

**शैलेन्द्र द. जल्लावार**

बी.कॉम., एल.एल.बी.

अॅडव्होकेट हायकोर्ट

१०५, विकास हाईट्स, संतोषीमाता रोड, कल्याण (प)

फोन : २३२२५२६, २३२७४४७

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**Shailendra D. Jallawar**

B.Com., LL.B.,

Advocate High Court

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Date : 30.07.2019

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

**TITLE CERTIFICATE**

All that development rights in respect of all that piece and parcel of land admeasuring 7655 sq. metres (comprising of 3273 sq. meters out of New S.No.75A/2/2/2 (Old S.No.75/2/2/2) belonging to Shri Vijay Kundlik Bhoir and others and 225 sq. meters out of New S.No.75A/2/1 (Old S.No.75/2/1) belonging to Shri Waman Hiru Pitambare and others for **Building No. A and B** and 1214 sq. meters out of New S.No.75A/2/2/2 (Old S.No.75/2/2/2) belonging to Shri Vijay Kundlik Bhoir and others and 2946 sq. meters out of New S.No.75A/2/1 (Old S.No.75/2/1) belonging to Shri Waman Hiru Pitambare and others for **Building No. H** at village Wadeghar, Taluka Kalyan, District Thane within the limits of the Kalyan Dombivali Municipal Corporation granted for development by M/s Padmashree Builders to M/s Triveni Lifestyle Developers LLP 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. Order under Section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976 issued by the Competent Authority, Ulhasnagar Urban Agglomeration, Thane bearing No. ULC/ULN/6(1)/SR-24/Wadeghar dated 04.06.1991 read with order under section 45 bearing No. ULC/ ULN/ 6(1)/ SR-24/ Wadeghar dated 04.06.1991 in respect of land bearing **Survey No. 75/2/2/2 and 75/2/2/5.**
4. Development Agreement dated 18.10.2004 made and executed by Shri Vijay Kundlik Bhoir and others in favour of M/s Padamshree Builders registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 6507/2004 in respect of land bearing **Survey No. 75/2/2/2 and 75/2/2/5.**
5. Power of Attorney dated 20.10.2004 made and executed by Shri Vijay Kundlik Bhoir and others in favour of M/s Padamshree Builders authenticated at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No.

609/2004 in respect of land bearing **Survey No. 75/2/2/2 and 75/2/2/5.**

6. Order under Section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976 issued by the Competent Authority, Ulhasnagar Urban Agglomeration, Thane bearing No. ULC/ULN/6(1)/SR-7/Wadeghar dated 29.08.1990 read with revised order bearing No. ULC/ ULN/ 6(1)/ SR-7/ Wadeghar dated 21.04.2005 in respect of land bearing **Survey No. 75/2/1.**
7. Development Agreement dated 28.12.2004 made and executed by Smt. Gopikabai Hiru Pitambare and others in favour of M/s Padamshree Builders registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No.8090/2004 in respect of land bearing **Survey No. 75/2/1.**
8. Power of Attorney dated 28.12.2004 made and executed by Smt. Gopikabai Hiru Pitambare and others in favour of M/s Padamshree Builders authenticated at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No.780/2004 in respect of land bearing **Survey No. 75/2/1.**
9. Non agricultural order issued by Collector, Thane under No. Mahasul /K-1 /T-7 /NAP /SR-218 /2009 dated 10.02.2010 in respect of land bearing **Survey No. 75/2/2/2, 75/2/2/5 and 75/2/1.**
10. Building permission issued by Kalyan Dombivali Municipal Corporation under No. KDMP/NRV/BP/KV/315-150 dated 28.07.2010 in respect of land bearing **Survey No. 75/2/2/2, 75/2/2/5 and 75/2/1**
11. Revised Building permission issued by Kalyan Dombivali Municipal Corporation under No. KDMC/NRV/BP/KYN/ 2012-13/222 dated 09.11.2012.
12. Title Certificate dated 03.01.2011 issued by Advocate C.D.Bhide.
13. Agreement for Sub-Development dated 16.03.2016 made and executed by M/s. Padmashree Builders in favour of M/s Triveni Lifestyle Developers LLP registered at the office of Sub-Registrar of Assurances at Kalyan-5 under serial No.2190/2016 in respect of the aforesaid property.
14. Power of Attorney dated 16.03.2016 made and executed by M/s. Padmashree Builders in favour of M/s Triveni Lifestyle Developers LLP registered at the office of Sub-Registrar of



Assurances at Kalyan-5 under serial No.2191/2016 in respect of the aforesaid property.

15. Supplementary Agreement dated 07.05.2016 executed by Shri Sadashiv Namdev Pitambare and others in favour of M/s Padmashree Builders and M/s Triveni Lifestyle Developers LLP registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 3479/2016.
16. Confirmation Deed dated 25.05.2018 executed by Shri Vijay Kundlik Bhoir and others in favour of Padmashree Builders registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 5147/2018.
17. Agreement dated 05.11.2018 registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 13262/2018 for acquisition of transferable development rights of 500 sq. metres from M/s. Pooja Enterprises as sanctioned by the Kalyan Dombivali Municipal Corporation under its letter bearing No. KDMP / NRV / HVH / 4021 dated 19.10.2018.
18. Agreement dated 03.04.2019 registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 4770/2019 for acquisition of transferable development rights of 100 sq. metres from M/s. RNR Associates as sanctioned by the Kalyan Dombivali Municipal Corporation under its letter bearing No.KDMP/NRV/HVH/7186 dated 15.03.2019.
19. Agreement dated 03.04.2019 registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 4773/2019 for acquisition of transferable development rights of 413.89 sq. metres from M/s. Pooja Enterprises as sanctioned by the Kalyan Dombivali Municipal Corporation under its letter bearing No. KDMP / NRV / HVH / 7185 dated 15.03.2019.
20. Agreement dated 24.05.2019 registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 7464/2019 for acquisition of transferable development rights of 1739 sq. metres from M/s. Konark Landspaces as sanctioned by the Kalyan Dombivali Municipal Corporation under its letter bearing No. KDMP / NRV / HVH / 7187 dated 15.03.2019.
21. Agreement dated 24.05.2019 registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 7466/2019 for acquisition of transferable development rights of 200 sq. metres from Shri Sunil Mangal Kharuk as sanctioned by the Kalyan Dombivali Municipal Corporation under its letter bearing No. KDMP / NRV / HVH / 531 dated 20.05.2019.

22. Revised building permission granted by the Kalyan Dombivali Municipal Corporation under No. KDMP / NRV / BP / KV / 2012 - 13 / 222/76 dated 29.06.2017.
23. Agreement dated 10.07.2019 registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 9833/2019 for acquisition of transferable development rights of 400 sq. metres from Shri Sunil Mangal Kharuk as sanctioned by the Kalyan Dombivali Municipal Corporation under its letter bearing No. KDMP / NRV / HVH / 1282 dated 04.07.2019.
24. Revised building permission granted by the Kalyan Dombivali Municipal Corporation under No. KDMP / NRV / BP / KV / 2012 - 13 / 222/49 dated 21.06.2019 and further revised under permission bearing No. KDMP / NRV / BP / KV / 2012 - 13 / 222/63 dated 15.07.2019.
25. Search reports.

On perusal of the above documents, 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.

It appears that by and under the Development Agreement dated 18.10.2004, Shri Vijay Kundlik Bhoir and others have granted the development rights in favour of M/s Padamshree Builders in respect of land bearing **Survey No. 75/2/2/2 and 75/2/2/5** and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 6507/2004 and in pursuance thereto the said Shri Vijay Kundlik Bhoir and others have also granted the Power of Attorney dated 20.10.2004 authenticated at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 609/2004 in favour of M/s Padmashree Builders.

It appears that by and under the Development Agreement dated 28.12.2004, Smt. Gopikabai Hiru Pitambare and others have granted the development rights in favour of M/s Padamshree Builders in respect of land bearing **Survey No. 75/2/1** and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No.8090/2004 and in pursuance thereto the said Smt. Gopikabai Hiru Pitambare and others have also granted Power of Attorney dated 28.12.2004 authenticated at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No.780/2004 in favour of M/s Padmashree Builders.

It appears that the aforesaid lands are converted to non-agricultural tenure under order issued by Collector, Thane under No. Mahasul /K-1 /T-7 /NAP /SR-218 /2009 dated 10.02.2010.

