



# K. T. JAIN

B.Com., LL.B.

Advocate High Court

Office & Corr. : 1st Floor, Swamiraj Apartment, Rambaug Lane No. 4, Near Gurudwara, Kalyan (W.) Mobile : 9820484898  
Email - advktjain@gmail.com

Ref. No. :

Date : 27/5/22

## FORMAT - A

(Circular No.:- 28 /2021)

To,  
Maharashtra Real Estate Regulatory Authority,  
Mumbai

### LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to all that piece and parcel of land bearing Survey No.4, Hissa No. 1/A (Old Survey no. 4/1P ), admeasuring 0H-31R-80P (including pot Kharaba 0H-03R-10P ) and Survey no. 4 Hissa no. 2/A (Old Survey no. 4/2P ), admeasuring 0H-19R-50P (including pot Kharaba 0H-01R-50P), totally admeasuring 5130 sq. mtrs [as per the actual possession 5015 sq. mtrs.] lying, being and situate at Revenue Village Tisgaon, Tal. Kalyan, Dist.Thane, within the limits of Kalyan Dombivli Municipal Corporation.

I have investigated the title of the said property on the request of "M/S SKY TOUCH" a partnership firm through its partners Shri Narendra Narayan Suryavanshi, Shri Vishal Mohan Jadhav, Shri Dattatray Motiram Gaikwad, Shri Pravin Narayan Suryavanshi, Shri Mahesh Namdeo Bhoir, "The Promoters / Developers" and perused the following documents:-

1. 7 X 12 Extracts.
2. Relevant Mutation Entries.
3. Development Agreement dated 22.09.2004, made and executed between Shri Anant Dharma Gaikwad and 5 others as Owners and Shri Pandit Atmaram Bhoir and 3 others as developers, registered in the office of Sub-registrar of Assurances, Kalyan-2 at serial no. 4025 on 23.09.2004.

4. Power of Attorney dated 23.09.2004 executed by Shri Anant Dharma Gaikwad and 5 others as Owners in favour of Shri Pandit Atmaram Bhoir and 3 others as developers, registered in the office of Sub-registrar of Assurances, Kalyan - 2 at serial no. 4026 on 23.09.2004.
5. Deed of Conveyance dated 28.09.2010 made and executed between Shri Anant Dharma Gaikwad and 5 others as Owners and Sau. Sangita Pandit Bhoir and Shri Jitendra Bhagwan Bhoir as purchasers, registered in the office of Sub-registrar of Assurances, Kalyan - 1 at serial no. 07990/2010 on even date.
6. Letter bearing outward no. MAHSUL/T-2/Jaminbab-1/ConversionTax/ SR 64/2022 issued by Tahasildar dated 11/03/2022 for payment of the conversion Tax.
7. Development Agreement dated 31.03.2022, made and executed between Sau. Sangita Pandit Bhoir and Shri Jitendra Bhagwan Bhoir as Owners and M/s Sky Touch a partnership firm through its partners as developers in confirmation with Pandit Atmaram Bhoir and 3 others, registered in the office of Sub-registrar of Assurances, Kalyan-5 at serial no. 5435/2022 on 12.04.2022.
8. Power of Attorney dated 12.04.2022 executed by Sau. Sangita Pandit Bhoir and others in favour of M/s Sky Touch a partnership firm through its partners, registered in the office of Sub-registrar of Assurances, Kalyan - 5 at serial no. 5437/2022 on 12.04.2022.
9. Building permission issued by Kalyan Dombivli Municipal Corporation vide Commencement Certificate bearing KDMP/TPD/BP/KD/2022-2023/23, dated 27/05/2022 for carrying out construction on the said property.
10. Search Report dated 10.04.2014, 21.12.2021 and 15.03.2022 issued by Shri G H Jagtap.



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## OWNERS OF LAND

**SAU. SANGITA PANDIT BHOIR AND SHRI JITENDRA BHAGWAN BHOIR**

Survey No.4, Hissa No. 1/A (Old Survey no. 4/1P), admeasuring 0H-31R-80P  
(including pot Kharaba 0H-03R-10P),

Survey no. 4 Hissa no. 2/A (Old Survey no. 4/2P), admeasuring 0H-19R-50P,  
Totally admeasuring 5130 sq. mtrs.

The report reflecting the flow of the title of "M/S SKY TOUCH" a partnership firm through its partners Shri Narendra Narayan Suryavanshi, Shri Vishal Mohan Jadhav, Shri Dattatray Motiram Gaikwad, Shri Pravin Narayan Suryavanshi, Shri Mahesh Namdeo Bhoir, in respect of the said property is enclosed herewith as annexure

Adv. K. T. JAIN

Encl : Annexure.



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Advocate High Court

MAH/1280/1987

101, Swamiraj Apt., Rambaug Lane No. 4,  
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### FLOW OF THE TITLE OF THE SAID LAND.

1. 7 X 12 Extracts.
2. Relevant Mutation Entries
3. Development Agreement dated 22.09.2004, made and executed between Shri Anant Dharma Gaikwad and 5 others as Owners and Shri Pandit Atmaram Bhoir and 3 others as developers, registered in the office of Sub-registrar of Assurances, Kalyan-2 at serial no. 4025 on 23.09.2004.
4. Power of Attorney dated 23.09.2004 executed by Shri Anant Dharma Gaikwad and 5 others as Owners in favour of Shri Pandit Atmaram Bhoir and 3 others as developers, registered in the office of Sub-registrar of Assurances, Kalyan - 2 at serial no. 4026 on 23.09.2004.
5. Deed of Conveyance dated 28.09.2010 made and executed between Shri Anant Dharma Gaikwad and 5 others as Owners and Sau. Sangita Pandit Bhoir and Shri Jitendra Bhagwan Bhoir as purchasers, registered in the office of Sub-registrar of Assurances, Kalyan - 1 at serial no. 07990/2010 on even date.
6. Letter bearing outward no. MAHSUL/T-2/Jaminbab-1/ConversionTax/ SR 64/2022 issued by Tahasildar dated 11/03/2022 for payment of the conversion Tax.
7. Development Agreement dated 31.03.2022, made and executed between Sau. Sangita Pandit Bhoir and Shri Jitendra Bhagwan Bhoir as Owners and M/s Sky Touch a partnership firm through its partners as developers in confirmation with Pandit Atmaram Bhoir and 3 others, registered in the office

- of Sub-registrar of Assurances, Kalyan-5 at serial no. 5435/2022 on 12.04.2022.
8. Power of Attorney dated 12.04.2022 executed by Sau. Sangita Pandit Bhoir and others in favour of M/s Sky Touch a partnership firm through its partners, registered in the office of Sub-registrar of Assurances, Kalyan - 5 at serial no. 5437/2022 on 12.04.2022.
  9. Building permission issued by Kalyan Dombivli Municipal Corporation vide Commencement Certificate bearing KDMP/TPD/BP/KD/2022-2023/23, dated 27/05/2022 for carrying out construction on the said property.
10. Search Report dated 10.04.2014, 21.12.2021 and 15.03.2022 issued by Shri G H Jagtap.

From the perusal of the aforesaid documents of the property, It appears that Shri Anant Dharma Gaikwad and 5 others were owners of land bearing Survey No.4, Hissa No. 1/A (Old Survey no. 4/1P ), admeasuring 0H-31R-80P (including pot Kharaba 0H-03R-10P ) and Survey no. 4 Hissa no. 2/A (Old Survey no. 4/2P ), admeasuring 0H-19R-50P (including pot Kharaba 0H-01R-50P ), totally admeasuring 5130 sq. mtrs [as per the actual possession 5015 sq. mtrs.] lying, being and situate at Revenue Village Tisgaon, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation. [hereinafter for the sake of brevity called and referred to as "**Said Property**"].

It appears that by and under Development Agreement dated 22.09.2004, registered in the office of Sub-registrar of Assurances, Kalyan-2 at serial no. 4025 on 23.09.2004, Shri Anant Dharma Gaikwad and 5 others have granted development rights in respect of the said property unto Shri Pandit Atmaram Bhoir and 3 others.

It further appears that in pursuant to the aforesaid development agreement, Shri Anant Dharma Gaikwad and 5 others have executed Power of attorney dated 23.09.2004 in favour of Shri Pandit Atmaram Bhoir and 3 others. The said Power of Attorney is registered in the office of Sub-registrar of Assurances, Kalyan-2 at serial no. 4026 on 23.09.2004.



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It further appears that by and under Deed of Conveyance dated 28.09.2010 registered in the office of Sub-registrar of Assurances, Kalyan -1 at serial no. 07990/2010 on even date, Shri Anant Dharma Gaikwad and 5 others had conveyed and transferred the said property to Sau. Sangita Pandit Bhoir and Shri Jitendra Bhagwan Bhoir.

It further appears that in pursuant to the aforesaid conveyance deed, the name of Sau. Sangita Pandit Bhoir and Shri Jitendra Bhagwan Bhoir have been mutated in the 7 x 12 extract vide mutation entry no. 2248 in respect of the said property.

It further appears that The Tahasildar, Kalyan has issued letter bearing outward no. MAHSUL/T-2/Jaminbab-1/ConversionTax/ SR 64/2022 dated 11/03/2022 for conversion tax.

It appears that by and under Development Agreement dated 31.03.2022, registered in the office of Sub-registrar of Assurances, Kalyan-5 at serial no. 5435/2022 on 12.04.2022, Sau. Sangita Pandit Bhoir and Shri Jitendra Bhagwan Bhoir in confirmation with Pandit Atmaram Bhoir and 3 others have granted development rights in respect of the said property unto M/s Sky Touch a partnership firm through its partners as developers.

It further appears that in pursuant to the aforesaid Development Agreement dated 31.03.2022, Sau. Sangita Pandit Bhoir, Shri Jitendra Bhagwan Bhoir, Pandit Atmaram Bhoir and 3 others have executed Power of Attorney dated 12.04.2022 registered in the office of Sub-registrar of Assurances, Kalyan - 5 at serial no. 5437/2022 on even date in favour of M/s Sky Touch a partnership firm through its partners, in respect of said property to do all such acts, things and deeds set out therein.

It further appears that an area adm. 03 sq.mtrs. is affected by DP road and area adm. 3980 sq.mtrs. is affected by reservation of play ground out of the said property

It further appears the Kalyan Dombivli Municipal Corporation has granted building permission and approved and sanctioned plans vide Commencement certificate bearing outward no. KDMC/TPD/BP/KD/2022-23/23 dated 27/05/2022 for carrying out construction of an area admeasuring 8422.57 sq. mts., on the said property of buildings as under:

Building :- Wing A - Stilt + 1<sup>st</sup> Floor to 2<sup>nd</sup> Floor (Residential).

Building :- Wing B - Stilt + 1<sup>st</sup> Floor to 16<sup>th</sup> Floor (Residential).

"M/S SKY TOUCH" a partnership firm through its partners Shri Narendra Narayan Suryavanshi, Shri Vishal Mohan Jadhav, Shri Dattatray Motiram Gaikwad, Shri Pravin Narayan Suryavanshi, Shri Mahesh Namdeo Bhoir, are entitled and enjoined upon to construct building on the said property in accordance with the plans approved and sanctioned by Kalyan Dombivli Municipal Corporation.

On the perusal of the Search Report I have not come across any registered encumbrances on the captioned properties.

In the aforesaid observations, I am of the opinion that title of the owners in respect of the said property is clear, marketable and free reasonable doubts and encumbrances.



Adv. K T Jain.



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