

शैलेन्द्र द. जल्लावार

बी. कॉम., एल.एल.बी.

अॅडवोकेट 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: 05.07.2021

FORMAT -A

Circular No. 28/2021

To,
The MAHARERA,
BKC, Bandra East
Mumbai - 400 051

LEGAL TITLE REPORT

Reg: Title certificate with respect to all that portion of land admeasuring 1264 sq. meters comprised in all pieces and parcels of land lying being and situated at village Umbarde, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation bearing

New Survey No	Old Survey No	Area (Sq.mts)	Area Under sanction
121/1/F	121/8	893 Sq. mts	404 Sq. mts
121/9	121/9	1290 Sq. mts	560 Sq. mts
122/1/B	122/1/2	1370 Sq. mts	300 Sq. mts
		Total →	1264 Sq. mts

1) I have been requested by my client Triveni Lifestyle Developers 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 1264 Sq. meters comprised in all pieces and parcels of land lying being and situated at Village Umbarde, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation bearing

New Survey No	Old Survey No	Area (Sq. mts)	Area Under sanction
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121/9	121/9	1290 Sq. mts	560 Sq. mts
122/1/B	122/1/2	1370 Sq. mts	300 Sq. mts
		Total →	1264 Sq. mts

2. Documents of allotment of property

- I. Extracts of 7/12 dated 03.02.2021, 03.02.2021 and 07.04.2021
- II. Relevant Mutation Entries.
- III. Agreement for Sale dated 04.06.2021 registered at the office of sub- Registrar of Assurances at Kalyan-2 under serial No. 10546/2021 executed between M/s. Dynamic Buildtech Limited as Owners and M/s. Triveni Lifestyle Developers LLP as Purchaser.

- IV. Power of Attorney dated 04.06.2021 registered at the office of sub- Registrar of Assurances at Kalyan-2 under serial No. 10547/2021 executed by M/s. Dynamic Buildtech Limited in favour of M/s. Triveni Lifestyle Developers LLP.
- V. Deed of conveyance dated 04.06.2021 registered at the office of sub- Registrar of Assurances at Kalyan-2 under serial No. 10549/2021 executed between M/s. Dynamic Buildtech Limited as Owners and M/s. Triveni Lifestyle Developers LLP as purchaser.
- VI. Building Permission and Commencement Certificate granted by the Kalyan Dombivali Municipal Corporation under No. KDMP/NRV/BP/KV/2012-13/209/ 127 dated 02.02.2021.
- VII. Search Reports dated 22.06.2021 issued by G.H. Jagtap.

3. 7/12 extract or property card

7/12 extract or property card issued by Talathi Sajja, Village Umbarde, Taluka Kalyan, District Thane dated 03.02.2021, 03.02.2021 and 07.04.2021, Relevant mutation entries.

4. Search Reports

Search reports of 50 years from 1972 to 2021 carried out in the office of Sub-Registrar of Assurance at Kalyan.

5. Qualifying Comments

On perusal of the above documents & all other relevant documents relating to the title of the said property, I am of the opinion that the title of the said property is clear and marketable and free from encumbrances and doubts.

Owners of the land

1. Survey No. 121/1/F with name Dynamic Buildtech Limited as owner.
2. Survey No. 121/9 with name Dynamic Buildtech Limited as owner.
3. Survey No. 122/1/B with name Dynamic Buildtech Limited as owner.

- 6.** 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

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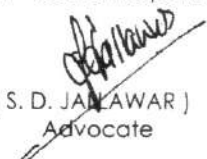
- 3 - 105, Vikas Heights, Santoshimata Road, Kalyan (West)

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FLOW OF THE TITLE OF THE SAID LAND

1. Extracts of 7/12 dated 03.02.2021, 03.02.2021 and 07.04.2021.
2. Relevant Mutation Entries
3. Agreement for Sale dated 04.06.2021 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No.10546/2021 executed between M/s. Dynamic Buildtech Limited as Owners and M/s. Triveni Lifestyle Developers LLP as Purchaser.
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7. Search Reports dated 22.06.2021 issued by G.H. Jagtap


(S. D. JALLAWAR)
Advocate