



LAW AFFAIRS

Advocate & Legal Consultant

Shop No. 01, Dream Sky, Plot No. 154,
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To,
MahaRERA
Mumbai
Maharashtra.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **ALL THAT** piece and parcel of land bearing Plot No. 301 admeasuring 390.00 Sq. Mtrs. or thereabouts situate lying and being at Sector- 24 at Pushpak (Vahal) Node, Taluka Panvel, District Raigad, Maharashtra (hereinafter referred to as "the said Plot").

I have investigated the title of the said Plot on the request of **M/S. SK DEVELOPERS**, (PAN: AEKFS0364P) a partnership firm incorporated under the provisions of Indian Partnership Act, 1932 having place of business at 402, Parth Solitaire, Plot No- 2, Sector - 9E, Near Kalamboli D-Mart, Kalamboli, Navi Mumbai - 410218, through its Partners 1) **SHRI SATISH ANANT KADU & 2) SHRI GAURAV DNYANESHWAR MHATRE**, and following documents i.e. :-

- a. Description of the property: ALL THAT piece and parcel of land bearing Plot No. 301 admeasuring 390.00 Sq. Mtrs. or thereabouts situate lying and being at Sector- 24 at Pushpak (Vahal) Node, Taluka Panvel, District Raigad, Maharashtra.
- b. I have in the course of my investigation relied on the copies of documents made available to me which are more particularly listed hereinbelow and rendered my opinion only on the basis of documents perused by me.

Allotment Letter No. 2015/3473 dated 10/08/2015.

Agreement to Lease dated 10th August, 2017 duly registered with the office of Sub-Registrar of Assurances at Panvel-4 on 22nd August, 2017 under Serial No. PVL-4/9608 of 2017 made and executed between City and Industrial



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Development Corporation of Maharashtra, ("CIDCO") and Late Shri Mahadev Gana Mhatre;

The Late Shri Mahadev Gana Mhatre expired as per the Heirship Certificate issue in the Court of the Civil Judge Senior Division Panvel, vide CMA No. 488/2020, the court declare 1) Smt. Parvati Mahadev Mhatre, 2) Shri Avinash Mahadev Mhatre, 3) Shri. Sachin Mahadev Mhatre, the legal heirs of the Late Shri Mahadev Gana Mhatre as per heirship certificate the corrigendum letter issue dated 25th November, 2021.

Tripartite Agreement dated 07th January, 2022 duly registered with the office of Sub-Registrar of Assurances at Panvel-2 on 11th January, 2022 under Serial No. PVL-2/415 of 2022 made and executed between City and Industrial Development Corporation of Maharashtra, therein referred to as the Corporation of the One Part and 1) Smt. Parvati Mahadev Mhatre, 2) Shri Avinash Mahadev Mhatre, 3) Shri. Sachin Mahadev Mhatre, therein referred to as the Licensees of the Second Part and M/S. SK DEVELOPERS the Developer, therein referred to as the New Licensee of the Third Part.

Final Order for Plot Transfer bearing Ref No. CIDCO/AmuBhuvaBhuA /NMIA / Ulwe/2021/2483 dated 14/01/2022 issued by CIDCO in favour of M/S. SK DEVELOPERS.

c. Search report for 8 years from 2015 till 2022 caused online and physical searches to be taken through Mr. Venkat A. Yadav in respect of the said Plot on IGR website and in the offices of the Sub-Registrar of Assurance at Panvel. The search is subject to the availability of records.

2. 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. SK DEVELOPERS is clear, marketable and without any encumbrances.



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3. I have in the course of my investigation assumed the authenticity and completeness of all documents furnished to me and the authenticity of the signatures of all the executing parties to such documents.
4. The report reflecting the flow of title of M/S. SK DEVELOPERS to the said Plot is enclosed herewith as **Annexure "A"**.

I am of the opinion that title of M/S. SK DEVELOPERS to the said Plot is clear and marketable.

Dated this **06th** day of **AUGUST, 2022**.

For, **LAW AFFAIRS**

MEHAK H. KHAKHU
Advocate

Encl: Annexure "A"



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ANNEXURE "A"

FLOW OF TITLE in respect of **ALL THAT** piece and parcel of land bearing **Plot No. 301** admeasuring **390.00 Sq. Mtrs.** or thereabouts situate lying and being at **Sector - 24** at **Pushpak (Vahal) Node, Taluka Panvel, District Raigad, Maharashtra** (hereinafter referred to as "**the said Plot**").

- i. THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956 (1 of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act.
- ii. The State Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provision of Section 113 of the said Act.
- iii. By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the Said Act to dispose of land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.



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- iv. The Corporation is the New Town Development Authority for the area designated as the site for the new towns of Navi Mumbai, as declared by Government of Maharashtra (hereinafter referred to as the "State Government") in exercise of its powers under Subsection (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as the "MRTP ACT, 1966").
- v. The State Government as per section 113(A) of the MRTP Act 1966, acquired lands described therein and vested such lands in the Corporation for development and disposal.
- vi. The Corporation as part of the development of Navi Mumbai has decided to establish an International Airport namely "Navi Mumbai International Airport" with the approval of the State and Central Government (hereinafter referred to as the "Project" which includes development of land for the purposes allied thereto).
- vii. The land hereinafter mentioned, was owned by Late SHRI MAHADEV GANA MHATRE, the Original Licensee, was notified for acquisition under the Land Acquisition Act. The Original Licensee has opted for a developed plot in lieu of monetary compensation. This developed plot be allotted by the Corporation, on lease, as per the provisions terms and conditions under the Navi Mumbai Disposal of Land (Allotment of Plots to Airport Project Affected Persons for Navi Mumbai International Airport and purpose allied thereto) Amendment) Regulations, 2015 and Navi Mumbai Disposal of Land Regulations 2008. Accordingly the Dy. Collector (Land Acquisition), Metro Center No.1 Panvel, Who is an officer delegated with the powers under the Land Acquisition Act 1894 by the State Government, declared Award under



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the LA Act 1894, specifying therein, the area of the plot to be allotted to the Licensee in lieu of monetary compensation as per the option and consent given by him.

Details of the land acquired along with structures standing thereon as per award

| Village | Taluka & District | Award No. | S. No. / H. No. | Area acquired (H.A) | Name of the Awardee |
|---------|-------------------|--------------|--|---------------------|---------------------|
| ULWE | Panvel Raigad | ULV-ICIG-212 | Un-numbered land in Gaathan along with structure | 122.19 | MAHADEV GANA MHATRE |

Relevant Details of the Structure(s)

| Award No. | Name of the Structure owner | Building No. as per survey | Structure No. as per survey | Use of Structure | Area admissible for determining eligibility | Area of the plot to be allotted jointly |
|--------------|-----------------------------|----------------------------|-----------------------------|------------------|---|---|
| ULV-ICIG-212 | MAHADEV GANA MHATRE | 212 | UL-459A, UL-459B | Residential | 127.20 | 390 |

viii. As per directives and policies of the State Government referred to hereinabove and as per the award declared by the Dy. Collector (Land Acquisition) concerned, the Corporation has allotted to Late Shri Mahadev Gana Mhatre, vide its Allotment Letter No. 2015/3473 dated 10/08/2015 for



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the purpose of constructing a building or building on the terms and conditions mentioned herein.

Description of land allotted

| Place/Node | Plot No. | Sector No. | Area in sq. mtr. | Admissible FSI |
|------------------|----------|------------|------------------|----------------|
| PUSHPAK VAHAL | 301 | 24 | 390 | 1.5 |

- ix. By an Agreement to Lease dated 10th August, 2017 duly registered with the office of Sub-Registrar of Assurances at Panvel-4 on 22nd August, 2017 under Serial No. PVL-4/9608 of 2017 made and executed between City and Industrial Development Corporation of Maharashtra, therein referred to as the Corporation of the One Part and Late Shri Mahadev Gana Mhatre therein referred to as the Licensees of the Other Part; the CIDCO agreed to grant to the said Licensees a lease in respect of Plot No.301, admeasuring 390 sq. mtrs. situate at Sector 24, Pushpak Vahal Node, Taluka Panvel, District Raigad 410206.
- x. The Late Shri Mahadev Gana Mhatre expired as per the Heirship Certificate issue in the Court of the Civil Judge Senior Divison Panvel, vide CMA No. 488/2020, the court declare 1) Smt. Parvati Mahadev Mhatre, 2) Shri Avinash Mahadev Mhatre, 3) Shri. Sachin Mahadev Mhatre, the legal heirs of the Original Licensee as per heirship certificate the corrigendum letter issue dated 25th November, 2021.
- xi. Thereafter, by and under a Tripartite Agreement dated 07th January, 2022 ("Tripartite Agreement") duly registered with the office of the Sub-Registrar of Assurances at Panvel under serial no. PVL-2/415/2022, receipt no. 470 on 11th January, 2022 made and executed by and between CIDCO, therein



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referred to as Corporation or Lessor of the First Part, the 1) Smt. Parvati Mahadev Mhatre, 2) Shri Avinash Mahadev Mhatre, 3) Shri. Sachin Mahadev Mhatre, therein referred to as the Licensee of the Second Part and M/S. SK DEVELOPERS the Developer, therein referred to as the New Licensee of the Third Part.

- xii. By its Commencement Certificate dated 17/03/2022 bearing Ref. No. CIDCO/BP-17974/TPO(NM&K)/2021/9131 issued in the name of the 1) Smt. Parvati Mahadev Mhatre, 2) Shri Avinash Mahadev Mhatre, 3) Shri. Sachin Mahadev Mhatre, the Corporation has granted permission for construction of Residential Cum Commercial Building on the said Plot as per the terms and conditions mentioned therein.

Dated this **06th** day of **AUGUST, 2022**

For **LAW AFFAIRS**

MEHAK H. KHAKHU

Advocate