

ADV. ABHIMANYU H. JADHAV

Apt. No. PL-6A-4-3, Khandeshwar Apts., Sector 01, Khanda Colony,
New Panvel (W), Tal. Panvel, Dist. Raigad 410206
Email ID: - abhimanyuj71@gmail.com Contact No: - 9320381010

Date: 20/06/2022

To,
Maharashtra Real Estate Regulatory Authority (MahaRERA),
Housefin Bhavan, Plot No. C-21,
E-Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot no. 19C, admeasuring about 630 Sq. Mtrs, Sector – 25A, situated at Pushpak Vahal, Tal. Panvel, Dist. Raigad.

I have investigated the title of the said plot on the request of the **M/S. JAYDEV LIFESPACE LLP**, a Partnership firm consisting of its partners **MR. KISHOR BECHARA PATEL & MR. NIKHILESH HARI MISHRA** (hereinafter referred as “the Builders/Developers”) and following documents i.e.:-

1) DESCRIPTION OF THE PROPERTY: -

Plot no. 19C, admeasuring about 630 Sq. Mtrs, Sector – 25A, situated at Pushpak Vahal, Tal. Panvel, Dist. Raigad (hereinafter referred as “the said plot”).

2) THE DOCUMENTS OF ALLOTMENT OF PLOT: -

A. **Agreement to Lease** dated **17th January 2019** executed by City and Industrial Development Corporation of Maharashtra Ltd. in favour of 1) SHRI. DHIRAJ MAHADEO KOLI, 2) SHRI. HARSHAD SHIVAJI KOLI, 3) SHRI. MAHADEO KALURAM KOLI, 4) SHRI. RAMCHANDRA SAKHARAM KOLI, 5) SHRI. UMESH RAMCHANDRA KOLI, 6) SHRI. SHIVAJI KALURAM KOLI, & 7) SHRI. VISHAL RAMCHANDRA KOLI (hereinafter referred as “the Original Licensees”). The said Agreement is registered under Registration Doc. Sr. No. PVL-4-597-2019 dated 18/01/2019.

B. **DEVELOPMENT AGREEMENT** dated **28th March 2022** executed between 1) SHRI. DHIRAJ MAHADEO KOLI, 2) SHRI. HARSHAD SHIVAJI KOLI, 3) SHRI. MAHADEO KALURAM KOLI, 4) SHRI. RAMCHANDRA SAKHARAM KOLI, 5) SHRI. UMESH RAMCHANDRA KOLI, 6) SHRI. SHIVAJI KALURAM KOLI, & 7) SHRI. VISHAL RAMCHANDRA KOLI as owner and **M/S. JAYDEV LIFESPACE LLP** through its partners **MR. KISHOR BECHARA PATEL & MR.**



NIKHILESH HARI MISHRA as the Builders/Developers, which was registered with the Sub-Registrar of Assurances at Panvel-3 vide its Registration Receipt No. 11379 Under Registration Document Serial No. PVL-3-10341-2022 dated 16/06/2022.

C. Power of attorney dated **16th June 2022** executed by 1) SHRI. DHIRAJ MAHADEO KOLI, 2) SHRI. HARSHAD SHIVAJI KOLI, 3) SHRI. MAHADEO KALURAM KOLI, 4) SHRI. RAMCHANDRA SAKHARAM KOLI, 5) SHRI. UMESH RAMCHANDRA KOLI, 6) SHRI. SHIVAJI KALURAM KOLI, & 7) SHRI. VISHAL RAMCHANDRA KOLI as owner in favor of **M/S. JAYDEV LIFESPACE LLP** a partnership firm through its partners MR. KISHOR BECHARA PATEL & MR. NIKHILESH HARI MISHRA as the Builders/Developer or Power of Attorney Holder, which was registered with the Sub-Registrar of Assurances at Panvel-3 vide its Registration Receipt No. 11380 Under Registration Document Serial No. PVL-3-10342-2022 dated 16/06/2022.

D. Development permission along with **Commencement Certificate** issued by Associate planner, CIDCO dated 16/06/2022 vide their letter bearing reference no. CIDCO/BP-17996/TPO(NM)/2021/9460 in respect of Plot No. 19C, Sector No. 25A, situated at Pushpak Vahal, Tal. Panvel, Dist. Raigad, Navi Mumbai in favour of 1) **SHRI. DHIRAJ MAHADEO KOLI**, 2) **SHRI. HARSHAD SHIVAJI KOLI**, 3) **SHRI. MAHADEO KALURAM KOLI**, 4) **SHRI. RAMCHANDRA SAKHARAM KOLI**, 5) **SHRI. UMESH RAMCHANDRA KOLI**, 6) **SHRI. SHIVAJI KALURAM KOLI**, & 7) **SHRI. VISHAL RAMCHANDRA KOLI**.

3) **7 / 12 extract of property card** issued by _____ dated _____ mutation entry no. _____: NA.

4) Search Report for 04 years from 2019 till 2022.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said plot I am of the opinion that the title of **M/S. JAYDEV LIFESPACE LLP**, a Partnership firm is clear, marketable and without any encumbrances.

Owners of the Land:

(1) Agreement to Lease dated 17th January 2019 1) SHRI. DHIRAJ MAHADEO KOLI, 2) SHRI. HARSHAD SHIVAJI KOLI, 3) SHRI. MAHADEO KALURAM KOLI, 4) SHRI. RAMCHANDRA SAKHARAM KOLI, 5) SHRI. UMESH RAMCHANDRA KOLI, 6) SHRI. SHIVAJI KALURAM KOLI, & 7) SHRI. VISHAL RAMCHANDRA KOLI are the owners of the said land and Vide Development Agreement dated **28th March 2022**, **M/S. JAYDEV LIFESPACE LLP**, a Partnership firm, become Developers of the said Plot/Property.



(2)Qualifying comments / remarks if any: NA.

3/- The report reflecting the flow of the title of the **M/S. JAYDEV LIFESPACE LLP**, a Partnership firm on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 20/06/2022

Yours Faithfully,

ADV. ABHIMANYU H. JADHAV

ADVOCATE

PLACE: NEW PANVEL

Date: 20/06/2022

