

शैलेन्द्र द. जल्लावार

बी.कॉम., एलएलबी.

अडवोकेट 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

105, Vikas Heights, Santoshimata Road, Kalyan (West)

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Date : 10.05.2021

To  
M/s. Triveni Uplife Realtors LLP,  
1303/04, Thirteenth Floor,  
Excel Plaza, 90 ft. Road,  
Pant Nagar, Ghatkopar (E),  
Mumbai 400 075

#### LEGAL TITLE REPORT

Reg: All that portion of land admeasuring **2560** sq. metres (being Accommodation Reservation Site No. 28) lying, being and situate at village Umbarde, Taluka Kalyan, District Thane, within the limits of the Kalyan Dombivali Municipal Corporation bearing :

Old S. No./H.No.	New S. No./H.No.	Total Area (sq. mts)	out of that (sq. mts)
121/1	121/2	4620	1328
122/1/2	122/1/B	1370	502
122/1/1	122/1/1	730	730

owned by M/s. Triveni Uplife Realtors LLP.

I have been requested by my client Triveni Uplife Realtors LLP to investigate their right to develop the above said property on the basis of documents submitted as under:

#### 1) Description of the property

All that portion of land admeasuring **2560** sq. metres (being Accommodation Reservation Site No. 28) lying, being and situate at village Umbarde, Taluka Kalyan, District Thane, within the limits of the Kalyan Dombivali Municipal Corporation bearing :

Old S. No./H.No.	New S. No./H.No.	Total Area (sq. mts)	out of that (sq. mts)
121/1	121/2	4620	1328
122/1/2	122/1/B	1370	502
122/1/1	122/1/1	730	730

#### 2) Documents of allotment of property

1. Extracts of 7/12
2. Relevant Mutation Entries
3. Deed of Conveyance dated 05.03.2021 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No.3274/2021 executed between M/s. Dynamic Buildtech Limited as Owners and M/s. Triveni Uplife Realtors LLP as Purchaser in respect of New Survey No. 121 Hissa No. 2 admeasuring 1328 sq. metres and New Survey No. 122/1/B admeasuring 502 sq. metres.

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4. Power of Attorney dated 05.03.2021 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No.3275/2021 executed by M/s. Dynamic Buildtech Limited in favour of M/s. Triveni Uplife Realtors LLP in respect of New Survey No. 121 Hissa No. 2 admeasuring 1328 sq. metres and New Survey No. 122/1/B admeasuring 502 sq. metres.
  5. Agreement for Sale dated 24.12.2009 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No.1548/2010 executed between Smt. Kankubai Rajaram Patil and others as the Owners and M/s. Dynamic Buildtech Limited as the Purchaser read with Power of Attorney executed at the office Sub-Registrar of Assurances at Kalyan-1 under serial No. 47/2010 in respect of New Survey No. 122/1/1 admeasuring 730 sq. metres.
  6. Deed of Conveyance dated 05.03.2021 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No.3276/2021 executed between Smt. Kankubai Rajaram Patil and others through their constituted attorney M/s. Dynamic Buildtech Limited as owners, M/s. Dynamic Buildtech Limited as Vendor Assignor and M/s. Triveni Uplife Realtors LLP as Purchaser in respect of New Survey No. 122/1/1 admeasuring 730 sq. metres.
  7. Power of Attorney dated 05.03.2021 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No.3277/2021 executed by Smt. Kankubai Rajaram Patil and others through their constituted attorney M/s. Dynamic Buildtech Limited as owners, M/s. Dynamic Buildtech Limited as Vendor Assignor in favour of M/s. Triveni Uplife Realtors LLP in respect of New Survey No. 122/1/1 admeasuring 730 sq. metres.
  8. Building Permission and Commencement Certificate granted by the Kalyan Dombivali Municipal Corporation under No. KDMC / TPD / BP / KD / 2021-22/04 dated 26.04.2021.
  9. Search Reports

**3) 7/12 extract or property card**

- i) Extract of 7/12 in respect of all those pieces and parcels of land lying, being and situate at village Umbarde, Taluka Kalyan, District Thane bearing New Survey number 121/2, 122/1/B, 122/1/1 owned by M/s. Triveni Uplife Realtors LLP
- ii) Mutation Entry Nos. 2385 and 2386

**4) Search Reports**

Search reports carried out in the Office of Sub-Registrar of Assurances at Kalyan



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**5) Qualifying comments**

On perusal of the above documents, I am of the opinion that the title of the said property is clear and marketable and free from encumbrances and doubts and M/s. Triveni Uplife Realtors LLP is well and sufficiently entitled to develop the said property in accordance with the sanctioned plans and permissions granted by the Kalyan Dombivali Municipal Corporation.

The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

This Report is based on the information provided, documents furnished and searches carried out in the Office of Sub-Registrar of Assurances at Kalyan and in the event there are any new or additional documents which are not furnished to me or the facts may be different or informed to me subsequently, it could have material impact on my observations and conclusions.

  
(S. D. JALLAWAR)  
Advocate

### FLOW OF THE TITLE OF THE SAID LAND

1. Extracts of 7/12
2. Relevant Mutation Entries
3. Deed of Conveyance dated 05.03.2021 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No.3274/2021 executed between M/s. Dynamic Buildtech Limited as Owners and M/s. Triveni Uplife Realtors LLP as Purchaser in respect of New Survey No. 121 Hissa No. 2 admeasuring 1328 sq. metres and New Survey No. 122/1/B admeasuring 502 sq. metres.
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(S. D. JALLAWAR)  
Advocate