

**शैलेन्द्र द. जल्लावार**

बी.कॉम., एलएल.बी.

अॅडव्होकेट हायकोर्ट

१०५, विकास हाईट्स, संतोषीमाता रोड, कल्याण (प)

फोन : २३२२५२६, २३२७४४७

email : lawmen2011@yahoo.com

**Shailendra D. Jallawar**

B.Com., LL.B.,

Advocate High Court

105, Vikas Heights, Santoshmata Road, Kalyan (West)

Tel. : 2322526, 2327447

email : lawmen2011@yahoo.com

Format A  
(Circular No. 28/2021)

Date : 18.03.2024

To  
Maharashtra Real Estate Regulatory Authority  
Housefin Bhavan, Plot No. C-21  
E Block, Bandra Kurla Complex,  
Bandra East, Mumbai 400 051

**LEGAL TITLE REPORT**

Sub : All that portion of land admeasuring **2686.16 sq. metres** forming part of land admeasuring 3772 sq. metres lying, being and situated at Village Wadeghar, Taluka Kalyan, District Thane comprised in

Survey No.	Total Area (sq. mts)	Area sq. mts
51/3/B/2	4830	425.34
51/5/1	5445	2260.82
Total →	10275	<b>2686.16</b>

within the limits of Kalyan Dombivali Municipal Corporation belonging to Trescon Limited and as per the letter bearing No.न. भू/वाडेघर/CSES/मिळकत पत्रिका/२०२४/कल्याण dated 15.03.2024/ 1212, Survey No. 51/3/2 is denoted by CTS No. 297 and Survey No. 51/5 is denoted by CTS No. 302, however, the City Survey Office till date has not issued the extract of property register cards.

I have investigated the title of the said plot on the request of my client Trescon Limited situated at village Wadeghar, Taluka Kalyan, District Thane based on the copies of following documents i.e.:

**1) Description of the property**

All that portion of land admeasuring **2686.16 sq. metres** forming part of land admeasuring 3772 sq. metres lying, being and situated at Village Wadeghar, Taluka Kalyan, District Thane comprised in

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within the limits of Kalyan Dombivali Municipal Corporation belonging to Trescon Limited and as per the letter bearing No.न. भू/वाडेघर/CSES/मिळकत पत्रिका/२०२४/कल्याण dated 15.03.2024/ 1212, Survey No. 51/3/2 is denoted by CTS No. 297 and Survey No. 51/5 is denoted by CTS No. 302, however, the City Survey Office till date has not issued the extract of property register cards.

**2) Documents of allotment of property**

- i) Agreement for Sale dated 12.09.2023 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 13087/2023 made and executed between Honest Enterprise, partnership firm as the Owners and M/s. Trescon Limited as the Purchaser.
- ii) General Power of Attorney dated 12.09.2023 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 13090/2023 executed by Honest Enterprise, partnership firm as the Owners in favour of M/s. Trescon Limited as the Purchaser.
- iii) Deed of Conveyance dated 12.09.2023 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 13091/2023 made and executed by Honest Enterprise, partnership firm as the Owners in favour of M/s. Trescon Limited as the Purchaser.

**3) 7/12 extract or property card**

- i) Extracts of 7/12 in respect of land bearing Survey No. **51/3/B/2** and Survey No. **51/5/1** at village Wadeghar, Taluka Kalyan, District Thane.
- ii) Mutation Entry No. 1826.

**4) Search Reports**

Search Report carried out in the Office of Sub-Registrar of Assurances at Kalyan for a period of 30 years i.e. 1994 to 2023 dated 02.06.2023 and 06.11.2023.

On perusal of the abovementioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of the owner to the said property is clear, marketable and without any encumbrances and in terms of above referred Agreement and the Building permission granted by Kalyan Dombivali Municipal Corporation under Building Permit No. 232978 and Permit No. KDMCC/B/2024/APL/00311 dated 08.02.2024, M/s. Trescon Limited is well and sufficiently entitled to develop the aforesaid property.

**(1) Owners of the land**

All that portion of land admeasuring **2686.16 sq. metres** forming part of land admeasuring 3772 sq. metres lying, being and situated at Village Wadeghar, Taluka Kalyan, District Thane comprised in

Survey No.	Total Area (sq. mtrs)	Area sq.Mts
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within the limits of Kalyan Dombivali Municipal Corporation belonging to Trescon Limited and as per the letter bearing No. न. भू./वाडेघर/CSES/मिळकत पत्रिका/२०२४/कल्याण dated 15.03.2024/ 1212, Survey No. 51/3/2 is denoted by CTS No. 297 and Survey No. 51/5 is denoted by CTS No. 302, however, the City Survey Office till date has not issued the extract of property register cards.

**(2) Qualifying comments**

It appears that as per the letter bearing No.न. भू./वाडेघर/CSES/मिळकत पत्रिका/२०२४/कल्याण dated 15.03.2024/ 1212, Survey No. 51/3/2 is denoted by CTS No. 297 and Survey No. 51/5 is denoted by CTS No. 302, however, the City Survey Office till date has not issued the extract of property register cards.

This Report is based on the information provided, documents furnished and searches carried out in the Office of Sub-Registrar of Assurances at Kalyan and in the event, there are any new or additional documents which are not furnished to me or the facts may be different as informed to me subsequently, it could have material impact on my observations and conclusions.

The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

  
(S. D. JALLAWAR)  
Advocate

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Format A

**FLOW OF THE TITLE OF THE SAID LAND**

1. Extracts of 7/12 in respect of land bearing Survey No. **51/3/B/2** and Survey No. **51/5/1** at village Wadeghar, Taluka Kalyan, District Thane.
2. Relevant Mutation Entry bearing No. 1826.
3. Sanad issued by Tahsildar, Kalyan under No.Mahsul/K-1/T-2 / Jaminbab / Sanad / SR-33/2023 dated 13.02.2023.
4. Agreement for Sale dated 12.09.2023 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 13087/2023 made and executed between Honest Enterprise, partnership firm as the Owners and M/s. Trescon Limited as the Purchaser.
5. General Power of Attorney dated 12.09.2023 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 13090/2023 executed by Honest Enterprise, partnership firm as the Owners in favour of M/s. Trescon Limited as the Purchaser.
6. Deed of Conveyance dated 12.09.2023 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 13091/2023 made and executed by Honest Enterprise, partnership firm as the Owners in favour of M/s. Trescon Limited as the Purchaser.
7. Building permission granted by Kalyan Dombivali Municipal Corporation under Building Permit No.232978 and Permit No.KDMCC/B/2024/APL/00311 dated 08.02.2024.
8. Search Report carried out in the Office of Sub-Registrar of Assurances at Kalyan for a period of 30 years i.e. 1994 to 2023 dated 02.06.2023 and 06.11.2023.



(S. D. JALLAWAR)

Advocate