



S.J. BONDRE & CO.

Add.: Office No.01, 1st Floor, Sai Sharan Complex, Sector-08,, Khanda Colony, New Panvel (West), Dist. Raigad.
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09th April, 2021

FORMAT – A
(Circular No.:- 28/2021)

To
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Plot No. 67+ 68, admeasuring about 581.43 Sq. Mtrs., Situated in Sector-08, at New Panvel (E), Tal-Panvel, Dist- Raigad** (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **M/S. DSR BUILDERS & DEVELOPERS**, a Partnership Firm, through its partners **1) MR. DINESH NARAYAN CHAUDHARY & MR. DADA BALASO HAJARE** and following documents i.e. :-

- 1) Description of the property.
Plot No. 67+ 68, admeasuring about 581.43 Sq. Mtrs., Situated in Sector-08, at New Panvel (E), Tal-Panvel, Dist- Raigad.
- 2) The documents of allotment of plot.
 - a) Allotment Letter vide its Ref. No. 70555/1000374/922 under Customer No. 30378893 dated 11/12/2019 issued by CIDCO Ltd to DSR BUILDERS & DEVELOPERS in respect of allotment of Plot No. 67+ 68, admeasuring about 581.43 Sq. Mtrs., Situated in Sector-08, at New Panvel (E), Tal-Panvel, Dist- Raigad.
 - b) Agreement to Lease dated 28/03/2021 executed between the CIDCO Ltd therein referred to as the 'Corporation' party of the first part and M/S. DSR BUILDERS & DEVELOPERS therein referred to as the 'Licensee' party of the second part in respect of Plot No. 67+ 68, admeasuring about 581.43 Sq. Mtrs., Situated in Sector-08, at New Panvel (E), Tal-Panvel, Dist- Raigad and registered in the office of Joint Sub Registrar Panvel-5, under document Sr. No. 5214/2021 & Receipt No. 5557 dated 30/03/2021.
- 3) 7/12 extract or property card – Not Applicable



4) Search report for 30 years from 1992 till 2021

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. DSR BUILDERS & DEVELOPERS**, a Partnership Firm, through its partners **1) MR. DINESH NARAYAN CHAUDHARY & MR. DADA BALASO HAJARE** is clear, marketable and without any encumbrances.

Owners of the land

(1) **M/S. DSR BUILDERS & DEVELOPERS**, a Partnership Firm, through its partners **1) MR. DINESH NARAYAN CHAUDHARY & MR. DADA BALASO HAJARE** are the owners of Plot No. 67+ 68, admeasuring about 581.43 Sq. Mtrs., Situated in Sector-08, at New Panvel (E), Tal-Panvel, Dist-Raigad.

(2) Qualifying comments/remarks if any
No.

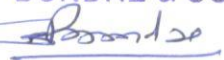
The report reflecting the flow of the title of the **M/S. DSR BUILDERS & DEVELOPERS** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date:09/04/2021



For S.J BONDRE & CO


ADVOCATE
PROPRIETOR
Advocate.



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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/12 extract / P.R. Card as on date of application for registration –
Not Applicable
- 2) Mutation Entry No.
Not Applicable
- 3) Search report for 30 years from 1990 to 2019 Taken from Sub-Registrar office at Panvel- 1 to 5
 - i) 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 (3A) of Section 113 of the Maharashtra Regions and Town Planning Act 1966 (Maharashtra XXXVII of 1966). 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 disposed.
 - ii) The CIDCO Ltd. has allotted the Plot No. 67+ 68, admeasuring about 581.43 Sq. Mtrs., Situated in Sector-08, at New Panvel (E), Tal-Panvel, Dist- Raigad to **M/S. DSR BUILDERS & DEVELOPERS** as per the Allotment Letter vide its Ref. No. 70555/1000374/922 under Customer No. 30378893 dated 11/12/2019.
 - iii) Agreement to Lease dated 28/03/2021 executed between the CIDCO Ltd therein referred to as the 'Corporation' party of the first part and **M/S. DSR BUILDERS & DEVELOPERS**, through its partners 1)



MR. DINESH NARAYAN CHAUDHARY & MR. DADA BALASO HAJARE therein referred to as the 'Licensee' party of the second part in respect of Plot No. 67+ 68, admeasuring about 581.43 Sq. Mtrs., Situated in Sector-08, at New Panvel (E), Tal-Panvel, Dist-Raigad and registered in the office of Joint Sub Registrar Panvel-5, under document Sr. No. 5214/2021 & Receipt No. 5557 dated 30/03/2021.

4) Any other relevant title.
Not Applicable

5) Litigations if any.- No

Date:09/04/2021



For S.J BONDRE & CO


**ADVOCATE
PROPRIETOR**
Advocate