



**Pritu Ajey Mishra**

(BLS.LLB)

**Advocate Bombay High Court**

FORMAT -A

(Circular No. 28/2021 dated 08/03/2021)

To,  
MahaRERA.

**LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to land bearing Plot no. 122, Sector no. 24 area admeasuring about 610 sq. Mtrs., being and situated at Village: Pushpak (Vahal) Tal: Panvel and Dist: Raigad (hereinafter referred as the "said Plot").

I have investigated the title of the said Plot on the request of **M/s. Gyana Enterprises through its Proprietor Smt. Kalpana Mukesh Arethia** and following documents i.e.: -

- 1) Description of the Property.
- 2) Agreement to Lease dated 21/01/2020
- 3) Tripartite Agreement dated 04/03/2022
- 4) Power of Attorney dated 07/03/2022
- 5) Search Report from the year 2009 to 2022

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 1) **Shri Charudatta Balkrishna Patil**, 2) **Shri. Kalpesh Pravin Patil**, 3) **Shri. Pravin Vitthal Patil**, and **Shri Yajuvendra Balkrishna Patil** and **M/S. Gyana Enterprises through its Proprietor Smt. Kalpana Mukesh Arethia** as the Owners/lessees/ Developer, is marketable and without any encumbrances.

**Owners/ Lessees of the Property:**

1. **Shri. Kalpesh Pravin Patil, Shri Charudatta Balkrishna Patil, Shri. Pravin Vitthal Patil & Shri Yajuvendra Balkrishna Patil** – 90% Undivided share in, Plot no. 122 admeasuring about 610 sq. mtrs, Village: Pushpak (Vahal) Tal: Panvel and Dist: Raigad.





**Pritu Ajey Mishra**

(BLS.LLB)

**Advocate Bombay High Court**

2. **M/s. GYANA ENTERPRISES through its Proprietor Smt. Kalpana Mukesh Arethia -**  
10% Undivided share in, Plot no. 122 admeasuring about 610 sq. meters, Village: Vahal,  
Node: Pushpak, Tal: Panvel and Dist: Raigad.

The report reflecting the flow of the title of Shri. Kalpesh Pravin Patil, Shri Charudatta Balkrishna Patil, Shri. Pravin Vitthal Patil & Shri Yajuvendra Balkrishna Patil and **M/S. Gyana Enterprises** as the Owners/lessees/Developer is enclosed herewith as an annexure.

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

**FLOW OF THE TITLE OF THE SAID LAND.**

Sr.No.

- 1) Search Report from the year 2009 to 2022, bearing receipt no. 1112519389 dated 12/08/2022.
- 2) An Agreement to Lease dated 21/01/2020, registered under document serial No. PVL-1/1362/2020 dated 11/02/2020, whereby City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) of the ONE PART assigned, Conveyed and transferred all the leasehold rights, titles and interest with respect to said plot in favour of 1) Shri. Kalpesh Pravin Patil, 2) Shri Charudatta Balkrishna Patil, 3) Shri. Pravin Vitthal Patil and 4) Shri Yajuvendra Balkrishna Patil of the OTHER PART, as per the terms and conditions mentioned in the said Agreement to Lease.
- 3) Tripartite Agreement dated 04/03/2022 has sold, transferred and assigned 10% of their rights, title, interest and benefits with respect to the said land bearing Plot No. 122, situated in Sector No. 24, Node Pushpak, Village: (Vahal) admeasuring area 610 Sq. Mtrs. in favour of the M/S. Gyana Enterprises through its Proprietor Smt. Kalpana Mukesh Arethia and the same is duly registered with the Sub-Registrar of Assurances at Panvel, vide its Registration Receipt No. 3631 and Registration Document Serial No. PVL-2/3254/2022 on 04/03/2022 and Shri. Kalpesh Pravin Patil, Shri Charudatta Balkrishna Patil, Shri. Pravin Vitthal Patil and Shri Yajuvendra Balkrishna Patil also executed





**Pritu Ajey Mishra**

(BLS.LLB)

**Advocate Bombay High Court**

separate Power of Attorney dated 07/03/2022 duly registered in the office of the Sub Registrar of Assurance at Panvel; vide its Registration Receipt No. 4314 and Registration Document Serial No. PVL-3/3888/2022 dated 07/03/2022 in favour of the M/s. Gyana Enterprises through its Proprietor Smt. Kalpana Mukesh Arethia in pursuance to the said Tripartite Agreement.

Date: 22/08/2022



**Pritu Ajey Mishra**

Advocate