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Taluka Police Station, Tal. Panvel, Dist. Raigad. Pin-410 206

Ref. No. 05/2022

Date: 18/07/ 2022

FORMAT - A
(Circular No : 28/2021)

To
MahaRERA

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect of property bearing property bearing **Final Plot No. 232, Sub Plot No. 3, admeasuring 671.40 Sq. Meters** situated at Village – Panvel, Taluka- Panvel, Dist. Raigad, within the limits of Panvel Municipal Corporation. (hereinafter referred as **"the said plot"**)

I have investigated the title of the said plot on the request of **M/s. Kamal Developers**, registered partnership firm duly registered under the Indian Partnership Act., through its Partner **Mr. Manish Jawaharlal Gilda** (hereinafter in this report referred to as said, **"the Developers/Promoters"**) having address: Flat No. 04, 2nd Floor, City Survey Property No. 367, Munot Elite, Tilak Road, Panvel, Taluka Panvel, Dist. Raigad the Developer of the said plot and following documents i.e.:-

1) Description of the property :

ALL THAT PIECE OR PARCEL OF Land situated, lying and being at Village: Panvel, Taluka – Panvel, District – Raigad, and within the limits of Panvel Municipal Corporation, Tal. Panvel, Dist. Raigad, in the Division and District of Raigad and Sub-Division and Taluka of



Panvel and in the Jurisdiction of Sub-Registrar of Panvel and described in the Revenue Record as follows:

Final Plot No.	Sub Plot No.	Area Sq. Meter
232	3	671.40

collectively bounded as follows:-

on or towards East : Final Plot No. 232/4,
on or towards West : Final Plot No. 232/2,
on or towards South : City Survey Property No.
839/2/3,
on towards North : Panvel Municipal
Corporation 12 M Road.

(hereinafter referred to as the "said Property")

2) The documents of allotment of plot :

Copies of the following documents were supplied to me for scrutiny and to issue this legal opinion about the said plot:

- True copy of City Survey Extract maintained by the Dy.S.L.R., Panvel,
- Copy of Sale Deed dated 16/03/1968,
- Copy of Release Deed dated 06/01/2012,
- Development Agreement, dated 29th October, 2021,
- Registered Irrevocable Power of Attorney, dated 29th October, 2021,
- Commencement Certificate issued by Panvel Municipal Corporation, dated 24/06/2022 bearing No. PMC /TP/Panvel/232/3/22-22/16386/1740/2022.



3) On perusal of the abovementioned documents and all other relevant documents relating to title of the said plot I am of the opinion that the title of **1) Smt. Pushpa Nandlal Karwa, and 2) Smt. Kalawati Ratanchand Karwa** is clear, marketable and without any encumbrances.

4) Further, **M/s. Kamal Developers**, registered partnership firm, through its Partners are entitled and have right to develop the said plot by constructing thereon the building consisting of independent blocks on what is commonly known as Flat Ownership Scheme.

5) Owners of the land :

1) **Smt. Pushpa Nandlal Karwa, and 2) Smt. Kalawati Ratanchand Karwa** are the owners of **Final Plot No. 232, Sub Plot No. 3, admeasuring 671.40 Sq. Meters**, of Village Panvel, Taluka Panvel, District Raigad.

6) The report reflecting the flow of the title of the **1) Smt. Pushpa Nandlal Karwa, and 2) Smt. Kalawati Ratanchand Karwa**, on the said plot in enclosed herewith as annexure.

Place: Panvel,
Date: 18th July 2022



VIRENDRA T. KULKARNI
Advocate-Panvel

[Handwritten signature]
18/07/2022

Encl : Annexure Title Certificate dated 18/07/2022.

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

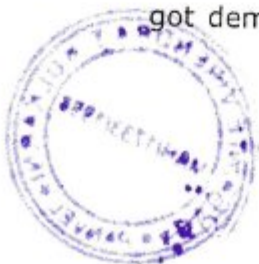
- i) True copy of City Survey Extract maintained by the Dy.S.L.R., Panvel,
- ii) Copy of Sale Deed dated 16/03/1968,
- iii) Copy of Release Deed dated 06/01/2012,
- iv) Development Agreement, dated 29th October, 2021,
- v) Registered Irrevocable Power of Attorney, dated 29th October, 2021,
- vi) Commencement Certificate issued by Panvel Municipal Corporation, dated 24/06/2022 bearing No. PMC /TP/Panvel/232/3/22-22/16386/1740/2022.

On perusal of the abovementioned documents and all other relevant documents relating to the title of the said property I have to report and certify as under:-

- (a) Search Report for 30 years taken from the office of Sub-Registrar of Assurances at Panvel-1 to 5.
- (b) That Shri. Balaji Devasthan Trust, Panvel were the original owners of the said property. Accordingly, their name was mutated in the property card of the said property.



- (c) That the said Shri Balaji Devasthan Trust, Panvel through its trustees 1) Jainarayan Shivnarayan Kasat, 2) Balmukund Sriram Gilda, 3) Srinivas Ramchandra Malu, 4) Bansilal Dalichand Karwa and 5) Chunilal Lachimar Soni sold, granted, conveyed and transferred the said property by Sale Deed dated 16th March 1968 for the valuable consideration and on the terms and conditions as more particularly stated therein to 1) Shri. Ratanchand Bansilal Karwa and 2) Shri. Nandlal Bansilal Karwa and since then 1) Shri. Ratanchand Bansilal Karwa and 2) Shri. Nandlal Bansilal Karwa have jointly become the rightful owners of the Property mentioned at Para 2 herein above. The necessary effect has been given by the revenue authorities in the record of rights of the said property. The same has been duly registered at Sr. No. 772 dated 01/06/1968.
- (d) That one of the owners namely Shri. Nandlal Bansilal Karwa got demised on 20/11/2011 and the names of his legal heirs namely 1) Shri. Pushpa Nandlal Karwa, 2) Shri. Hemant Nandlal Karwa, 3) Smt. Nita Amit Heda and 4) Smt. Smita Pankaj Rathi who were the legal heirs and representative, by succession as per the Hindu Succession Act to which they were governed were mutated and the said property vested in their names.
- (e) That out of the abovementioned legal heirs of Nandalal Bansidhar Karwa 1) Shri. Hemant Nandlal Karwa, 2) Smt. Nita Amit Heda and 3) Smt. Smita Pankaj Rathi released their respective share in the said property in favour of their mother Shri. Pushpa Nandlal Karwa by executing Release Deed dated 06/01/2012. The said Release Deed was duly registered with the Sub-Registrar of Assurances Panvel at Sr. No. PVL-1-248/2012 on even date.
- (f) That another owner namely Shri. Ratanchand Bansilal Karwa got demised on 30/10/2020 and the names of his legal heir



namely 1) Smt. Kalawati Ratanchand Karwa who was the legal heir and representative, by succession as per the Hindu Succession Act to which she was governed was mutated and the said property vested in her name.

- (g) That the said Shri. Pushpa Nandlal Karwa became rightful owner of the 50% share in the said property along with Smt. Kalwati Ratanchand Karwa having her 50% share in the said property. The necessary effect has been given by the revenue authorities in the record of rights of the said property.
- (h) The said 1) Smt. Pushpa Nandlal Karwa, and 2) Smt. Kalawati Ratanchand Karwa are desirous of developing the said property mentioned at Para 2 herein above and with a view to develop the same they approached M/s. Kamal Developers a registered partnership firm duly registered under the Indian Partnership Act 1932, for the same.
- (i) That the said 1) Smt. Pushpa Nandlal Karwa, and 2) Smt. Kalawati Ratanchand Karwa have agreed and have granted right, power and authority to develop the said property to M/s. Kamal Developers. They have further agreed to execute a Power of Attorney in favour of Developer as contained in the said Development Agreement.
- (j) That the Development Agreement is executed by and between 1) Smt. Pushpa Nandlal Karwa, and 2) Smt. Kalawati Ratanchand Karwa and M/s. Kamal Developers dated 29/10/2021 in respect of the property mentioned at Para 2 for the consideration and on the terms and conditions as more particularly stated therein. The contents of the said Development Agreement are usual covenants. 1) Smt. Pushpa Nandlal Karwa, and 2) Smt. Kalawati Ratanchand Karwa also executed Irrevocable Power of Attorney in favour of M/s. Kamal Developers through its Partner namely Shri. Manish Jawaharlal Gilda and Shri. Jitesh Lalchand Jain on the same date.



- (k) As per clauses of the said Development Agreement, the Developer, i.e. M/s. Kamal Developers is to carry out development, entirely at their own responsibility, cost and expenses till the property is conveyed to the society. The said Development Agreement and Irrevocable Power of Attorney have been also duly registered with the Sub-Registrar of Assurances, Panvel-4 at Sr. No. PVL-4-11919/2021 dated 29/10/2021 and Power of Attorney at Sr. No. PVL-4-11924/2021 dated 9/10/2021 respectively.
- (l) That on application dated 11/04/2022 of the Developers/Promoters for and on behalf of 1) Smt. Pushpa Nandlal Karwa, and 2) Smt. Kalawati Ratanchand Karwa the Panvel Municipal Corporation sanctioned the building plans and issued the Commencement Certificate bearing No. PMC / TP / Panvel / 232 / 3 / 22-22 / 16386 / 1740 / 2022 dated 24/06/2022, has granted building permission & commencement certificate under section 45 of the Maharashtra Regional & Town Planning Act 1966 and has permitted for the construction of Buildings on the said Property for residential and the Commercial use. The said complex consists of one (01) Residential cum Commercial Buildings, namely, "Bansidhar", consisting of 14 residential units and 02 commercial showrooms. Accordingly building permission is obtained and the construction in pursuance of building permission is in full swing.
- (m) In view of above referred registered development agreement, POA and building permission cum commencement certificate issued by the PMC the developer has exclusive rights to develop the said property by constructing the proposed new building having one (01) Residential cum Commercial Buildings, namely, "Bansidhar", consisting of 14 residential units and 02 commercial showrooms.



- (n) The Developer/Promoters are in control of the development activity and organizing sale and transfer of different Commercial and Residential units proposed to be constructed on the property mentioned at Para 2 herein above.
- (o) The M/s. Kamal Developers are in control of the development activity, accordingly completed entire construction and organizing sale and transfer of different Commercial and Residential units proposed to be constructed on the property mentioned at Para 2 herein above.
- (p) That as per the development agreement mentioned hereinabove the developer has agreed to give in all 03 (Three) residential flats to 1) Smt. Pushpa Nandlal Karwa, and 2) Smt. Kalawati Ratanchand Karwa each and the balance flats and shop premises and additional area are at disposal of the developer for sale, lease etc.
- (q) That by virtue of the registered Development Agreement and registered Irrevocable Power of Attorney given by the **1) Smt. Pushpa Nandlal Karwa, and 2) Smt. Kalawati Ratanchand Karwa**, in favour of M/s. Kamal Developers, said M/s. Kamal Developers (the Developers/Promoters) are entitled and have right to develop the said property.



VIRENDRA T. KULKARNI
Advocate-Panvel

Place: Panvel,
Date: 18th July 2022