

Date : 01.10.2021

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

Reg: All that portion of land 26104.23 sq. metres forming the part of all those pieces and parcels of land lying, being and situate at village Golvali, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

Survey No.	Hissa No.	Area (sq. mtrs)
52	16	4887
53	-	3300
54	1	8080
54	2	16500
60	1/C	4400
	Total →	37167

acquired by M/s. Regency Nirman Limited.

I have been requested by my client M/s. Regency Nirman Limited 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 26104.23 sq. metres forming the part of all those pieces and parcels of land lying, being and situate at village Golvali, Taluka Kalyan, District Thane within the limits of Kalyan Dombivali Municipal Corporation, bearing

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acquired by M/s. Regency Nirman Limited.

2) Documents of allotment of property

1. Extracts of 7/12
2. Relevant mutation entries
3. Deed of Conveyance dated 16.03.2017 registered at the office of Sub-Registrar of Assurances at Kalyan-3 under serial No.1018/2017 made and executed between Shri Bandu Likrya alias Likrya Tamboli and others as the Owners and M/s. Regency Nirman Limited as the Purchasers in respect of Survey No. 52/16 admeasuring 1500 sq. metres.
4. Deed of Conveyance dated 05.11.2018 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 11321/2018 made and executed between Shri Kundlik Nathu Mhatre and others as the Owners and M/s. Regency Nirman Limited as the Purchasers in respect of Survey No. 52/16 admeasuring 2137 sq. metres.

5. Deed of Exchange dated 12.11.2020 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 11714/2020 made and executed between Shri Bandu Likrya alias Likdya Tamboli and others and M/s. Regency Nirman Limited in respect of Survey No. 52/16 admeasuring 1250 sq. metres.
6. Deed of Conveyance dated 28.07.2017 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 8151/2017 made and executed between Shri Bandu Likrya alias Likdya Tamboli and others as the Owners and M/s. Regency Nirman Limited as the Purchasers in respect of Survey No. 53 and 54/1 totally admeasuring 11380 sq. metres.
7. Deed of Conveyance dated 05.10.2017 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 10639/2017 made and executed between Shri Pandit Motiram Mhatre and others as the Owners and M/s. Regency Nirman Limited as the Purchasers in respect of Survey No. 54/2 totally admeasuring 12400 sq. metres.
8. Deed of Conveyance dated 11.12.2017 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 12396/2017 made and executed between Shri Pandit Motiram Mhatre as the Owner and M/s. Regency Nirman Limited as the Purchaser in respect of Survey No. 54/2 totally admeasuring 900 sq. metres.
9. Deed of Conveyance dated 15.03.2018 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 2548/2018 made and executed between Smt. Janbai Vasant Mhatre and others as the Owners and M/s. Regency Nirman Limited as the Purchaser in respect of Survey No. 54/2 totally admeasuring 2000 sq. metres.
10. Deed of Exchange dated 12.11.2020 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 11714/2020 made and executed between Shri Bandu Likrya alias Likdya Tamboli and others and M/s. Regency Nirman Limited in respect of Survey No. 54/2 totally admeasuring 1250 sq. metres
11. Deed of Conveyance dated 17.11.2020 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 12170/2020 made and executed between Shri Bandu Likrya alias Likdya Tamboli and others as the Owners and M/s. Regency Nirman Limited as the Purchaser in respect of Survey No. 54/2 totally admeasuring 500 sq. metres.
12. Deed of Exchange dated 07.05.2021 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 5954/2021 made and executed between Shri Pandit Motiram Mhatre and M/s. Regency Nirman Limited in respect of Survey No. 54/2 totally admeasuring 2300 sq. metres
13. Deed of Conveyance dated 01.06.2016 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4730/2016 made and executed between Shri Dasharath Janu Gaikar and others as the Owners and M/s. Regency Nirman Limited as the Purchaser in respect of Survey No. 60/1/C admeasuring 4400 sq. metres.



शैलेन्द्र द. जल्लावार

बी.कॉम., एलएल.बी.

अॅडव्होकेट हायकोर्ट

१०५, विकास हाईट्स, संतोषीमाता रोड, कल्याण (प)
फोन : २३२२५२६, २३२७४४७
email : lawmen2011@yahoo.com

Shailendra D. Jallawar

B.Com., LL.B.,

Advocate High Court

105, Vikas Heights, Santoshimata Road, Kalyan (West)
Tel. : 2322526, 2327447
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14. Letter issued by Tahasildar, Kalyan bearing No. T-2/Mahasul/ Jaminbab-1 / KV-119/2018 dated 29.01.2018 in respect of conversion of land to non-agricultural tenure bearing Survey Nos. 53, 54/1, 54/2, 60/1C.
 15. Letter issued by Tahasildar, Kalyan bearing No. T-2/Mahasul/ Jaminbab-1 / KV-119/2018 dated 29.01.2018 in respect of conversion of land admeasuring 1500 sq. metres to non-agricultural tenure out of Survey Nos. 52/16 and letter issued by Tahasildar, Kalyan bearing No. T-2/ Mahasul/ Jaminbab-1 /Rupantar/SR-455/18 dated 09.01.2019 in respect of conversion of land admeasuring 2137 sq. metres to non-agricultural tenure out of Survey Nos. 52/16
 16. Building permission granted by the Kalyan Dombivali Municipal Corporation under No. KDMC/TPD/BP/27 Village/2020-21/16 dated 16.03.2021 use and utilization of Floor Space Index admeasuring 808.20 sq. metres
 17. Five separate Title Certificates all dated 07.06.2021 issued by Advocate Jeetu L. Bhagtyani in respect of Survey Nos. 52/16, 53, 54/1, 54/2, 60/1C.
 18. Building Commencement Certificate granted by the Kalyan Dombivali Municipal Corporation bearing No. KDMC/TPD/BP/27 Village/2020-21/16/253 dated 30.07.2021.
 19. Search Reports.
- 3) **7/12 extract or property card**
- i) Extract of 7/12 in respect of all those pieces and parcels of land lying, being and situate at village Kharwai, Taluka Ambarnath, District Thane bearing Survey No. 53, 54/1, 54/2, 60/1C and 52/16
 - ii) Mutation Entries

4) **Search Reports**

Search reports carried out in the Office of Sub-Registrar of Assurances at Ulhasnagar

5) **Qualifying comments**

On perusal of the above documents, I am of the opinion that the title of the said property is clear and marketable and free from encumbrances and doubts and M/s. Regency Nirman Limited are well and sufficiently entitled to develop the said property in accordance with the sanctioned plans and permissions granted by the Kalyan Dombivali Municipal Corporation.

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.

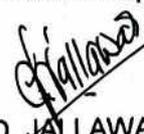
(S. D. JALLAWAR)
Advocate

FLOW OF THE TITLE OF THE SAID LAND

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(S. D. JALLAWAR)
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