



Ref. No. SC/CA/2346/2021

Date: 30.08.2021

TO,
MAHARASHTRA REAL ESTATE
REGULATORY AUTHORITY (MAHARERA)
BKC, HOUSEFIN BHAVAN, NEAR RBI,
E BLOCK, BANDRA KURLA COMPLEX,
BANDRA EAST, MUMBAI,
MAHARASHTRA 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey No. 36, Hissa No. 3/1, admeasuring 0H-12R-9P which is approximately 13885 sq. ft., situated at Village Gandhare, Tal. Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation (hereinafter referred as the "**said Land**").

- 1) We have investigated the title of the said Property on the request of **M/S. LAXMI CONSTRUCTION CO.**, having their address at Above Shop No. 8, above Maha Ratnaraj Jeweller Mohd. Ali Chowk, Station Road, Kalyan (West), Taluka Kalyan, District Thane (the Developers) and following documents were perused i.e.:-
 - a) Description of the property: Plot admeasuring 0H-12R-9P entitled to members of PARIJAT Co-operative Housing Society Limited (hereinafter referred to as the '**said Land**') occupying one building comprising of 26 flats and 10 commercial units (hereinafter referred to as the '**said Building**') (the said Land and the said Building are hereinafter collectively referred to as the '**said Property**');
 - b) The documents through which rights to the said Plot have been acquired by the Owner as below:
 - i. Copy of society registration certificate of Parijat Co-operative Housing Society Limited ("Said Society") bearing Registration no. T.N.A./K.L.N./HSG/[T.C.]/10719/1998-99/Year-1998 dated 19.02.1999.
 - ii. Copy of registered Deed of Conveyance dated 26th April 2011 between M/s. Shankeshwar Construction PVT. LTD. (therein referred to as the "Vendors") of the first part and 1. Shri. Dinesh Balwantraj Thakkar 2. Shri. Sunil Natwarlal Shukla (therein referred to as the "Owners") of the Second Part and Parijat Co-operative Housing Society Limited (therein referred to as the "Purchasers") of Third Part, registered before Sub-Registrar of Assurances at Kalyan-2 with registration no. 05705 of 2011;
 - iii. Copy of Re-development Agreement dated 05th October 2019 entered into by and between (i) M/s. Laxmi Construction Co. through partners 1) Shri. Jayesh Dungarshi Gala, 2) Shri. Vihang J. Gala and 3) Shri. Sunekh Nemichand Jain (therein referred to as the Developers) of the first part AND (ii) Parijat Co-operative Housing Society Ltd. of the second part (therein referred to as the said Society) second part AND (iii) Smt. Jayshree Anil Muley and 42 others members (the Members of the said Society, therein referred





to as The Existing Members) of Third part, registered before the Sub-Registrar of Assurances at Kalyan -2 with registration no. Regn.no. 13448 of 2019;

- iv. Copy of registered Power of Attorney dated 05.10.2019 entered into by and between M/s. Laxmi Construction Co. through partners 1) Shri. Jayesh Dungarshi Gala, 2) Shri. Vihang J. Gala and 3) Shri. Sunekh Nemichand Jain (therein referred to as the Developers) of the first part AND Parijat Co-operative Housing Society Ltd. of the second part registered before the Sub-Registrar of Assurances at Kalyan with registration no. Regn.no. 13451 of 2019, the said Society has appointed M/S. Laxmi Construction Co. as its constituted attorney;
 - v. 7/12 extract or property card shows that that the Survey no. 36, Hissa No. 3/1 consist of plot admeasuring 0H-12R-9P which stands in the name of Parijat Co-operative Housing Society Limited. Under Mutation entry no. 1290 the name of Parijat Co-operative Housing Society Limited has been brought on record in respect to the Said Land;
 - vi. Search Report dated 10.08.2021 for 30 years from 1992 till 2021 issued by Mr. Sameer Kadam;
- 2) On perusal of the above mentioned documents and all other relevant documents relating to title of the Said Property, we are of the opinion that the title of Parijat Co-operative Housing Society Limited is clear, marketable and without any encumbrances and Parijat Co-operative Housing Society Limited is the Owner of the Said Plot i.e. Survey no. 36, Hissa No. 3/1, situated at village Gandhare, Tal. Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation.
 - 3) Pursuant to the Re-development Agreement executed by the Society i.e. Parijat Co-operative Housing Society Limited, M/s. Laxmi Construction Co. has acquired the re-development rights to construct the new building(s) on the Said Property and sell the developer salable units constructed therein as agreed under the Re-development Agreement.

Encl: Annexure.

Date: 30.08.2021

FOR M/s. S.C. LEGALS


ADV. CHETAN D. AGRAWAL
PARTNER



FLOW OF THE TITLE OF THE SAID LAND

- 1) As per 7 /12 extract issued shows that that the Survey No. 36, Hissa No. 3/1, admeasuring 0H-12R-9P, which stands in the name of Parijat Co-operative Housing Society Limited.
- 2) Online Search report for 30 years from taken from Sub-Registrar' office at the Sub-Registrar of Assurances at Kalyan it appears that the Said Property was acquired by the Parijat Co-operative Housing Society Limited vide Conveyance deed dated 26th April 2011 between M/s. Shankeshwar Construction PVT. LTD. (therein referred to as the "Vendors") of the first part and 1. Shri. Dinesh Balwantraai Thakkar 2. Shri. Sunil Natwarlal Shukla (therein referred to as the "Owners") of the Second Part and Parijat Co-operative Housing Society Limited (therein referred to as the "Purchasers" of Third Part.
- 3) Parijat Co-operative Housing Society Ltd have all right, title and interest over the said Property which appears to be clear and marketable.
- 4) Further pursuant to the Re-development Agreement dated 05.10.2019 where in majority of the existing members have consented, M/s. Laxmi Construction Co. through partners 1) Shri. Jayesh Dungarshi Gala, 2) Shri. Vihang J. Gala and 3) Shri. Sunekh Nemichand Jain has acquired the re-development rights to construct the new building(s) on the said Property and sell the various salable units constructed therein.
- 5) There appears to be no Litigations pending on the said Land.

Date: 30.08.2021

FOR M/S. S.C. LEGALS

ADV. CHETAN D. AGRAWAL
PARTNER

