

**FORMAT A**  
**(Circular No :28/2021)**

**Date : 26/03/2022**

To,  
Maharashtra Real Estate Regulatory Authority,  
Mumbai.

**TITLE CERTIFICATE**

REG : All those pieces and parcels of Non-Agricultural land lying, being and situate at **Village : Chikanghar**, Taluka Kalyan, District Thane bearing:

Survey No.	Hissa No.	Area (H-R-P)	Name of the Owner/s
6	7	0-20-90 P. K. 0-01-90	Smt. Baban Nakul Bhoir and Others
7	3/4/4 (Old : 3+4/4)	0-07-40	M/s Unique Enterprises through its partners Shri Ashok Gordhanbhai Savaliya and others.
7	3/4/1 (Old : 3+4/1)	0-06-10	Shri Valji Velji Patel and Others
7	3/4/2 (Old : 3+4/2)	0-06-80	

within the limits of Kalayn Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan, hereinafter the abovesaid property is collectively called and referred to as "**Said Property**".

I have investigated the title of said property on the request of M/s UNIQUE ENTERPRISES, a Partnership Firm, having its Office at Tulsi Pooja, Khadakpada, Kalyan (W), Dist. Thane, and have perused the following documents :

**1. Description of Property :**

All those pieces and parcels of Non-Agricultural land lying, being and situate at **Village Chikanghar**, Taluka Kalyan, District Thane bearing:

Survey No.	Hissa No.	Area (H-R-P)	Name of the Owner/s
6	7	0-20-90 P. K. 0-01-90	Smt. Baban Nakul Bhoir and Others
7	3/4/4	0-07-40	M/s Unique Enterprises,

	(Old : 3+4/4)		through its partners Shri Ashok Gordhanbhai Savaliya and others.
7	3/4/1 (Old : 3+4/1)	0-06-10	Shri Valji Velji Patel and Others
7	3/4/2 (Old : 3+4/2)	0-06-80	

within the limits of Kalayn Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan.

**2. That Document of Allotment of said Land :**

**I. Documents in respect of above said property bearing No. Survey No. 6 Hissa No. 7.**

i). Order passed by the Dy. Collector and Competent Authority, Ulhasnagar Urban Agglomeration, Thane under section 8(4) of the Urban Land Ceiling and Regulation Act 1976 bearing No. ULC/ULN/6(1)/SR-78/Chikanghar dated 22.10.1980 in respect of property bearing Survey No. 6 Hissa No. 7.

ii). Agreement For Sale dated 17<sup>th</sup> April 1989, registered at the office of Sub-Registrar of Assurances at Kalyan under Sr. No. 300/1990 dated 06.01.1990 made and executed between Shri Nakul Pandurang Bhoir and Others as the Owners and Shri James Morias and Smt. Mari Morias as the Purchasers in respect of property bearing Survey No. 6 Hissa No. 7.

iii). Development Agreement dated 04<sup>th</sup> February 1992 made and executed between Shri Nakul Pandurang Bhoir and Other as the Owners and Shri James Morias and Smt. Mari Morias as the Developers in respect of property bearing Survey No. 6 Hissa No. 7.

iv). Order granted under section 20 of Urban Land Ceiling and Regulation Act 1976 by Dy. Collector and Competent Authority, Ulhasnagar Urban Agglomeration, Thane bearing No. ULC/ULN/Sec(20)(N)/SR-597 dated 21.04.2007 in respect of property bearing Survey No. 6 Hissa No. 7.

v). Development Agreement registered at the office of Sub-Registrar of Assurances at Kalyan under Sr. No. 476/2010 made and executed between Smt. Banubai Nakul Bhoir and Others as the Party of one Part and Shri James Morias and One as the Party of second part and M/s Unique Enterprises, a Partnership Firm, having its Office at Tulsi Pooja, Khadakpada, Kalyan (W), Dist. Thane, through its Partners, 1. Shri Praful Haribhai Senjalina, 2. Shri Ashok

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Gordhanbhai Savaliya, as the Developers in respect of property bearing Survey No. 6 Hissa No.

vi). Copy of order passed by Tahsildar Kalyan bearing No. MAHASUL/ T-2/ Jaminbab/Vinichiti/Rupantaran/ SR- 5/18 dated 06.03.2018 to fix Conversion Tax and Non Agricultural Assessment in respect of property bearing Survey no. 6 Hissa No. 7.

vii). Order granted by Dy. Collector and Competent Authority, Ulhasnagar Urban Agglomeration, Thane bearing No. ULC/ULN/Sec(20)(N)/SR-597/Outward No. 50 dated 10.02.2021 in respect of property bearing Survey No. 6 Hissa No. 7.

**II. Documents in respect of above said property bearing No. Survey No. 7 Hissa No. 3/4/4 (Old Hissa No. 3+4/4)**

i). Deed of Conveyance dated 19<sup>th</sup> January 1985, registered at the office of Sub-Registrar of Assurances at Kalyan under Sr. No. 245/1985 dated 19.01.1985 made and executed between Shri Nakul Pandurang Bhoir and Others as the Owners and Shri Ravindra Singh Bagher Singh Sekhon and Smt. Hitwant Kaur Bagher Singh Sekhon as the Purchasers in respect of property bearing Survey No. 7 Hissa No. 3/4/4.

ii). Release Deed dated 02.12.2010, registered at the office of Sub-Registrar of Assurances at Kalyan under Sr. No. 11445/2011 dated 02.12.2010 made and executed between Shri Bagher Singh Sekhon and two Others as the Releasor and Shri Ravindra Singh Bagher Singh Sekhon as the Releasee in respect of property bearing Survey No. 7 Hissa No. 3/4/4.

iii). Deed of Conveyance dated 08<sup>th</sup> February 2011, registered at the office of Sub-Registrar of Assurances at Kalyan under Sr. No. 1584/2011 dated 11.02.2011 made and executed between Shri Ravindra Singh Bagher Singh Sekhon as the Owner and Sou Swarnajit Kaur Ravindra Singh Sekhon as the Confirming Party and M/s Unique Enterprises, a Partnership Firm, having its Office at Tulsi Pooja, Khadakpada, Kalyan (W), Dist. Thane, through its Partners, 1. Shri Praful Haribhai Senjalia, 2. Shri Ashok Gordhanbhai Savaliya, 3. Shri Hussain Najmuddin Bhetasiwala, 4. Shri Ramesh Partaprai Rajani, 5. Shri Javed Ramzan Chopdar as the purchasers in respect of property bearing Survey No. 7 Hissa No. 3/4/4.

**III. Documents in respect of above said property bearing No. Survey No. 7 Hissa No. 3/4/1 (Old Hissa No. 3+4/1) and Survey No. 7 Hissa No. 3/4/2 (Old Hissa No. 3+4/2).**

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i). Deed of Conveyance dated 3<sup>rd</sup> December 2004, registered at the office of Sub-Registrar of Assurances at Kalyan under Sr. No. 57/2005 dated 04.01.2005 made and executed between Shri Mukund Anant Sawant as the Owner and Shri Valji Velji Patel and Others as the Purchasers.

ii). Deed of Conveyance dated 3<sup>rd</sup> December 2004, registered at the office of Sub-Registrar of Assurances at Kalyan under Sr. No. 58/2005 dated 04.01.2005 made and executed between Shri Kishor Anant Sawant as the Owner and Shri Valji Velji Patel and Others as the Purchasers.

iii). Development Agreement dated 30.03.2010, registered at the office of Sub-Registrar of Assurances at Kalyan under Sr. No. 3530/2010 dated 08.04.2010 made and executed between Shri Valji Velji Patel and Others as the Owners and and M/s Unique Enterprises, a Partnership Firm, having its Office at Tulsi Pooja, Khadakpada, Kalyan (W), Dist. Thane, through its Partners, 1. Shri Praful Haribhai Senjalia, 2. Shri Ashok Gordhanbhai Savaliya, as the Developers.

IV. Building Commencement Certificate bearing No. KDMP/ NRV / BP / KV /CC/0035/19 dated 08.05.2019.

V. Revised Building Permission bearing No. KDMC/TPD/BP/KD/2019-20/0035/441 dated 18.01.2022.

**3. Extract of 7/12 issued by Talathi Chikanghar, Taluka Kalyan dated 25.01.2022.**

**Mutation Entries Number :** Relevant Mutation Entries, mentioned on extract of 7/11 in in respect of abovesaid properties bearing Numbers : 2001, 2045, 2086, 2087, 3239, 3337, 3898, 3411, 4107, 4108, 4115, 4116, 4381, 4390, 4416, 4439, 4462, 4838, 4898.

**4. Search Report :** That necessary search taken from 1991 upto 2021 at the office of Sub-Registrar of Assurances at Kalyan does not reveal any entry which may fall in the category of registered encumbrances in respect of said property.

2. IN view of perusal of abovementioned documents, relevant papers and search report and subject to what is stated in the Annexure A attached hereto and marked as Annexure A i.e. of flow of title and entitlement of said M/s UNIQUE ENTERPRISES, a Partnership Firm, to develop the said property, I am of the opinion that and I hereby certify that the title of owners as mentioned below :

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### OWNERS OF THE LAND

- 1) Survey No 6, Hissa No. 7 Village : Chikanghar, Taluka Kalyan, District Thane:

Banubhai Nakul Bhoir, Baban Nakul Bhoir, Arun Nakul Bhoir, Shalik Nakul Bhoir, Gulabbai Bhagwan Patil, Sunita Ashok Bhoir, Neela Prakash Bhoir, Anita Vitthal Patil.

- 2) Survey No 7, Hissa No 3/4/4 Village : Chikanghar, Taluka Kalyan, District Thane:

M/s Unique enterprises, through Partners 1. Shri Praful Haribhai Senjalia, 2. Shri Ashok Gordhanbhai Savaliya, 3. Shri Hussain Najmuddin Bhetasiwala, 4. Shri Ramesh Partaprai Rajani, 5. Shri Javed Ramzan Chopdar

- 3) Survey No 7, Hissa No 3/4/1, 3/4/2 Village : Chikanghar, Taluka Kalyan, District Thane:

Valji Velji Patel, Bharat Velji Patel, Tulsidas Velji Patel, Ashwin Velji Patel, Khimji Ratanshi Patel, Manilal Khimji Patel, Narshi Khimji Patel, Nitin Khimji Patel.

to above said their respective properties is clear and free from reasonable doubts and encumbrances and M/s UNIQUE ENTERPRISES, are well and sufficiently entitled to develop said property as per sanctioned plans and permissions and in accordance with development Rules, Regulations and Bye-laws in force from time to time and by complying with conditions as mentioned in abovesaid permissions, orders and sanctions.



**SACHIN R. SHETE  
ADVOCATE**



**Format -A**

(Circular No. 28/2021)

**FLOW OF THE TITLE OF THE SAID LAND****1. Extract of 7/12 in respect of project land stands in the name of Owners as under :**

All those pieces and parcels of Non-Agricultural land lying, being and situate at **Village : Chikanghar**, Taluka Kalyan, District Thane bearing:

Survey No.	Hissa No.	Area (H-R-P)	Name of the Owner/s
6	7	0-20-90 P. K. 0-01-90	Smt. Baban Nakul Bhoir and Others
7	3/4/4 (Old : 3+4/4)	0-07-40	M/s Unique Enterprises through its partners Shri Ashok Gordhanbhai Savaliya and others.
7	3/4/1 (Old : 3+4/1)	0-06-10	Shri Valji Velji Patel and Others
7	3/4/2 (Old : 3+4/2)	0-06-80	

within the limits of Kalayn Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan.

- Mutation Entry Number :** Relevant Mutation Entries, mentioned on extract of 7/11 in in respect of abovesaid properties bearing Numbers : 2001, 2045, 2086, 2087, 3239, 3337, 3898, 3411, 4107, 4108, 4115, 4116, 4381, 4390, 4416, 4439, 4462, 4838, 4898.
- Search Report :** That necessary search taken from 1991 upto 2021 at the office of Sub-Registrar of Assurances at Kalyan does not reveal any entry which may fall in the category of registered encumbrances in respect of said property.



4. Any other relevant title : Not Applicable.
5. Litigation if any : Not Applicable.



**Sachin R. Shete,**  
**Advocate High Court.**



**Date :**

Note : The earlier Title Certificate issued dated 21/03/2022 stands withdrawn in view of present Title Certificate. The Amendments are carried out in compliance to requirement of Title Format given by Maharashtra Real Estate Regulatory Authority, Mumbai. ( Circular No. 28/2021).