 121/2 and 121/8 from the respective owners and in turn the said M/s. P. K. Associates by and under the Agreement dated 15.12.2007 read with Doc of Confirmation dated 04.11.2009, registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.7663/2009 on 05.11.2009 granted, assigned and transferred the development rights acquired by them to M/s. Dynamic Buildtech Limited.

It further appears that M/s. Dynamic Buildtech Limited under Agreement dated 24.12.2009 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under Serial No.1548/2010 on 09.02.2010 acquired the property bearing Survey No. 122 Hissa No. 1/1 admeasuring 710 sq. metres (as per present 7/12 extract the area admeasures 730 sq. metres) from Smt. Kankubai Rajaram Patil and Others.

It further appears that M/s. Dynamic Buildtech Limited under Agreement dated 03.04.2013 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under Serial No. 2695/2013 acquired the property bearing Survey No. 121 Hissa No. 9 admeasuring 1290 sq. metres from Shri Dama Rama Bhoir.

It further appears that as recited hereinabove, M/s. Dynamic Buildtech Ltd. thus acquired all the above referred properties totally admeasuring 17180 sq. metres and further by and under the powers and authorities vested in them amalgamated the said properties totally admeasuring 17180 sq. metres and submitted the plans for sanction and approval and at the time submission of plans, survey and measurement, the actual area of the above amalgamated properties stood at 16425 sq. metres and after deducting an area admeasuring 9172 sq. metres for proposed road and reservation, the Kalyan Dombivli Municipal Corporation accorded the Building Commencement Certificate on the land admeasuring 7253 sq. metres under No. KDMP/NRV/BP/KV/ 2012-13/209 dated 05.11.2012 and the said land is also converted to non-agricultural

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use under the Order of the District Collector, Thane bearing No. Mahasul / K-1 / T-7 / NAP / Umbarde-Kalyan / SR-46 / 2012 dated 09.08.2012.

It further appears that by and under Declaration Cum Indemnity dated 16.10.2012 executed in favour of Kalyan Dombivli Municipal Corporation an area admeasuring 5882 sq. meters (i.e.3690 sq. meters out of S. No. 122 H.No.1/2, 385 sq. meters out of S.No.121 H.No.2 and 1807 sq. meters out of S.No. 121 H.No.8) stands surrendered to the Kalyan Dombivli Municipal Corporation and the said declaration cum indemnity registered at the office Sub-Registrar of Assurances at Kalyan-2 under No. 8844/2012.

It appears that M/s. Dynamic Buildtech Limited has commenced and completed the construction work of Building No. 2 comprising of A wing and B wing on Plot A and Building No. 3 and have entered into agreements and committed booking for sale of flats in the said buildings.

It further appears that by and under the Deed of Conveyance dated 03.04.2013 registered at the office of Sub-Registrar of Assurances at Kalyan -5 under serial No. 1922/2013 on 05.04.2013, the M/s. Dynamic Buildtech Limited acquired the pieces and parcels of land bearing Survey No. 122 Hissa No. 1/2 admeasuring 5060 sq. metres, Survey No. 121 Hissa No.1 admeasuring 4620 sq. metres, Survey No. 121 Hissa No. 2 admeasuring 2800 sq. metres and Survey No. 121 Hissa No. 8 admeasuring 2700 sq. metres and out of the said pieces and parcels of land the lands affected by reservations stands mutated in the name of the Kalyan Dombivli Municipal Corporation under mutation entry No. 1931 and the remaining areas stands mutated in the name of M/s. Dynamic Buildtech Limited as evident from mutation entry No. 1952;

It further appears that by and under the Deed of Conveyance dated 20.10.2014 registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 7089/2014 on 20.10.2014, M/s. Dynamic Buildtech Limited acquired a portion of land admeasuring 1326 sq. metres out of Survey No. 121/5 and land admeasuring 1290 sq. metres out of Survey No. 121/9 and the said lands stands mutated in the name of the M/s. Dynamic Buildtech Limited as evident from mutation entry No. 2030;

It appears that M/s. Dynamic Buildtech Limited has commenced and completed the construction work of Building No. 2 comprising of A wing and B wing on Plot A and Building No. 3 as per the sanctioned plans and permissions and further have entered into agreements and committed bookings for sale of flats in the said building No. 2 and 3 and further have completed the said buildings and obtained building completion certificate from the Kalyan Dombivli Municipal Corporation under No. KDMC/NRV/CC/KV/215 dated 21.10.2014 In respect of Building No. 3 and completion certificate No. KDMC/NRV/CC/KV/55 dated 19.06.2015 in respect of Building No. 2 wing A and Wing B.

It further appears that M/s. Dynamic Buildtech Limited got the said plans revised and as per the revised sanctioned plan bearing No.

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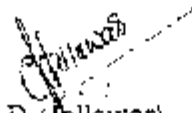
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KDMP/NRV/SP/KV/ 2012 13/209/55 dated 13.05.2016 Building No. 1 in Plot A and Building No. 4, 5 and 6 in Plot B are sanctioned.

It appears that out of the said sanctioned buildings, M/s. Dynamic Buildtech Limited by and under agreement dated 19.05.2016 granted the development rights in respect of building No.1 in plot A to M/s Triveni Lifestyle Developers LLP on the terms and conditions therein contained and in pursuance to the said agreement have also granted power of attorney on 19.05.2016 in favour of M/s Triveni Lifestyle Developers LLP and the same are registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4397/2016 and 4398/2016 respectively.

I have also gone through the search report taken at the office of Sub-Registrar of Assurances at Kalyan and the same does not reveal any entry which will fall in the category of encumbrances over the said property.

On perusal of the above documents and subject to my above observations, I am of the opinion and I hereby certify that the title of the above said Owners to their respective properties is clear and marketable and free from reasonable doubts and encumbrances and M/s Triveni Lifestyle Developers LLP by and under the powers and authorities vested in them under the above referred agreement and power of attorney and in accordance with the revised sanctioned plans and permission is well and sufficiently entitled to develop the said building No.1 and to sell the flats and units therein constructed to intending purchasers.


(S. D. Jallawar)
Advocate