

It appears that Kalyan Dombivali Municipal Corporation has issued building permission for the aforesaid lands under No. KDMP/NRV/BP/KV/315-150 dated 28.07.2010 which is further revised under No. KDMC /NRV /BP /KYN /2012-13 /222 dated 09.11.2012.

It appears that by and under an Agreement for Sub-Development dated 16.03.2016 executed by M/s. Padmashree Builders in favour of M/s Triveni Lifestyle Developers LLP registered at the office of Sub-Registrar of Assurances at Kalyan-5 under serial No.2190/2016, M/s Padmashree Builders have granted the development rights in respect of the above captioned property and in pursuance thereof have also granted the necessary Power of Attorney dated 16.03.2016 in favour of M/s Triveni Lifestyle Developers LLP and the same is registered at the office of Sub-Registrar of Assurances at Kalyan-5 under serial No.2191/2016.

It appears that by and under the Supplementary Agreement dated 07.05.2016 executed by Shri Sadashiv Namdev Pitambare and others in favour of M/s Padmashree Builders and M/s Triveni Lifestyle Developers LLP registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 3479/2016, the said owners Shri Sadashiv Namdev Pitambare and others have granted their consent for grant of development rights in favour of Triveni Lifestyle Developers LLP.

It appears that Shri Vijay Kundlik Bhoir and others executed Confirmation Deed on 25.05.2018 in favour of Padmashree Builders registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 5147/2018 and confirmed the Agreement dated 18.10.2004 executed by their predecessor in title Shri Kundlik Maya Bhoir and further the receipt of consideration in terms of the Agreement dated 18.10.2004.

It appears that on demise of Shri Kundlik Maya Bhoir his legal heirs Vijay Kundlik Bhoir followed the requisite procedure under law and got their names mutated in the records of right as evidenced by mutation entry No.1574 on 13.12.2018.

It appears that Triveni Lifestyle Developers LLP by and under Agreement dated 05.11.2018 acquired the transferable development rights of 500 sq. metres from M/s. Pooja Enterprises as sanctioned by the Kalyan Dombivali Municipal Corporation under its letter bearing No. KDMP / NRV / HVH / 4021 dated 19.10.2018 and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 13262/2018.



It appears that Triveni Lifestyle Developers LLP by and under Agreement dated 03.04.2019 acquired the transferable development rights of 100 sq. metres from M/s. RNR Associates as sanctioned by the Kalyan Dombivali Municipal Corporation under its letter bearing No. KDMP / NRV / HVH / 7186 dated 15.03.2019 and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 4770/2019.

It appears that Triveni Lifestyle Developers LLP by and under Agreement dated 03.04.2019 acquired the transferable development rights of 413.89 sq. metres from M/s. Pooja Enterprises as sanctioned by the Kalyan Dombivali Municipal Corporation under its letter bearing No. KDMP / NRV / HVH / 7185 dated 15.03.2019 and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 4773/2019.

It appears that Triveni Lifestyle Developers LLP by and under Agreement dated 24.05.2019 acquired the transferable development rights of 1739 sq. metres from M/s. Konark Landspaces as sanctioned by the Kalyan Dombivali Municipal Corporation under its letter bearing No. KDMP / NRV / HVH / 7187 dated 15.03.2019 and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 7464/2019.

It appears that Triveni Lifestyle Developers LLP by and under Agreement dated 24.05.2019 acquired the transferable development rights of 200 sq. metres from Shri Sunil Mangal Kharuk as sanctioned by the Kalyan Dombivali Municipal Corporation under its letter bearing No. KDMP / NRV / HVH / 531 dated 20.05.2019 and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 7466/2019.

It appears that Triveni Lifestyle Developers LLP by and under Agreement dated 10.07.2019 acquired the transferable development rights of 400 sq. metres from Shri Sunil Mangal Kharuk as sanctioned by the Kalyan Dombivali Municipal Corporation under its letter bearing No. KDMP / NRV / HVH / 1282 dated 04.07.2019 and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 9833/2019.



It appears that Triveni Lifestyle Developers LLP have thus totally availed the transferable development rights to the extent of 3352.89 sq. metres to be used, utilised and consumed on the said property and have accordingly obtained the revised building permission from the Kalyan Dombivali Municipal Corporation under No.KDMP/NRV/BP/KV/2012-13/222/63 dated 15.07.2019 which grant revised sanction as under:

- (i) Bldg. A-Stilt(p), Gr.(p) + first to sixteen floors Resi + Comm.
- (ii) Bldg. B-Stilt(p) + first to twenty two floors - Residential
- (iii) Bldg. H-Basement + ground to three floors + fourth floor part (Commercial)
- (iv) Club House - Ground plus First floor

I have also gone through the search reports taken at the office of Sub-Registrar of Assurances at Kalyan and the same does not reveal any entry which will fall in the category of encumbrances over the said property.

On perusal of the above documents and subject to my above observations, I am of the opinion and I hereby certify that the title of the above said Owners to their respective properties is clear and marketable and free from reasonable doubts and encumbrances and M/s Triveni Lifestyle Developers LLP by and under the powers and authorities vested in them under the above referred agreement and power of attorney and in accordance with the revised sanctioned plans and permission is well and sufficiently entitled to develop the said building No. A, B and H and to sell the flats and units therein constructed to intending purchasers.



(S. D. Jallawar)
Advocate