

DATE : 16.06.2022

FORMAT- A

(Circular No:- 28 / 2021

To

MahaRERA

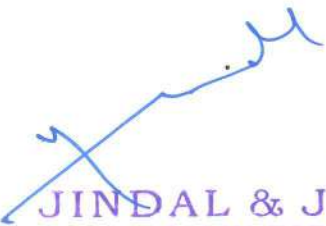
LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Plot No.17C/1, Sector-16E, Kalamboli, 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. NEELKANTH DEVELOPERS 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.17C/1, admeasuring about 2448.12 Sq.Mtrs. Area, lying, being and situated in Sector-16E at Kalamboli, Taluka-Panvel and District Raigad.
- 2) Documents of Allotment of plot.
 - i) Allotment Letter dated 27.12.2021
 - ii) Registered Agreement to Lease dated 17.03.2022
 - iii) Commencement Certificate dated 18.05.2022
- 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. NEELKANTH DEVELOPERS is clear, marketable and without any encumbrances.


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

Owners of land

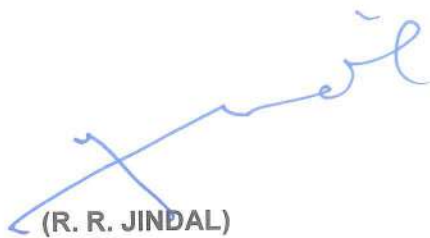
M/S. NEELKANTH DEVELOPERS

-Plot No.17C/1, Sector-16E,
Kalamboli, Navi Mumbai.

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

Encl : Annexure.

Date : 16.06.2022.


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

TITLE OF THE SAID LAND

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (I of 1956) (hereinafter referred to as 'THE CORPORATION') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, under the provisions of sub-sec, 1 and 3-A of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No.-XXXVII of 1966 hereinafter referred to as the SAID ACT.).
2. By virtue of being the Development Authority the Corporation has been empowered under Section 113A of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.

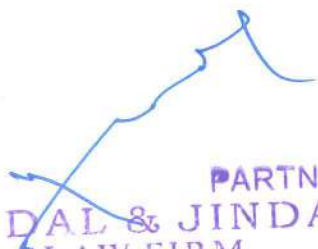
IN THE YEAR 2021

3. Vide scheme No.MM-SCH-17-2020-21 Corporation has launched a scheme for lease of plots for Residential Cum Commercial use at Ghansoli, Kharghar, Kalamboli and New Panvel node of Navi Mumbai through e-Tender cum e-Auction.
4. The Promoters have participated in the said scheme and applied for Plot No.17C/1, admeasuring 2448.12 Sq.mtrs. Sector-16E, Kalamboli node by quoting Rs.1,07,788/- per Sq. mtrs.
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.17C/1, Sector- 16E in Village/ Site Kalamboli, Navi Mumbai, containing by measurement 2,448.12 Square meters or thereabouts for Residential + Commercial purpose vide allotment Letter No.146524/ 1000903/8498, dated 27.12.2021 on the terms and conditions and for the lease premium as contained in the said Allotment Letter
6. The Promoters M/S. NEELKANTH DEVELOPERS paid to the Corporation a sum of Rs.26,38,77,958.56/- (Rupees Twenty Six Crore Thirty Eight Lakhs Seventy Seven Thousand Nine Hundred Fifty Eight and Fifty Six Paise Only) as and by way of full and final payment of lease premium of the said plot as per the terms of Allotment.


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

IN THE YEAR 2022

7. By an Agreement to Lease dated: 17th March, 2022 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 CORPORATION' and M/S. NEELKANTH DEVELOPERS, through its Partners 1) MR. KAILASH GOKAR KAROTRA, 2) MR. JITENDRA VELJIBHAI PATEL, 3) MR. RAGHU AMBAVI PATEL, 4) MR. HIRJI RAGHAVJI RAVRIYA, 5) MR. ANIL BHANJI RAVRIYA, 6) MR. NARAYAN RAGHAVJI RAVRIYA, (therein referred to as the Licensee & hereinafter referred to as the PROMOTERS), the CIDCO leased a Plot of land being Plot No.17C/1, Sector-16E, admeasuring 2448.12 Sq. Mtrs. at village Kalamboli, 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 and upon covenants mentioned therein for a period of 60 years with a right to develop the same as permissible under General Development Control Regulations for New Bombay, 1975.
8. The said Agreement to Lease dated 17th March, 2022 has been registered at the Office of Sub Registrar Assurances Panvel-4, Vide Receipt No.3697, Document No.PVL4-3449-2022, Dated: 21.03.2022.
9. The Panvel Municipal Corporation (PMC), by its development permission-cum-Commencement Certificate under Reference No. PMC/TP/Kalamboli/16E/17C/1/21-22/16370/1383/2022 Dt.18.05.2022 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. 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.
11. The said Plot is earmarked for the purpose of building a residential cum commercial project consisting Ground + 9 Floors and the said project shall be known as "NEELKANTH DHAM"


PARTNER
JINDAL & JINDAL
LAW FIRM

B-3/6/01-02, Sector 2, Vashi, Navi Mumbai - 400705
Tel.: 022 2782 5356 / 59 / Mob. 9987058727

● Email: jindaloffice@gmail.com ● Website : www.jindallawfirm.com

All that piece or parcel of land known as Plot No.17C/1, situated in Sector-16E, at Kalamboli, Navi Mumbai, contained admeasuring 2448.12 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

On or towards the North By : 30.00 MTR. WIDE LINK ROAD

On or towards the South By : 11.00 MTR. WIDE ROAD

On or towards the West By : PLOT NO.17C

On or towards the East By : 30.00 MTR. WIDE ROAD

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 2021 : NIL

2022 : ENTRY

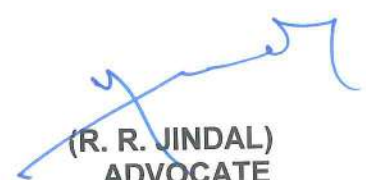
PVL-4 3449/2022	AGREEMENT TO LEASE A.V. RS.263877958.56/- CIDCO TO M/S. NEELKANTH DEVELOPERS, through its Partners 1) MR. KAILASH GOKAR KAROTRA, 2) MR. JITENDRA VELJIBHAI PATEL, & OTHERS	17.03.2022 21.03.2022
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YEAR 2013 TO 2022 : NIL
(up to Last dated 06 June 2022)

Copy of the search Report has been attached herewith

No litigation seen in the Commencement Certificate.

Date : 16.06.2022


(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	MH002963325202223E	BARCODE			Date	07/06/2022-07:56:59		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 PNL1_PANVEL NO 1 SUB REGISTRAR					Full Name		GANESH A MANE			
Location RAIGAD										
Year 2022-2023 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				750.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Land Plot No 17C 1 Sector No 16E Village Kalmboli From 1993 To 2022					
					Amount In		Seven Hundred Fifty Rupees Only			
Total				750.00	Words					
Payment Details CANARA BANK					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	02400412022060700091		1060706202202400091	
Cheque/DD No.					Bank Date	RBI Date	07/06/2022-07:59:37		Not Verified with RBI	
Name of Bank					Bank-Branch		CANARA BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9702752672

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

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

GANESH A MANE

(SEARCH CLERK)

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

Date: 07.06.2022

To,
Jindal & Jindal
Associates .

Ref: Investigation title of the property Land bearing Plot No. 17C/1,
Sector No. 16E, Area 2448.12 Sq Mtr., Village. Kalmboli, Taluka.
Panvel, Dist. Raigad.

Owner: M/S. NEELKANTH DEVELOPERS.

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
2021	:	
2022	:	ENTRY

PVL-4 3449/2022	AGREEMENT TO LEASE A.V. RS. 263877958.56/- M/S. NEELKANTH DEVELOPERS THROUGH PARTNER KAILASH GOKAR KAROTRA, JITENDRA VELJIBHAI PATEL & OTHERS TO CIDCO	17.03.2022 21.03.2022
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Schedule: Plot No. 17C/1, Sector No. 16-E, Area 2448.12 Sq Mtr., Village. Kalmboli, Taluka. Panvel. Dist Raigad.

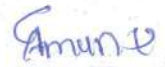
(Up to Last dated 06 June 2022)

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