

NILESH S. PATIL

B.Com., D.T.M., LL.M.,
ADVOCATE HIGH COURT

Office : I-07, First Floor, Siddhivinayak Sankul, Oak Baug, Shivaji Path, Kalyan (West) - 421 301

☎ No. 231 43 13, Mob. No.:- 98 20 61 48 66

ANNEXURE "A"

FLOW OF TITLE OF THE SAID PROPERTY :

On perusal of Extracts of 7/12, relevant mutation entries it appears that "Meghna Co-operative Housing Society Limited", Rambaug Lane No. 2, Kalyan (West) a Co-operative Housing Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 bearing registration No. TNA/KLN/HSG/(TC)/680/85-86 dated 20/06/1986 is the Owner and/or otherwise well and sufficiently entitled to all that piece and parcel of land lying being and situated at **Village Chikanghar**, Taluka Kalyan, District Thane bearing :

Survey No. / Hissa No.	Plot No.	Total Area (in Sq. meters)
93A/1/1A/2/2/2	B-1/5	471.57 Sq. meters

and within the limits of the Kalyan Dombivali Municipal Corporation and within Jurisdiction of Registration District Thane and Registration Sub-District Kalyan, hereinafter called and referred to as the **"SAID PROPERTY"**.

It further appears that, originally one Shri Shreerang Vinayak Apte was the Owner of said property.

If further appears that, by and under Deed of Conveyance dated 04/03/1986 registered at the Office of Sub-Registrar of Assurances at Kalyan-1 under Sr. No. 1471/1986 made and executed between Shri. Shreerang Vinayak Apte as the owner and M/s.Vinayak Builders, through its Partners 1) Shri Anil D. Raje and 2) Shri Ishwarbhai Patel as the purchasers and said Shri. Shreerang Vinayak Apte has sold, conveyed and transferred the said property in favour of M/s. Vinayak Builders, a Partnership Firm through its Partners 1) Shri Anil D. Raje and 2) Shri Ishwarbhai Patel and in pursuant to

M/s. Vinayak Builders, through its Partners 1) Shri Anil D. Raje and 2) Shri Ishwarbhai Patel as is evidence vide Mutation Entry No. 3353.

If further appears that, said M/s. Vinayak Builders, through its Partners 1) Shri Anil D. Raje and 2) Shri Ishwarbhai Patel through their constituted attorney M/s Prabhat Builders through its Partner Shri H. V. Nagada obtained necessary sanctions and permission from competent authorities and constructed a building of ground plus upper floor on said property and sold the Flats/Units therein constructed and obtained Building Completion Certificate from Competent Authorities bearing No. KDMP/NRV/KALYAN/1763 Dated 11/02/1985.

If further appears that, the occupants of said building constructed on said property formed a Co-operative Housing Society in the name and style as "Meghna Co-operative Housing Society Limited", bearing registration No. TNA/KLN/HSG/TC/680/1985-86 dated 20/06/1986.

If further appears that, by virtue of Deed of Conveyance dated 18/03/2021 registered at the Office of Sub-Registrar of Assurances at Kalyan-2 under Sr. No. 6129/2021 made and executed between M/s. Vinayak Builders, a Partnership Firm, through its Partners 1) Shri Anil D. Raje and 2) Shri Ishwarbhai Patel through their constituted attorney M/s. Prabhat Builders through its Partner Shri H.V. Nagada through District Deputy Registrar Co-operative Housing Societies as the Party of the One Part and Meghna Co-operative Housing Society Limited Rambaug Lane No. 2, Kalyan (West) a, Co-operative Housing Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 bearing registration No. TNA/KLN / HSG/(TC)/680/1985-86 dated 20/06/1986 through its Chairman Shri Sudhir Vajpeyi and Secretary Shri Hemant Joshi as the Party of the Other Party, said Meghna Co-operative Housing Society Limited acquired the said property together with building of Ground Plus two upper floors standing thereon as absolute owners and in pursuant to said Deed of Conveyance the said property is mutated in the name of Meghna Co-operative Housing Society Limited as is evidence vide Mutation Entry No. 5255.



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If further appears that “Meghna Co-operative Housing Society Limited,” is hereinafter called and referred to as “**Said Society**” is absolute owner of said property.

If further appears that, the building standing on said property has become old therefore the said society with a purpose to re-develop the said property submitted necessary building with Kalyan Dombivali Municipal Corporation for approval and Kalyan Dombivali Municipal Corporation approved the said plans and granted Building Commencement Certificate bearing No. **KDMC/TPD/BP/KD/2021-22/64 dated 30/12/2021** in respect of said property.

If further appears that, in terms of said Building Commencement Certificate dated 30/12/2021 a single building of **Stilt + First Floor to Second Floor Plus Third Floor to Eight Floor (Part) (Residential)** is sanctioned on said property.

If further appears that, by and under Deed of Transfer of Transferable development Rights dated 07/03/2022 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. KLN1 – 2527/2022 dated 08/03/2022 made and executed between Mr. Sunil Mangal Kharuk for self and constituted attorney for Mr. Kamalakar Ganpat chaudhari and others as the Transferors and s “Meghna Co-operative Housing Society Limited”, therein called the Transferees, and said Meghna Co-operative Housing Society Limited”, herein have purchased /acquired the Transferable Development Rights to the extent of 379.00 sq. meters forming the part of total T.D.R admeasuring 3438.00 sq. meters sanctioned in respect of land bearing Survey No. 133 area admeasuring 1983 sq. meters and Survey No. 134 area admeasuring 1455 sq. meters both of **Village Kanchangaon** for use and utilization of same on said property at and for the consideration and on terms and conditions mentioned therein.

If further appears that, by and under Re-development Agreement dated 10/03/2022 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. KLN1-2663/2022 dated 10/03/2022 made and executed between M/s A. V. GAJARE, a Partnership firm, through its Partner having its office at: 2/ Vishwas Apartment, Near LIC office, Karnik Road, Kalyan (West) – 421 301, Taluka Kalyan, District Thane as Developers and “Meghna Co-operative Housing Society Limited”, Kalyan as the Owners/Society and Smt. Rajalaxmi Natrajan and Others as the Members / Confirming Party, said Meghna Co-operative Housing Society Limited”, Kalyan with the confirmation of its Members granted the development rights in respect of said property in favour of the **A. V. GAJARE, a Partnership firm**, on terms and conditions and for the consideration mentioned therein and in pursuance of said Re-development Agreement dated 10/03/2022 said “Meghna Co-operative Housing Society Limited” and Smt. Rajalaxmi Natrajan and Others have also granted the power of attorney in favour of the A. V. GAJARE, a Partnership firm, and the same is registered at the Office of Sub-Registrar of Assurances at Kalyan-I under Sr. No. 2666/2022 dated 10/03/2022.

It further appears that the said Meghna Co-operative Housing Society Limited having acquired the aforesaid TDR used and utilized the said TDR in the building sanctioned on said property and further on implementation of Unified Development Control and Promotion Regulation (UDCPR), the Said Society followed the requisite procedure with the Kalyan Dombivali Municipal Corporation and obtained the revised sanction and Building Commencement Certificate bearing No. **KDMC/TPD/BP/KD/2021-22/64/21 dated 08/04/2022** and in terms of the said revised permission the said building is now sanctioned as **Stilt + First Floor to Eight Floor (Residential)** on said Property.

I have gone through the search report taken by Mr. G. H. Jagtap in respect of above said property, the said search report does not reveal any entry which will fall in category of registered encumbrances over the said property.

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On perusal of above mentioned documents and subject to what is stated herein above, I am of the opinion that the title of "Meghna Co-operative Housing Society Limited" to said property is clear and free from reasonable doubts and encumbrances and said "Meghna Co-operative Housing Society Limited" have by and under Re-development Agreement dated 10/03/2022 have granted the development rights in respect of said property in favour of **A. V. GAJARE**, a Partnership firm and on terms and conditions mentioned therein and in terms of said Re-development Agreement dated 10/03/2022 said **A. V. GAJARE, a Partnership firm** is 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 respective permissions, orders and sanctions.

The Present title is issued based on the revenue records, deeds and documents and search report produced before me and I bear no responsibility of any act, deeds or thing which is not brought to my knowledge or is not placed before me.

Date : 31/05/2022

NILESH S. PATIL

(Advocate)



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