

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

1

FORMAT-A

Date : 31/05/2022

To,

MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY,
SRA Building, Bandra,
Mumbai.

SUB: Title Clearance certificate with respect 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"**.

I have investigated the title of said property on the request of **A. V. GAJARE**, a Partnership firm, through its Partner **Mr. Akshaykumar Waman Gajare**, having its office at: 2/ Vishwas Apartment, Near LIC office, Karnik Road, Kalyan (West) – 421 301, Taluka Kalyan, District Thane and have perused the following documents :

- 1) Extract of 7/12.
- 2) Relevant Mutation Entries.
- 3) Society Registration Certificate.



- 4) Resolution dated 16/12/2018 passed by "Meghna Co-operative Housing Society Limited".
- 5) Building Completion Certificate granted by Kalyan Dombivali Municipal Corporation bearing No. KMP/NRV/KALYAN/1763 dated 11/02/1985.
- 6) 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.
- 7) 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, 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.
- 8) Building Commencement Certificate granted by Kalyan Dombivali Municipal Corporation bearing No. KDMC/TPD/BP/KD/2021-22/64 dated 30/12/2021 in respect of Said Property.
- 9) 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



NILESH S. PATIL

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

Office : 1-07, First Floor, Siddhivinayak Sankul, Oak Baug, Shivaji Path, Kalyan (West) - 421 301

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

3

attorney for Mr. Kamalakar Ganpat chaudhari and others as the Transferors and Society/confirming Party i.e. "Meghna Co-operative Housing Society Limited", herein called the Transferees.

- 10) 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 the of **A. V. GAJARE**, a Partnership firm as the Developers and "Meghna Co-operative Housing Society Limited", Kalyan as the Owners/ Society and Smt. Rajalaxmi Natrajan and Others as the Members / Confirming Party.
- 11) Revised Building Permission obtained from Kalyan Dombivali Municipal Corporation bearing No. KDMC/TPD/BP/KD/2021-22/ 64/21 dated 08/04/2022.
- 12) Up to date Search Reports.

IN view of the perusal of above mentioned 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 of **A. V. GAJARE**, a Partnership firm, through its Partner **Mr. Akshaykumar Waman Gajare**, having its office at: 2/ Vishwas Apartment, Near LIC office, Karnik Road, Kalyan (West) - 421 301, Taluka Kalyan, District Thane to develop said property, it appears that "Meghna Co-operative Housing Society Limited", Kalyan is the owner of said property and I am of the opinion that the title of "**Meghna Co-operative Housing Society Limited**", a Co-operative housing society and **A. V. GAJARE**, a Partnership firm, to said property is clear and marketable and free from all charges and encumbrances and in terms of 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 said A. V. GAJARE, a Partnership firm, is well and sufficiently entitled to develop said property as per above mentioned 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 above said permissions, orders and sanctions.

The Report reflecting the flow of title of the "Meghna Co-operative Housing Society Limited" a Co-operative housing society and A. V. GAJARE, a Partnership firm to the said property is enclosed herewith as Annexure.

ENCL : Annexure

Date : 31/05/2022


NILESH S. PATIL
(Advocate)




NILESH S. PATIL
B.Com., LL.M., D.T.M.
ADVOCATE HIGH COURT
Office : V07, Siddhivinayak Sankul, Oak Bang.
New Shivaji Path, Kalyan(W) 421 301.
Tel : 2314 313