

DINESH BHALCHANDRA KALE

B. COM., LL.B., D.C.L., D.L.L., & L.W.

ADVOCATE

Unit 101, Jagannath Niwas, Plot No. A-42 / 43, Sector- 20, Phase -II, Nerul (West), Navi Mumbai - 400706.

Format – A

Circular No. 28/2021

To, Maha RERA

Mumbai

LEGAL TITLE REPORT

Sub: Title Clearance Certificate in respect of all that piece and parcel of land bearing R & R Plot number 80 admeasuring 520.48 Sq. Mts. situate, lying and being at Sector No.-25, Pushpak Node (Vahal), Taluka-Panvel, District-Raigad – 410 206, hereinafter referred to as the said Land.

1. I have investigated the title of the said land on the request of SHRI. SHEKHAR JOMA BHOIR (the "client") and perused the following documents.

a. Allotment letter bearing number Kra.CIDCO/Aanvit/Punhasthapan/Targhar/2015/895, dated 12/11/2015.

b. Agreement to Lease dated 06/10/2017, duly registered before the Joint Sub Registrar of Assurances at Panvel-2 under Receipt No.-13799, Document No.PVL2-11539- 2017 on 06/10/2017.

c. Commencement Certificate and Development Permission bearing number CIDCO/BP-17897/TPO (NM)/2021/9284, dated 31/03/2022.

2. Description of Property:

All that piece and parcel of land bearing R & R Plot number 80 admeasuring 520.48 Sq. Mts. situate, lying and being at Sector No.-25, Pushpak Node (Vahal), Taluka-Panvel, District-Raigad – 410 206.

3. Search Report for 13 years containing no adverse entries.

4. On the perusal of the above mentioned documents and all other relevant documents relating to the title of the said land, I am of the opinion that the title of the said land is clear and without any encumbrances.

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: 2 :

(I) OWNER OF THE LAND

SHRI. SHEKHAR JOMA BHOIR is the Owner of the land bearing R & R Plot number 80 admeasuring 520.48 Sq. Mts. situate, lying and being at Sector No.-25, Pushpak Node (Vahal), Taluka-Panvel, District-Raigad - 410 206.

(II) **OBSERVATIONS:** - I have perused the documents submitted to me as mentioned above, I have come to the conclusion that SHRI SHEKHAR JOMA BHOIR is entitle to develop the said property subject to the compliance of all the terms and conditions of the Development Permission granted by CIDCO Ltd. and all the laws as may be applicable. Further this report is based on the documents, factual particulars, details, Information and oral explanations and clarifications provided by the Promoter as well as Search Report , through Mr. Manoj Mahadik from 2008 to 2020 for the period of 13 years, as maintained and available in the office of the Sub - Registrar of Assurance at Panvel 1,2,3,4 & 5 and Title Certificate and Search Note through Adv. Preeti M. Dubey, dt. 02/07/2022 in respect of the said property. Further the Promoter is in physical possession of the said property.

The report reflecting the flow of the title of the said land is enclosed herewith as Annexure.

Encl : Annexure

Date : 19/07/2022.



DINESH BHALCHANDRA KALE

Advocate, High Court

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FLOW OF TITLE OF THE SAID LAND

By virtue of an Agreement to Lease dated 06/10/2017, CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (hereinafter called "CIDCO") has granted permission and authority to the Licensee i.e. SHRI SHEKHAR JOMA BHOIR to enter upon the said piece and parcel of land bearing R & R Plot number 80 admeasuring 520.48 Sq. Mts. situate, lying and being at Sector No.-25, Pushpak Node (Vahal), Taluka-Panvel, District-Raigad – 410 206 and to erect the building(s) for residential purpose. The said Agreement to Lease is duly registered before the Joint Sub-Registrar of Assurances at Panvel-2 under Receipt No.-13799, Document No. PVL2-11539-2017 on 06/10/2017.

Date : 19/07/2022

D. Kale



DINESH BHALCHANDRA KALE

Advocate, High Court