



To,

MahaRERA,
Bandra (East)
Mumbai.

FORMAT - A

(Circular No.: 28/2021)

LEGAL TITLE REPORT

Sub:	Report on Title in respect of Plot No. 7, Sector - 29, in Village/ Site Nerul, Navi Mumbai, Taluka and District Thane, admeasuring 1291.20 Square Meters or thereabouts (hereinafter referred as " the said Plot ").
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M/S. EXPERIO VENTURES (PAN No. AAIFE5842Q), a Partnership Firm registered under the provisions of Indian Partnership Act, 1932, having its registered Office at Plot no. 82, Sector 17, Kalamboli, represented by its Partners 1. Mr. Jignesh Virchand Visaria, 2. Mr. Pratik Girish Chheda and 3. Mr. Ramesh Dharamshi Patel, has requested us to issue Legal Title Report in Format "A" in respect of the said Plot in compliance of the requisition of MAHA RERA.

Accordingly, we are, as per the requirement of MAHA RERA, issuing this Legal Title Report in **FORMAT "A"**.

1. **Description of the Property:**

Property bearing Plot No. 7, Sector - 29, in Village/ Site Nerul, Navi Mumbai, Taluka and District Thane, admeasuring 1291.20 Square Meters or thereabouts (hereinafter referred as "**the said Plot**") and which is more particularly described in the Schedule herein below:

SCHEDULE OF THE SAID PLOT REFERRED TO HEREIN

All that piece and parcel of land known as Plot No. 7, Sector - 29, in Village/ Site Nerul, Navi Mumbai, Taluka and District Thane, admeasuring 1291.20 Square Meters or thereabouts and bounded as follows that is to say:

On or towards the North by	-	Plot no.6
On or towards the South by	-	Plot no. 8
On or towards the West by	-	Railway Corridor
On or towards the East by	-	15.00 Meters Wide Road.

2. We have investigated the following documents of the said Plot forwarded by M/S.

EXPERIO VENTURES:

- i. **Documents of the said Plot:** Allotment letter dated 16-11-2021 bearing ref. no.101081/1000823/5035 issued by CIDCO Ltd. allotting the said Plot being Plot No. 7, Sector - 29, in Village/ Site Nerul, Navi Mumbai, Taluka and District Thane, admeasuring 1291.20 Square Meters in favour of M/S. EXPERIO VENTURES, a Partnership Firm registered under the provisions of Indian Partnership Act, 1932, having its registered Office at Plot no. 82, Sector 17, Kalamboli, represented by its Partners 1. Mr. Jignesh Virchand Visaria, 2. Mr. Pratik Girish Chheda and 3. Mr. Ramesh Dharamshi Patel (Hereinafter referred to as M/S. EXPERIO VENTURES).
 - ii. Agreement to Lease dated 22-02-2022 registered under Serial No. TNN6/2372/2022 dated 25-02-2022 executed by CIDCO Ltd. granting lease of the said Plot in favour of M/S. EXPERIO VENTURES.
 - iii. Modified Agreement to Lease dated 04-08-2022 registered under Serial No. TNN6/10037/ 2022 dated 04-08-2022 executed by CIDCO Ltd. granting additional FSI over and above the Base FSI on the said Plot in favour of M/S. EXPERIO VENTURES.
3. **7/12 Extract or Property Card:** The allotment of the said plot is made by CIDCO Ltd. directly and since in CIDCO area, 7/12 Extracts or Property Cards and Mutation Entries are not issued or maintained/recorded by any Revenue Authority, there is no 7/12 Extract or Property Card issued by CIDCO Ltd. or any revenue Authority in favour of M/S. EXPERIO VENTURES. The Agreement to Lease dated 22-02-2022 in favour of M/S. EXPERIO VENTURES is the final document of Title in favour of M/S. EXPERIO VENTURES.
4. **Search Report:** Search Report dated 23-01-2023 for 2 (Two years) from the year 2022 to 2023 investigating the Title of M/S. EXPERIO VENTURES from the year of Agreement to Lease in favour of M/S. EXPERIO VENTURES.

On perusal of the above mentioned documents of the said Plot and subject to the observations made and the contents mentioned in the aforesaid documents provided to us relating to title of the said Plot and the Search Report dated 23-01-2023 issued by the Property Investigator Mr. Vinay Mankame in respect of the said Plot, we are of the opinion that the Leasehold title of **M/S. EXPERIO VENTURES** in respect of the said Plot is clear and marketable and without any encumbrances.



Owners/ present Lessee of the said Plot:

- 1) **Lessor - CIDCO Ltd.**
- 2) **Lessee - M/S. EXPERIO VENTURES** by virtue of documents mentioned in clause 2 herein above.

The Report reflecting the flow of the title of M/S. EXPERIO VENTURES is based on the photocopies of the documents provided to us and on the Search Report dated 23-01-2023 issued by the said Property Investigator Mr. Vinay Mankame in respect of the said Plot and the Report reflecting the flow of the title of M/S. EXPERIO VENTURES is enclosed herewith as **FORMAT A**.

DATED THIS 17TH DAY OF APRIL, 2023.

Encl: as above

FOR HIMANSHU BHEDA AND ASSOCIATES

A handwritten signature in blue ink, appearing to read 'H Bheda', with a stylized flourish at the end.

(Proprietor)

FORMAT - A

(Circular No.:- 28 /2021)

FLOW OF THE TITLE OF THE SAID PLOT

1. 7/ 12 Extract / P.R. Card: The allotment of the said Plot is made by CIDCO Ltd. directly and since in CIDCO area, neither 7/12 Extracts nor Property Register Cards are issued by any Revenue Authority, there is no 7/12 Extract or Property Register Card in favour of M/S. EXPERIO VENTURES and the Agreement to Lease dated 22-02-2022 in favour of M/S. EXPERIO VENTURES is the final document of Title in favour of M/S. EXPERIO VENTURES.

2. Mutation Entry No.: The allotment of the said Plot is made by CIDCO Ltd. directly and since in CIDCO area, Mutation Entries are not recorded/maintained by any Revenue Authority, there is no Mutation Entry recorded/maintained in favour of M/S. EXPERIO VENTURES, as mentioned hereinabove. The Agreement to Lease dated 22-02-2022 in favour of M/S. EXPERIO VENTURES is the final document of Title in favour of M/S. EXPERIO VENTURES.

3. Search Report dated 23-01-2023 for 2 (Two years) from the year 2022 to 2023 investigating the Title of M/S. EXPERIO VENTURES from the year of Agreement to Lease in favour of M/S. EXPERIO VENTURES.

4. FLOW OF TITLE:

a. By an Allotment letter dated 16-11-2021, the CIDCO Ltd. has allotted to M/S. EXPERIO VENTURES a plot being Plot No. 7, Sector - 29, in Village/ Site Nerul, admeasuring 1291.20 Square meters (hereinafter referred to as "the said Plot") which is more particularly described in the Schedule hereinabove, for Residential and Commercial purposes under Scheme "MM-SCH-14-2021-22" (hereinafter referred to as the said Scheme) for the lease premium and on the terms and conditions and as contained in the said Allotment Letter.

b. By an Agreement to Lease dated 22-02-2022 executed by the CIDCO Ltd. and Promoters herein, the CIDCO Ltd. agreed to grant to M/S. EXPERIO VENTURES on leasehold basis the said Plot for such lease premium and subject to the terms and condition and covenants as contained and stated in the said Agreement. The said Agreement to Lease is registered with the Sub-Registrar of Assurances under Serial No. TNN6/2372/2022 dated 25-02-2022.



c. Subsequent thereto, by a Modified Agreement to Lease dated 04-08-2022 executed by the CIDCO Ltd. and M/S. EXPERIO VENTURES, the CIDCO Ltd. agreed to grant NOC to M/S. EXPERIO VENTURES for additional FSI over and above the Base FSI on the said Plot comprising of enhancement of Base FSI, Premium FSI, Ancillary FSI and such other FSI/ benefits mentioned therein hereinafter referred to as the Total Permissible FSI) as per the regulations and provisions of Unified Development Control and Promotion Regulation (UDCPR 2020) for such additional premium and upon such terms and conditions as are mentioned in the said Agreement. The said Modified Agreement to Lease is registered with the Sub-Registrar of Assurances under Serial No. TNN6/10037/ 2022 dated 04-08-2022.

5. ANY OTHER RELEVANT TITLE DOCUMENT: None submitted or reported by M/S. EXPERIO VENTURES.

6. LITIGATION: None reported by M/S. EXPERIO VENTURES.

7. The assumptions and qualifications on the basis of which we have issued our Legal Title Report in respect of the said Plot are as follows:

- a. We have assumed that M/S. EXPERIO VENTURES have paid the entire amount to CIDCO Ltd. towards the lease premium for the allotment of the said Plot and the additional premium for the additional permissible FSI on the said Plot and the said Plot has been legally transferred in favour of the present Lessees M/S. EXPERIO VENTURES and all the required permissions, NOCs, sanctions from NMMC/ CIDCO Ltd. and other concerned Authorities have been legally received upon the payment of necessary charges payable in that regard and upon compliance of all statutory provisions of NMMC/CIDCO Ltd. and the other concerned Authorities and the title of the erstwhile Lessees has been legally transferred and assigned as mentioned hereinabove;
- b. We have relied on the photocopies of the documents forwarded by M/S. EXPERIO VENTURES as per the aforesaid list of documents and we have not carried out independent investigation of title nor have we inspected any of the original title deeds. We have not published any public notice inviting claims from general public in respect of the said Plot.
- c. We have assumed that where relevant, all documents provided to us for the said Plot were duly executed with proper legal authority and hence the same are valid, subsisting and binding on each party thereto;
- d. Save as aforesaid list of documents, no additional deeds or documents have been furnished to us by M/S. EXPERIO VENTURES and our present Legal Revised Report on Title is solely based on the aforesaid documents forwarded by M/S. EXPERIO VENTURES.



- e. The documents of Title including the said Allotment letter dated 16-11-2021, Agreement to Lease dated 22-02-2022 and Modified Agreement to Lease dated 04-08-2022 are in favour of M/S. EXPERIO VENTURES, copies whereof are provided to us and the said Search Report dated 23-01-2023 issued by the Property Investigator Vinay Mankame by carrying out search at the concerned Offices of the Sub-Registrar of Assurances are subject to the availability of the records being torn and mutilated. We, therefore, disclaim any responsibility for any consequence that may arise therefrom due to non-availability of the proper records or otherwise.
- f. We disclaim any responsibility for any consequence that may arise hereafter due to any change in the constitution of M/S. EXPERIO VENTURES.
- g. Our understanding is based upon and is limited to the documents provided to us. There appeared no reference of any Suit or Writ Petition or Appeal or any pending Court proceedings, Order of any Court/ competent authority pertaining to the said Plot in the aforesaid documents provided to us or there exist no other relevant documents or information relating to the said Plot in the aforesaid documents provided to us that would impact our findings in this Report. Please note that any further variance of facts in law may cause a conforming change in our Report on Title;
- h. We have not conducted physical survey/ verification /inspection of the said Plot and hence we are not commenting on the current status of the said Plot or the present occupant thereof;
- i. We have further assumed that the legal capacity of all natural persons are as they appear to be;
- j. Our findings do not extend to any oral amendments of any term of the documents provided to us, which may be amended orally by the parties and substantiated by their conduct despite provisions in the documents to the contrary or to any Orders, observations, remarks passed by any competent Court or competent Authority either in the litigation mentioned hereinabove or in any other proceedings. This Report has been prepared relying solely upon the photocopies of the documents listed hereinabove in this Report and we have not inspected any originals thereof.

DATED THIS 17TH DAY OF APRIL, 2023.

FOR HIMANSHU BHEDA AND ASSOCIATES



(Proprietor)