शैलेन्द्र द. जल्लावार
बी.कॉम., एलएल.बी.
ॲडव्होकेट हायकोर्ट
१०५, विकास हाईट्स, संतोषीमाता रोड, कल्याण (प)
फोन : २३२२५२६, २३२७४४७
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Format A
(Circular No. 28/2021)

Date : 05.01.2023

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 being **Plot No. 1** admeasuring **3947.74 sq. metres** denoted by CTS No. 1420/A-1 comprised in all that piece and parcel of land lying, being and situate at village Takai, Taluka Khalapur, District Raigad bearing Survey No. 23 Hissa No. 1-A, 23 Hissa No. 1B and 23 Hissa No. 2 and City Survey No. 1420/A and 1421 totally admeasuring 27380 sq. metres forming an integral part of the layout sanctioned by the District Collector, Thane bearing No. Mhasa/1/SR–1/7183 dated 01.01.1988 within the limits of the Khopoli Municipal Council and in terms of the sanctioned plan granted by Khololi Municipal Council under its Building Permit No. CBRKC/B/2022/APL/OO426 dated 03.11.2022 together with the benefits of the layout standing in the name of **M/s. Bonzer Infra Private Limited**

I have investigated the title of the said plot on the request of my client **M/s. Bonzer Infra Private Limited** situated at village Takai, Taluka Khalapur, District Raigad and following documents i.e.:

1) Description of the property

All that piece and parcel of land bearing **Plot No. 1** admeasuring **3947.74 sq. metres** denoted by CTS No. 1420/A-1 lying, being and situate at village Takai in City Survey Limits of Khopoli, Taluka Khalapur, District Raigad, within the limits of the Khopoli Municipal Council.

2) Documents of allotment of property

Deed of Conveyance dated 29.12.2012 registered at the office of Sub-Registrar of Assurances at Khalapur, under serial No. KLR/5340/2012 made and executed between Shri Kashinath Laxman Vange and Sau. Shailaja Kashinath Vange as the Owners and M/s. Bonzer Infra Private Limited as the Purchaser.

3) 7/12 extract or property card

i) CTS No. 1420/A-1 admeasuring 3947.74 sq. metres.

ii) Mutation Entry No. 2081 and 2087.

4) Search Reports

Search Report carried out in the Office of Sub-Registrar of Assurances at Khalapur for a period of 1982 to 1992 dated 04.01.2023 and 1993 to 2022 dated 22.12.2022.

2/- 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 said property stands in the name of Bonzer Infra Private Limited, however, the search report reveals an entry of an Agreement dated 11.06.1990 registered at the office of Sub-Registrar of Assurances at Karjat under serial No. 94/1990 executed between Dr. Damodar Kamlakar Zemse and Kashinath Laxman Wanage as the Owner and Goodwill Developers and

Consultants as the Purchasers and further a Deed of Conveyance dated 11.10.2011 executed Dattatray Damodar Zemse, Laxmikant Damodar Zemse, Madhukar Damodar Zemse and Harischandra Damodar Zemse in favour of Kashinath Laxman Wanage registered at the office of Sub-Registrar of Assurances at Khalapur under serial No. 4031/2011 as regards 50% share and further a Deed of Conveyance dated 31.12.2012 executed by Kashinath Laxman Wanage and Mrs. Shailaja Kashinath Wanage the said captioned property stood conveyed in favour of Bonzer Infra Private Limited and the same is registered at the office of Sub-Registrar of Assurances at Khalapur under serial No. 5340/2012 and accordingly Bonzer Infra Private Limited became the Owner of the said property.

(1) Owners of the land

Bonzer Infra Private Limited in respect of City Survey No. 1420/A-1 admeasuring 3947.74 sq. metres lying, being and situate at village Takai, Taluka Khalapur, Dist Raigad

(2) Qualifying comments

I have perused the search report dated 04.01.2023 issued by Advocate Sanket M. Mohite and search report reveals an entry of Agreement dated 11.06.1990 registered at the office of Sub-Registrar of Assurances at Karjat under serial No. 94/1990 executed between Dr. Damodar Kamlakar Zemse and Kashinath Laxman Wanage as the Owner and Goodwill Developers and Consultants as the Purchasers.

I have also perused the title and search report dated 03.12.2022 issued by Advocate Suresh H. Deshmukh as regards the good marketable title of Bonzer Infra Private Limited in respect of the aforesaid property.

I have also perused the Special Civil Suit No. 351/2013 filed in the Court of Civil Judge Senior Division, Panvel at Panvel by Goodwill Developers and Consultant against Kashinath Laxman Vange and others and Bonzer Infra Private Limited is the Defendant No. 7 in the said suit and the suit is filed for Specific Performance, Cancellation and Declaration, Injunction and other reliefs therein and the said suit is pending for hearing and final disposal.

I have also perused the Status Certificate issued by Bharat Legal Tech Advocate Sandeep Sheregar and Advocate Mita Rudani dated 19.12.2022 stating that there are no prohibitory orders passed against the defendants nor the Defendant No. 7 viz. Bonzer Infra Private Limited is restrained from carrying out the development and construction activities on the suit property and its sale and transfer thereof and the next date is posted on 12.01.2023.

I am of the opinion that subject to the outcome of the pending litigation, M/s. Bonzer Infra Private Limited as the Owner is entitled to the said property.

3/- 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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FLOW OF TITLE OF THE SAID LAND

1. Extract of Property Card bearing City Survey No. 1420/A-1
2. Mutation Entry No. 2081 and 2087.
3. Deed of Conveyance dated 29.12.2012 registered at the office of Sub-Registrar of Assurances at Khalapur, under serial No. KLR/5340/2012 made and executed between Shri Kashinath Laxman Vange and Sau. Shailaja Kashinath Vange as the Owners and M/s. Bonzer Infra Private Limited as the Purchaser.
4. Final layout sanctioned by Khopoli Municipal Council District Raigad under No. KMC/TP/AR/308 dated 26.04.2022.
5. Building Plan sanctioned by Khopoli Municipal Council under its Building Permit No. CBRKC/B/2022/APL/OO426 dated 03.11.2022.
6. Search Reports from 1982 to 2022
7. Any other relevant title deed – Not Applicable
8. Litigation if any – as per qualifying comments.
9. Status Certificate of Pending Litigation - annexed hereto

(S. D. JALLAWAR)
Advocate