

FORMAT- A

(Circular No:- 28 / 2021

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Plot Nos.190J & 190I,
Sector-23, Ulwe, 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.
SHYAM ENTERPRISES 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
Nos.190J & 190I, admeasuring about 699.64 Sq.Mtrs. Area, lying, being
and situated in Sector-23 at Ulwe, Taluka-Panvel and District Raigad.

2) Documents of Allotment of plot.

i) Plot No.190J :-

- a) Allotment Letter dated 30.01.2020
- b) Registered Agreement to Lease dated 17.02.2020
- c) Registered Tripartite Agreement dated 11.11.2020
- d) Final Order dated 24.12.2020

ii) Plot No.190I :-

- a) Allotment Letter dated 09.06.2014 and 06.01.2021
- b) Registered Agreement to Lease dated 22.01.2021
- c) Registered Tripartite Agreement dated 01.04.2021
- d) Final Order dated 01.06.2021

iii) Amalgamation letter dated 02.12.2021

iv) Registered Modified Agreement dated 18.11.2021


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

- v) Registered Admission Deed of M/S. SHYAM ENTERPRISES dated 20.02.2021
- vi) CIDCO Order for change of Partners in CIDCO record dated 20.04.2021
- vii) Commencement Certificate dated 16.06.2022

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. SHYAM ENTERPRISES is clear, marketable and without any encumbrances.

Owners of land

M/S. SHYAM ENTERPRISES

- Plot No.190J & 190I,
Sector-23, Ulwe, Navi Mumbai.

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

Encl : Annexure.

Date : 01.07.2022.

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

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (1 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.

BRIEF DETAILS OF PLOT NO.190J

3. The CIDCO Ltd., vide its Letter of Allotment dated 30.01.2020, File No.1550/0000090211/2000219, Dated 30.01.2020 has allotted the Plot bearing No.190J, in Sector-23, admeasuring 399.69 Sq.Mtrs., Node-Ulwe, Navi Mumbai, Tal.Panvel, Dist Raigad to the 1) SMT. RAMUBAI HIRAJI NAIK, 2) KASHINATH KAMLYA GHARAT(Deceased), 3) SHRI. VISHWANATH KASHINATH GHARAT, 4) SHRI. LAXMAN KASHINATH GHARAT, 5) SHRI. KRISHNA KASHINATH GHARAT, 6) NAMDEV KAMLYA GHARAT (Deceased), 7) SHRI. BHARGAV NAMDEV GHARAT, 8) SHRI. CHANDRAKANT NAMDEV GHARAT, 9) SHRI. PADAJI KAMLYA GHARAT(Deceased), 10) SMT. HIRU PREM BAG, 11) SHRI. BHARAT PADAJI GHARAT, 12) SHANTARAM PADAJI GHARAT(Deceased), 13) SMT. NIRMALA SHANTARAM GHARAT, 14) SHRI. VIJENDRA SHANTARAM GHARAT, 15) SMT. SEEMA SHANTARAM GHARAT, for the purpose of construction of building or buildings thereon for residential & commercial purpose on the terms and conditions mentioned in the said Allotment Letter.

4. By an Agreement to Lease dated: 17th February, 2020 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 LESSOR' and 1) SMT. RAMUBAI HIRAJI NAIK, 2) SHRI. VISHWANATH KASHINATH GHARAT, 3) SHRI. LAXMAN KASHINATH GHARAT, 4) SHRI. KRISHNA KASHINATH GHARAT, 5) SHRI. BHARGAV

PARTNER

JINDAL & JINDAL
LAW FIRM

B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

NAMDEV GHARAT, 6) SHRI. CHANDRAKANT NAMDEV GHARAT, 7) SMT. HIRU PREM BAG, 8) SHRI. BHARAT PADAJI GHARAT, 9) SMT. NIRMALA SHANTARAM GHARAT, 10) SHRI. VIJENDRA SHANTARAM GHARAT, 11) SMT. SEEMA SHANTARAM GHARAT, (therein referred as the LESSEES & hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No.190J, Sector-23, admeasuring 399.69 Sq. Mtrs. at village Ulwe, Navi Mumbai, Taluka-Panvel, Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT'). THE ORIGINAL Allottees paid the Premium in full agreed to be paid to the Corporation.

5. The said Agreement to Lease dated 17th February, 2020 has been registered at the Office of Sub Registrar Assurances Panvel-5, Vide Receipt No.2423, Document No.PVL5-2258-2020, Dated: 22.02.2020.
6. The Physical possession of the said plot has been handed over to the Original Allottees for Development and Construction thereof the Building for Residential cum Commercial purposes. The corporation granted permission or license to the Original Allottees to enter upon the said Plot of land for the purpose of erecting building/s.
7. By Tripartite Agreement dated 11th November, 2020 between the CIDCO THE FIRST PART, 1) SMT. RAMUBAI HIRAJI NAIK, 2) SHRI. VISHWANATH KASHINATH GHARAT, 3) SHRI. LAXMAN KASHINATH GHARAT, 4) SHRI. KRISHNA KASHINATH GHARAT, 5) SHRI. BHARGAV NAMDEV GHARAT, 6) SHRI. CHANDRAKANT NAMDEV GHARAT, 7) SMT. HIRU PREM BAG, 8) SHRI. BHARAT PADAJI GHARAT, 9) SMT. NIRMALA SHANTARAM GHARAT, 10) SHRI. VIJENDRA SHANTARAM GHARAT, 11) SMT. SEEMA SHANTARAM GHARAT, the New Licensees of the SECOND PART & the M/S. SHYAM ENTERPRISES, through its Partners 1) MR. RATANSHI KHIMJI PATEL, 2) MR. SHYAM VASTA PATEL, 3) MR. KIRTI MURJI PATEL, 4) MR. PRAKASH MURJIBHAI PATEL (therein referred to as "The Subsequent New Licensees" and hereinafter referred to as 'Promoters') of THE THIRD PART. The said New Licensees have assigned all their rights and interests in and upon the said Plot No.190J to the Party of the THIRD PART on the terms and conditions more particularly set out in the said Agreement to Lease and this Tripartite Agreement.
8. The said Tripartite Agreement dated 11th November, 2020 has been registered at the Office of Sub Registrar Assurance Panvel 2, vide Receipt No.11485, Document No.PVL2-10107-2020, Dated.: 12.11.2020.

PARTNER
JINDAL & JINDAL
LAW FIRM

B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

9. The CIDCO has transferred the said Plot in favour of M/S. SHYAM ENTERPRISES, through its Partners 1) MR. RATANSHI KHIMJI PATEL, 2) MR. SHYAM VASTA PATEL, 3) MR. KIRTI MURJI PATEL, 4) MR. PRAKASH MURJIBHAI PATEL, vide CIDCO letter No.CIDCO/VASAHAT/12.5% SCHEME/ULWE/1550/ 2020/8389, Dated : 24.12.2020.
10. The Original Partners 1) MR. RATANSHI KHIMJI PATEL, 2) MR. SHYAM VASTA PATEL, 3) MR. KIRTI MURJI PATEL, 4) MR. PRAKASH MURJIBHAI PATEL of M/S. SHYAM ENTERPRISES, have admitted 1) MR. SACHIN BABAN KADAM, 2) MR. ASHOKKUMAR MOHANLAL CHHAJED, 3) MR. UTTAMCHAND MOHANLAL JAIN, as a Partners by executing Admission Deed on 20.02.2021 which is duly register at Registration office of Partnership firm, vide Registration Receipt No.MB000095216, DATED 20.02.2021. The share of Partners were 1) MR. RATANSHI KHIMJI PATEL- 33%, 2) MR. SHYAM VASTA PATEL - 33%, 3) MR. KIRTI MURJI PATEL - 17%, 4) MR. PRAKASH MURJIBHAI PATEL- 17% now as per new Partnership the share of Partners are 1) MR. RATANSHI KHIMJI PATEL- 19%, 2) MR. SHYAM VASTA PATEL - 19%, 3) MR. KIRTI MURJI PATEL - 9.50%, 4) MR. PRAKASH MURJIBHAI PATEL- 9.50%, 5) MR. SACHIN BABAN KADAM - 21.50%, 6) MR. ASHOKKUMAR MOHANLAL CHHAJED - 16.50%, 7) MR. UTTAMCHAND MOHANLAL JAIN - 5%,
11. The Partnership Firm M/S. SHYAM ENTERPRISES, have applied to CIDCO for change of Partnership and CIDCO has changed in their record CIDCO vide Letter No.CIDCO/VASAHAT/12.5%SCHEME/ ULWE/1550/ 2021/39, Dt.20.04.2021. (By 1) MR. RATANSHI KHIMJI PATEL- 19%, 2) MR. SHYAM VASTA PATEL - 19%, 3) MR. KIRTI MURJI PATEL - 9.50%, 4) MR. PRAKASH MURJIBHAI PATEL- 9.50%, 5) MR. SACHIN BABAN KADAM - 21.50%, 6) MR. ASHOKKUMAR MOHANLAL CHHAJED - 16.50%, 7) MR. UTTAMCHAND MOHANLAL JAIN - 5%)

BRIEF DETAILS OF PLOT NO.190I

12. The CIDCO Ltd., vide its Letter of Allotment dated 09.06.2014, File No.174(A), has allotted the Plot bearing No.190I, in Sector-23, admeasuring 299.95 Sq.Mtrs., Node-Ulwe, Navi Mumbai Tal.Panvel, Dist. Raigad to the SHRI. NAMA DHARMA DAUR, for the purpose of construction of building or buildings thereon for residential & commercial purpose on the terms and conditions mentioned in the said Allotment Letter.

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

13. The said SHRI. NAMA @ NAMDEV DHARMA DAUR expired on dated 02.12.2015 leaving behind 1) SHRI. GOVARDHAN NAMDEV DAUR, 2) SHRI. MURLIDHAR NAMDEV DAUR, 3) SMT. ANANDI NAMDEV DAUR, 4) SMT. GANGA DAGADU PATIL, 5) SMT. RANJANA RAVINDRA TARE, 6) SMT. BHANUMATI BHANUDAS GAIKWAD, 7) SMT. JAYU JANARDAN PATIL as his legal heirs
14. The said 1) SHRI. GOVARDHAN NAMDEV DAUR, 2) SHRI. MURLIDHAR NAMDEV DAUR, 3) SMT. ANANDI NAMDEV DAUR, 4) SMT. GANGA DAGADU PATIL, 5) SMT. RANJANA RAVINDRA TARE, 6) SMT. BHANUMATI BHANUDAS GAIKWAD, 7) SMT. JAYU JANARDAN PATIL has obtained legal heirship Certificate from Competent Court vide MISC. APPLN. NO.727/2019
15. The CIDCO Ltd., vide its Letter of Allotment dated 06.01.2021, File No.174A/0000007150/2000308, has allotted the Plot bearing No.190I, in Sector-23, admeasuring 299.95 Sq.Mtrs., Node-Ulwe, Navi Mumbai Tal.Panvel, Dist Raigad to the LATE NAMA @ NAMDEV NAMA @ NAMDEV DHARMA DAUR, through his legal heirs 1) SHRI. GOVARDHAN NAMDEV DAUR, 2) SHRI. MURLIDHAR NAMDEV DAUR, 3) SMT. ANANDI NAMDEV DAUR, 4) SMT. GANGA DAGADU PATIL, 5) SMT. RANJANA RAVINDRA TARE, 6) SMT. BHANUMATI BHANUDAS GAIKWAD, 7) SMT. JAYU JANARDAN PATIL, for the purpose of construction of building or buildings thereon for residential & commercial purpose on the terms and conditions mentioned in the said Allotment Letter.
16. By an Agreement to Lease dated: 22nd January, 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 LESSOR' and 1) SHRI. GOVARDHAN NAMDEV DAUR, 2) SHRI. MURLIDHAR NAMDEV DAUR, 3) SMT. ANANDI NAMDEV DAUR, 4) SMT. GANGA DAGADU PATIL, 5) SMT. RANJANA RAVINDRA TARE, 6) SMT. BHANUMATI BHANUDAS GAIKWAD, 7) SMT. JAYU JANARDAN PATIL, (therein referred as the LESSEES & hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No.190I, Sector-23, admeasuring 299.95 Sq. Mtrs. at village Ulwe, Navi Mumbai, Taluka-Panvel, Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT') THE ORIGINAL Allottees paid the Premium in full agreed to be paid to the Corporation.

 **PARTNER**

JINDAL & JINDAL
LAW FIRM

B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

17. The said Agreement to Lease dated 22nd January, 2021 has been registered at the Office of Sub Registrar Assurances Panvel-2, Vide Receipt No.1697, Document No.PVL2-1429-2021, Dated: 25.01.2021.
18. The Physical possession of the said plot has been handed over to the Original Allottees for Development and Construction thereof the Building for Residential cum Commercial purposes. The corporation granted permission or license to the Original Allottees to enter upon the said Plot of land for the purpose of erecting building/s.
19. By Tripartite Agreement dated 1st April, 2021 between the CIDCO THE FIRST PART, 1) SHRI. GOVARDHAN NAMDEV DAUR, 2) SHRI. MURLIDHAR NAMDEV DAUR, 3) SMT. ANANDI NAMDEV DAUR, 4) SMT. GANGA DAGADU PATIL, 5) SMT. RANJANA RAVINDRA TARE, 6) SMT. BHANUMATI BHANUDAS GAIKWAD, 7) SMT. JAYU JANARDAN PATIL, Original Allottees of the SECOND PART & the M/S. SHYAM ENTERPRISES, through its Partners 1) MR. RATANSHI KHIMJI PATEL, 2) MR. SHYAM VASTA PATEL, 3) MR. KIRTI MURJI PATEL, 4) MR. PRAKASH MURJIBHAI PATEL, 5) MR. SACHIN BABAN KADAM, 6) MR. ASHOKKUMAR MOHANLAL CHHAJED, 7) MR. UTTAMCHAND MOHANLAL JAIN, the New Licensees of THE THIRD PART. The said Original Allottees have assigned all their rights and interests in and upon the said Plot No.1901 to the Party of the THIRD PART on the terms and conditions more particularly set out in the said Agreement to Lease and this Tripartite Agreement.
20. The said Tripartite Agreement dated 1st April, 2021 has been registered at the Office of Sub Registrar Assurance Panvel-2, vide Receipt No.6966, Document No.PVL2-5982-2021, Dated.: 01.04.2021
21. The CIDCO has transferred the said Plot in favour of M/S. SHYAM ENTERPRISES, through its Partners 1) MR. RATANSHI KHIMJI PATEL, 2) MR. SHYAM VASTA PATEL, 3) MR. KIRTI MURJI PATEL, 4) MR. PRAKASH MURJIBHAI PATEL, 5) MR. SACHIN BABAN KADAM, 6) MR. ASHOKKUMAR MOHANLAL CHHAJED, 7) MR. UTTAMCHAND MOHANLAL JAIN, vide CIDCO letter No.CIDCO/VASAHAT/12.5% SCHEME/ULWE/174A/ 2021/136, Dated : 01.06.2021
22. The said M/S. SHYAM ENTERPRISES, through its Partners 1) MR. RATANSHI KHIMJI PATEL, 2) MR. SHYAM VASTA PATEL, 3) MR. KIRTI MURJI PATEL, 4) MR. PRAKASH MURJIBHAI PATEL, 5) MR. SACHIN BABAN KADAM, 6) MR. ASHOKKUMAR MOHANLAL CHHAJED, 7) MR. UTTAMCHAND MOHANLAL JAIN applied to CIDCO for amalgamation of

PARTNER

JINDAL & JINDAL
LAW FIRM

B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

the two Plots No.190J & 190I and on payment of the required premium CIDCO vide its letter No.CIDCO/VASAHAT/12.5%SCHEME/ULWE/1550+174-A/2021/E-78431/959, Dated 02.12.2021 granted permission to amalgamate the said Plots.

23. The Modified Agreement dated 18th November, 2021 is executed between CIDCO Ltd & the M/S. SHYAM ENTERPRISES, through its Partners 1) MR. RATANSHI KHIMJI PATEL, 2) MR. SHYAM VASTA PATEL, 3) MR. KIRTI MURJI PATEL, 4) MR. PRAKASH MURJIBHAI PATEL, 5) MR. SACHIN BABAN KADAM, 6) MR. ASHOKKUMAR MOHANLAL CHHAJED, 7) MR. UTTAMCHAND MOHANLAL JAIN in respect of Plot No.190J & 190I and the said Modified Agreement is duly registered on 18.11.2021, vide Registration Receipt No.18483 and Document Sr. No. PVL2-15959-2021.
24. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-Cum-Commencement Certificate under Reference No.CIDCO/BP-18043/TPO(NM)/2022/9481, Dated: 16.06.2022, granted its permission to develop the said plot No.190J & 190I and to construct a building for residential Cum Commercial proposes 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.
25. The Promoters have entrusted the architect works to "ATUL PATEL", (hereinafter called "The Said Architect") & RCC works to S. R. RAO, (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot.
26. The said Plot is earmarked for the purpose of building a residential cum commercial project consisting Ground + 2 upper floors (As Per CC), Ground + 6 upper floors (Future Provision) and the said project shall be known as "SIDDHIVINAYAK BHAKTI" (hereinafter referred to as the said Building).


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

SCHEDULE

All that piece or parcel of land known as Plot No.190I & 190J, Sector-23, in Village Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) containing by measurement 699.64 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

On or towards the North By : Plot No.190K

On or towards the South By : Plot No.190H

On or towards the East By : 11.00 mtrs. wide road

On or towards the West By : Plot No.190B, 190C

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

Copy of the search Report has been attached herewith

No litigation seen in the Commencement Certificate.

Date : 01.07.2022


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