

शैलेन्द्र द. जल्लावार

बी.कॉम., एलएलबी.

अॅडव्होकेट हायकोर्ट

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

फोन : २३२२५२६, २३२७४४७

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Format – A
Circular No. 28/2021

Date : 23.02.2022

To

Maharashtra Real Estate Regulatory Authority

Housefin Bhavan, Plot No. C-21

E Block, Bandra Kurla Complex,

Bandra East, Mumbai 400 051

LEGAL TITLE REPORT

Sub : All those pieces and parcels of land lying, being and situated at Village Kon, Taluka Bhiwandi, District Thane bearing within the limits of the Kon Grampanchayat bearing :

Survey No.	Hissa No.	Area (Sq.Mtrs)
188	5/च	540
188	11	430
188	17/अ	1230
188	18/ब	600
Total →		2800

belonging to Smt. Savita Nathubhai Patel and Shri Harish Bhimjibhai Patel

I have investigated the title of the above said property on the request of M/s. Honest Developers to investigate their right to develop the above said property on the basis of documents submitted as under:

1) Description of the property

All those pieces and parcels of land lying, being and situated at Village Kon, Taluka Bhiwandi, District Thane bearing within the limits of the Kon Grampanchayat bearing :

Survey No.	Hissa No.	Area (Sq.Mtrs)
188	5/च	540
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Total →		2800

belonging to Smt. Savita Nathubhai Patel and Shri Harish Bhimjibhai Patel.

2) Documents of allotment of property

(i) Extracts of 7/12.

(ii) Relevant Mutation Entries

(iii) Development Agreement dated 07.12.2021, registered at the office of Sub-Registrar of Assurances at Bhiwandi-2 under serial No. 12856/2021 executed between Smt. Savita Nathubhai Patel and Shri Harish Bhimjibhai Patel as the Owners and M/s. Honest Developers as the Purchaser Developer

- (iv) Power of Attorney dated 07.12.2021, registered at the office of Sub-Registrar of Assurances at Bhiwandi-2 under serial No.12857/2021 executed by Smt. Savita Nathubhai Patel and Shri Harish Bhimjibhai Patel in favour of M/s. Honest Developers
- (v) Building Permission and Commencement Certificate granted by the Mumbai Metropolitan Region Development Authority under No. SROT/BSNA/2501/BP/Kon-89/CC/ 05/2021 dated 03.01.2022.
- (vi) Search Reports dated 29.06.2021 issued by Shri Sachin Patil.

3) 7/12 extracts or property card

(i) Extracts of 7/12 issued by Talathi Saja Kon, Taluka Bhiwandi, District Thane dated 22.02.2022.

(ii) Mutation Entry No.2749

4) Search Reports

Search reports dated 29.06.2021 for 27 years from 1960 till February 2022 carried out in the Office of Sub-Registrar of Assurances at Bhiwandi.

2/- On perusal of the abovementioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of the owners to the said property is clear, marketable and without any encumbrances and M/s. Honest Developers is well and sufficiently to develop the aforesaid property.

(1) Owners of the land

All those pieces and parcels of land lying, being and situated at Village Kon, Taluka Bhiwandi, District Thane bearing within the limits of the Kon Grampanchayat bearing :

Survey No.	Hissa No.	Area (Sq.Mtrs)
188	5/५	540
188	11	430
188	17/३१	1230
188	18/५	600
	Total →	2800

belonging to Smt. Savita Nathubhai Patel and Shri Harish Bhimjibhai Patel.

(2) Qualifying comments

On going through the above documents, it appears that Smt. Savita Nathubhai Patel and Shri Harish Bhimjibhai Patel are the owners of the above said property.

It further appears that by and under the Development Agreement dated 07.12.2021, registered at the office of Sub-Registrar of Assurances at Bhiwandi-2 under serial No. 12856/2021 executed between Smt. Savita Nathubhai Patel and Shri Harish Bhimjibhai Patel as the Owners and

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M/s. Honest Developers as the Purchaser Developer, the said owners granted the development rights in respect of the above said property to M/s. Honest Developers at and for the price / consideration and on the terms and conditions therein contained and in pursuance thereof have also granted the Power of Attorney on 07.12.2021 in favour of M/s. Honest Developers and the same are registered at the office of Sub-Registrar of Assurances at Bhiwandi-2 under serial No.12857/2001.


It further appears that the Promoter have followed the requisite procedure under law and obtained the building commencement certificate from the Mumbai Metropolitan Region Development Authority under No. SROT/BSNA/2501/BP/Kon-89/CC/05/2021 dated 03.01.2022.

The necessary search at the office to Sub-Registrar of Assurances at Bhiwandi has been taken and the search report does not reveal any entry, which may fall in the category of encumbrances over the said property.

On going through the above documents I am of the opinion that the title of the owners to the above said property is clear, marketable and free from encumbrances and doubts and in terms of above referred Agreements and in accordance with the plans and permissions and exemption order and further extensions / renewal as recited hereinabove, M/s. Honest Developers is well and sufficiently entitle to develop the aforesaid property and to sell the flats / units therein constructed to any intending purchasers.

This Report is based on the information provided, documents furnished and searches carried out in the Office of Sub-Registrar of Assurances at Bhiwandi 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.

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


(S.D. JALLAWAR)
Advocate

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FLOW OF THE TITLE OF THE SAID LAND

1. Extracts of 7/12.
2. Relevant Mutation Entries.
3. Development Agreement dated 07.12.2021, registered at the office of Sub-Registrar of Assurances at Bhiwandi-2 under serial No. 12856/2021 executed between Smt. Savita Nathubhai Patel and Shri Harish Bhimjibhai Patel as the Owners and M/s. Honest Developers as the Purchaser Developer
4. Power of Attorney dated 07.12.2021, registered at the office of Sub-Registrar of Assurances at Bhiwandi-2 under serial No.12857/2021 executed by Smt. Savita Nathubhai Patel and Shri Harish Bhimjibhai Patel in favour of M/s. Honest Developers
5. Building Permission and Commencement Certificate granted by the Mumbai Metropolitan Region Development Authority under No.SROT/BSNA/2501/BP/Kon-89/CC/05/2021 dated 03.01.2022.
6. Search Reports dated 29.06.2021 issued by Shri Sachin Patil.



(S.D. JALLAWAR)
Advocate