

**S. P. KALANTRI**

**B. COM., LL.B.**

**Advocate, High Court**

**K LEGAL**

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**FORMAT – A**

(Circular No.:- 28/2021)

To

The Maharashtra Real Estate Regulatory Authority,

Mumbai.

**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to (i) Survey No. 133/3 (ii) Survey No. 134/2/B (iii) Survey No. 134/3/E(iv) Survey No. 134/4/B (v) Survey No. 139/3/B all situate, lying and being at Village Majiwade, and (vi) Survey No. 515/2 situate, lying and being at Village Panchpakhadi, Taluka Thane, (hereinafter referred to as “the said Lands”).

I have investigated the title of the said lands on the request of Ashar Ventures and following documents i.e.:-

- 1) Description of the property as mentioned above.
- 2) 7/12 extract or property card issued by Talathi of Thane, mutation entry no. 2270,1721,3335.
- 3) Documents:
  - a) Conveyance dated 13th October,1975
  - b) Development Agreement dated 3rd March,2021
  - c) Irrevocable General Power of Attorney dated 3rd March,2021
  - d) Supplementary Agreement dated 17<sup>th</sup> December,2021
- 4) Search report for 30 years dated 20/08/2019 and further Search Report by Shri Hemant Kamble, Search Clerk dated 20/03/2021.
- 5) Title Certificate No. KMV/5713/2019 dated 9<sup>th</sup> October 2019 issued by Kanga and Co.

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 M/s Western India Steel Industries are the owners of the land and Ashar Ventures is entitled to develop the said property and has marketable title to develop the said land without any encumbrances.

- (1) M/s Western India Steel Industries, a registered Partnership Firm is the owner of the said land and M/s Ashar Ventures is entitled to develop the said land and has marketable title to develop the said
- (2) The report reflecting the flow of the title of M/s Ashar Ventures on the said land is enclosed herewith as annexure.

Encl : Annexure flow of title.

Date:01.01.2022



Advocate.

FORMAT – A  
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**Flow of the Title**

- i) Conveyance dated 13th October,1975 made and entered into between Paper Products Limited, therein referred to as the Vendor of the First Part, (i) Lachmandas Chugomal Dodeja and (ii) Mahendrakumar Khumchand Shah, therein collectively referred to as the Confirming Parties of the Second Part and Messrs Western India Steel Industries, through its partners (i) Lachmandas Chugomal Dodeja and (ii) Smt. Lilavant Chhugomal Dodeja, therein referred to as the Purchasers of the Third Part and registered with the office of the Sub-Registrar of Assurances at Bombay under serial no. BOM/R-1660 of 1975;
- ii) Development Agreement dated 3rd March,2021 duly registered on even date under Serial No.TNN-2-5423-2021 with Sub Registrar of Assurances, Thane 2 , M/s granted the Development Rights in respect of the said Land to M/s Ashar Ventures, a partnership Firm registered under the Indian partnership Act,1960.
- iii) Pursuant to the above Development Agreement, M/s Western Steel has executed irrevocable General Power of Attorney dated 3<sup>rd</sup> March,2021 in favour of M/s. Ashar Ventures and thereby constituted and appointed M/s Ashar Ventures to do all the acts, deeds, matters and things relating to the development of the said Land. The said Power of Attorney is registered at the Office of Sub registrar of Assurances, Thane-2 at Sr. No. TNN2-4524-2021.
- iv) Pursuant to the Development Agreement further Supplementary Agreement dated 17<sup>th</sup> December,2021 was executed between M/s Western India Steel Industries and M/s Ashar Ventures to revise the terms and conditions of the agreement in respect of the constructed area sharing. The said Supplementary Agreement is registered at the Office of Sub-Registrar of Assurances, Thane-2 at Sr. No. TNN-2-24529-2021.

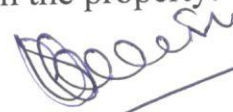
- v) On perusal of the 7/12 extracts dated 01.01.2022 in respect of the said Lands, we observe as under:
- A) Land bearing Survey No. 133/3 (part) admeasures 26 Ares 91 sq. meters equivalent to 2691 sq. meters or thereabouts and stands in the name of 'Messrs. Western India Steel Industries';
  - B) Land bearing Survey No. 134/2 (part) admeasures 15 Ares 65 sq. meters equivalent to 1565 sq. meters or thereabouts and stands in the name of 'Messrs. Western India Steel Industries';
  - C) Land bearing Survey No. 134/3 (part) admeasures 42 sq. meters or thereabouts and stands in the name of 'Western India Steel Industries';
  - D) Land bearing Survey No. 134/4 (part) admeasures 6 Ares 65 sq. meters equivalent to 665 sq. meters or thereabouts and stands in the name of 'Messrs. Western India Steel Industries';
  - E) Land bearing Survey No. 139/3 (part) admeasures 2 Ares 54 sq. meters equivalent to 254 sq. meters or thereabouts and stands in the name of 'Western India Steel Industries';
  - F) Land bearing Survey No. 515 (part) admeasures 134.60 sq. meters or thereabouts and stands in the name of 'Western India Steel Industries'.

2) By Mutation Entry No.1721, Western India Steel Industries name is mutated in the Revenue Record.

3) The said Lands are not the subject matter of any pending litigation or dispute or attachment either before or after judgment nor is there any restraint order or injunction passed by any court or judicial authority restraining the land owners or the Developer from dealing with the said Lands or any part thereof. We have not carried out any searches in any court/s and or tribunals.

4) The Search Report taken by the Search Clerk Shri. Chandrashekhar Athalye dated 20/08/2019 and further Search Report by Shri Hemant Kamble, Search Clerk dated 20/03/2021 reveal that there is no charge on the property.

Date:1/01/2022



Advocate.