

DATE : 01.09.2022

FORMAT- A

(Circular No:- 28 / 2021

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Plot No.8A, Sector-16, Kharghar, Navi Mumbai, Taluka-Panvel, District-Raigad (hereinafter referred as the said Plot")

I have investigated the title of the said plot on the request of M/S. SKYTECH INFRA and on the basis of the Photo Copies of the relevant Documents which are produced to me i.e.

- 1) Description of the Property :- All that Piece and Parcel of land bearing Plot No.8A, admeasuring about 1399.90 Sq.Mtrs. Area, lying, being and situated in Sector-16 at Kharghar, Navi Mumbai, Taluka-Panvel and District Raigad.
- 2) Documents of Allotment of plot.
 - i) Allotment Letter dated 23.03.2021
 - ii) Registered Agreement to Lease dated 25.08.2021
 - iii) Commencement Certificate dated 20.07.2022
- 3) 7/12 extract of the above property – Not Applicable
- 4) Search report for 30 years from 1993 till 2022.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/S. SKYTECH INFRA is clear, marketable and without any encumbrances.


PARTNER
JINDAL & JINDAL
LAW FIRM
3-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

Owners of land
M/S. SKYTECH INFRA

-Plot No.8A, Sector-16,
Kharghar, Navi Mumbai.

The report reflecting the title of the M/S. SKYTECH INFRA on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 01.09.2022.

(R. R. JINDAL)
ADVOCATE
(JINDAL AND JINDAL LAW FIRM)

PARTNER
JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

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TITLE OF THE SAID LAND

1. The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section of 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act").
2. The State Government is, pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
3. Vide scheme No.MM-I/02/2020-21KH Corporation has launched a scheme for lease of 04 plots for Residential Cum Commercial Plot at Kharghar node of Navi Mumbai through e-Tender cum e-Auction.
4. The Promoters have participated in the said scheme and applied for Plot No.8A admeasuring 1399.90 Sq.mtrs. Sector-16, Kharghar node by quoting Rs.1,41,987.00 per Sq. mtr.

IN THE YEAR 2021

5. Being the Highest bidder among the participants for the above said plot, the Corporation has allotted the Promoters a Plot of land being Plot No.8A, Sector- 16, in Kharghar node, Navi Mumbai, containing by measurement 1399.90 Square meters or thereabouts for Residential + Commercial purpose vide allotment Letter No.7458/1000587/1405, dated 23.03.2021 on the terms and conditions and for the lease premium as contained in the said Allotment Letter
6. The Promoters M/S. SKYTECH INFRA paid to the Corporation a sum of Rs.19,87,67,601.30/- (Rupees Nineteen Crore Eighty Seven Lakhs Sixty Seven Thousand Six Hundred One and Thirty Paise Only) as and by way of full and final payment of lease premium of the said plot as per the terms of Allotment.
7. By an Agreement to Lease dated: 25th August, 2021 made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE


PARTNER
JINDAL & JINDAL
LAW FIRM

CORPORATION' and M/S. SKYTECH INFRA, through its Partners 1) MR. ANIL BHANJI RAVRIYA, 2) MR. BIPIN BHANJI RAVRIYA, 3) MR. NARAYAN RAGHAVJI RAVRIYA, 4) MR. KAILAS GOKAR KAROTRA, 5) MR. RAGHU AMBAVI PATEL, 6) MR. ABDUL GANI ABDUL REHMAN DADAN (therein referred to as the Licensees & hereinafter referred to as the PROMOTERS), the CIDCO leased a Plot of land being Plot No.8A, Sector-16, admeasuring 1399.90 Sq. Mtrs. at Kharghar, Navi Mumbai, Tal. Panvel & Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT') and which is more particularly described in the First Schedule hereunder written for such lease premium and upon such terms and conditions as mentioned in the said Agreement to Lease.

8. The said Agreement to Lease dated 25th August, 2021 has been registered at the Office of Sub Registrar Assurances Panvel-4, Vide Receipt No.9874, Document No.PVL4-9099-2021, Dated: 25.08.2021.

IN THE YEAR 2022

9. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-cum-Commencement Certificate under Reference No.CIDCO/BP-18072/TPO(NM &K)/2022/9492, Dt.20.07.2022 granted its permission to develop the said plot and to construct a building for the Residential cum Commercial purposes on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.
10. As per the Commencement Certificate issued by CIDCO the permission is granted for constructing 1Ground Floor + 4 Parking + 4 Floors for Residential Cum Commercial purposes. The Promoters have informed to the allottee that they shall utilize the balance F.S.I. by constructing additional floors and the same shall be Ground + 16 Floors. The Promoters have obtained the permission for additional heights from Airport authorities. The Promoters shall also apply to the CIDCO for grant of permission for balance F.S.I to construct additional upper floors and the Allottee is giving consent that there is no objection for the same
11. The Promoters have entrusted the architect works to "ATUL PATEL", (hereinafter called "The Said Architect") & RCC works to "B. S. SUKTHANKAR", (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot.


PARTNER
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LAW FIRM
3-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

12. The said Plot is earmarked for the purpose of building a residential cum commercial project and the said project shall be known as "NEELKANTH AVENUE"

SCHEDULE

All that piece or parcel of land known as Plot No.8A, situated in Sector-16, at Kharghar, Navi Mumbai, contained admeasuring 1399.90 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

On or towards the North By : PLOT NO.08
On or towards the South By : PLOT NO.8B
On or towards the West By : 45.00 MTR. WIDE ROAD
On or towards the East By : PLOT NO.02 BLDG.

I have caused the search through search clerk Mr. Ganesh A. Mane, in the Sub-Registrar office at Panvel-1,2,3,4, & 5, for the last 30 years

1993 : Torn
1994 : Torn
1995 : Torn
1996 : Torn
1997 : Torn
1998 : Some Pages Torn
1999 : Some Pages Torn
2000 : Some Pages Torn
2001 : Some Pages Torn

2002 to 2020 : NIL

2021 : ENTRY

PVL-4 9099/2021	AGREEMENT TO LEASE A.V. RS.19,87,67,601.20/- CIDCO TO M/S. SKYTECH INFRA, through its Partner MR. KAILASH GOKAR KAROTRA	25.08.2021 25.08.2021
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YEAR 2022 : NIL
(up to Last dated 29th August 2022)

Copy of the search Report has been attached herewith

No litigation seen in the Commencement Certificate.

Date : 01.09.2022

(R. R. JINDAL)
ADVOCATE
(JINDAL AND JINDAL LAW FIRM)
PARTNER
JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.



CHALLAN
MTR Form Number-6



GRN MH00707675520223E		BARCODE 		Date 30/08/2022-08:17:32	Form ID
Department Inspector General Of Registration			Payer Details		
Search Fee			TAX ID / TAN (If Any)		
Type of Payment Other Items			PAN No.(If Applicable)		
Office Name PNL4_PANVEL NO 4 SUB REGISTRAR			Full Name		GANESH A MANE
Location RAIGAD			Flat/Block No.		
Year 2022-2023 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		
0030072201 SEARCH FEE		450.00	Area/Locality		
			Town/City/District		
			PIN		
			Remarks (If Any)		
			Land Plot No 8A Sector No 16 Village Kharghar From 1993 To 2010		
			Amount In Four Hundred Fifty Rupees Only		
Total		450.00	Words		
Payment Details CANARA BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	02400412022083000124 1063008202202400124
Cheque/DD No.			Bank Date	RBI Date	30/08/2022-08:18:32 Not Verified with RBI
Name of Bank			Bank-Branch CANARA BANK		
Name of Branch			Scroll No. , Date Not Verified with Scroll		

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9702752672

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

MH006778836202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
23 Aug 2022	Receipt	Receipt no.: 1112529772
	Name of the Applicant :	YOGESH RAMCHANDRA KHOT
	Details of property of which document has to be searched :	Dist :Raigarh Village :Kharaghar S.No/CTS No/G.No. : 16
	Period of search :	From :2011 To :2022
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH006778836202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frnSearchChallanWithOutReg.php'.		

GANESH A MANE

(SEARCH CLERK)

Room No. 16, Jai Bhole Shankar Chawl, Suryanagar, Vikhroli (W),
Mumbai - 400 083
Mob. 9702752672

Date: 30.08.2022

To,
Jindal & Jindal
Associates .

Ref: Investigation title of the property Land bearing Plot No. 8A, Sector No. 16, Area 1399.90 Sq Mtrs., Village. Kharghar, Taluka. Panvel, Dist Raigad.

Owner: CIDCO LIMITED.

Dear Sir,

As per your instructions I have taken Online search of above mentioned property in Sub-Registrars Offices at Panvel from 1993 To 2022 (30 Years).

I have found the following documents registered therein during the course of search save and except those listed herein below.

AT PANVEL SUB REGISTRAR OFFICE FROM 1993 TO 2022 (30 YEARS)
COMPUTER RECORD - PVL - 1, 2, 3, 4 & 5.

1993	:	Torn
1994	:	Torn
1995	:	Torn
1996	:	Torn
1997	:	Torn
1998	:	Some Pages Torn
1999	:	Some Pages Torn
2000	:	some Pages Torn
2001	:	Some Pages Torn
2002	:	
To	:	Nil
2020	:	
2021	:	ENTRY

PVL-4 9099/2021	AGREEMENT TO LEASE A.V. RS. 198767601.30/- M/S. SKYTECH INFRA THROUGH PARTNER KAILAS GOKAR KAROTRA TO CIDCO LIMITED THROUGH MR. SHRIKANT PAVASKAR	25.08.2021
		25.08.2021

Schedule: Plot No. 8A, Sector No. 16, Area 1399.90 Sq Mtrs., Village. Kharghar, Taluka. Panvel. Dist Raigad.

2022 : Nil

(Up to Last dated 29 August 2022)

NOTE OF SEARCH

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Search taken at Online Search Government Website, As there is a problem with online Search available from IGR Maharashtra Web site; we have not been able to confirm any existing charges Recorded under Notice of Intimation & Other transactions from the IGR Maharashtra Web site.

Due to Covid-19 situation, the records at the concerned Sub-Registrar Offices cannot be accessed; hence manual search could not be carried out.



G.A.MANE
Search Clerk
MUMBAI