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Tuesday, 02 August 2022 6:22 PM

## इतर पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 13896 दिनांक: 02/08/2022

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल5-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड रमाकांत पवार

वर्णन अर्ज क्र 663/2022 मौजे खारघर येथील भुखंड नं एफ 92+एफ 97 ,सेक्टर -12 ता पनवेल जि रायगड सन 2008 ते 2022

शोध व निरीक्षणे

रु. 375.00

एकूण:

रु. 375.00

Joint Sub Registrar Panvel 5

1): देयकाचा प्रकार: eChallan रक्कम: रु.375/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005593026202223M दिनांक: 02/08/2022

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-२  
(पनवेल ५)

8/2/2022

**RAMAKANT G. PAWAR**

B.Com. LL. B

Advocate,

Off. 104, Harishchandra CHS, Plot No. 1108, Opposite Kohinoor Lodge, Sector No. 1, Shiravane, Post - Nerul, Navi Mumbai-400 706. Mob - 9324861992

**Date : 04/08/2022**

**SEARCH CUM TITLE REPORT**

**To,**

**M/S. AVENUE LIFESPACES**

**B-508, The Great Easter Summit,**

**Plot No.-66, Sector No.-15,**

**CBD Belapur, Navi Mumbai-400 614**

**Sir,**

**Sub :- Search Cum title report in respect of Plot No.- F-92 + F-97, admeasuring about 2888.61 Sq. Mts., Sector No.-12, Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad.**

I have taken the search of the aforesaid property at Sub-Registrar Office Panvel-1 from January 2008 to December, 2019, (most of registers of this office are in torn conditions) search at Sub-Registrar Office Panvel-2 from January 2008 to December, 2019 (most of registers of this office are in torn conditions) and search at Sub-registrar Office Panvel-3 from January 2008 to December, 2019 and search at Sub-registrar Office Panvel-4 from August, 2012 to December, 2019 and search at Sub-registrar Office Panvel -5 from January 2013 to December, 2019 (Some records of 2019 to 2022 are not yet ready in the aforesaid registrar's office) and the further Index are in the form of loose sheets, not arranged village wise and not allowed to touch. I have found following entry.

**RAMAKANT G. PAWAR**

**B.Com, LI B**

**ADVOCATE HIGH COURT**



**RAMAKANT G. PAWAR**

B.Com. LL. B

Advocate,

Off. 104, Harishchandra CHS, Plot No. 1108, Opposite Kohinoor Lodge, Sector No. 1, Shiravane, Post - Nerul, Navi Mumbai-400 706. Mob - 9324861992

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: 2 :

- 1) Document No.- PVL-5-12545-2021, registered on 12/10/2021 (for the Area 2888.61 Sq. Mts.) is an Agreement to Lease executed by CIDCO in favour of M/S. AVENUE LIFESPACES in the records of Sub-Registrar Panvel-5 for the Plot bearing No.- F-92 + F-97, admeasuring about 2888.61 Sq. Mts., situated at Sector No.-12, Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad. The Market Value is Rs. 0.00 Consideration amount is Rs. 421335543.21 & the Stamp Duty paid is Rs. 21066800 Registration fee paid is Rs.30000.

I did not find any other transaction recorded on the above mentioned plot of land as per the available record of the above mentioned registrar offices.

This search report is qualified in value and submitted from the records available "On as is where is basis" at that particular point of time and without any liability on the part of the undersigned.

I enclose receipt No. 13896, dated 02/08/2022 for Rs. 375 deposited for search at sub registrar Office, Panvel, vide a challan No. MH005593026202223M.

**Yours Truly,**

  
**RAMAKANT G. PAWAR**  
Advocate

**RAMAKANT G. PAWAR**  
B.Com, LL.B  
ADVOCATE HIGH COURT

**Format – A  
Circular No. 28/2021**

**To, Maha RERA  
Mumbai**

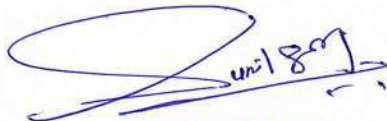
**LEGAL TITLE REPORT**

**Sub: Title Clearance Certificate in respect of all that piece and parcel of land bearing Plot Nos.- F-92 + F-97, admeasuring about 2888.61 Sq. Mts., situate, lying and being at Sector No.-12, Node-Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, hereinafter referred to as the said plot of Land.**

1. I have investigated the title of the said plot of land on the request of M/S. AVENUE LIFESPACES (the "client") and perused the following documents.
  - a. Allotment Letter bearing reference number 21/1000495, dated 27/04/2020.
  - b. Agreement to Lease dated 11/10/2021 duly registered before the Joint Sub Registrar of Assurances Panvel-5 under Receipt No.-13191, Document No. PVL5-12545-2021 on 12/10/2021.
  - c. Commencement Certificate bearing No.-CIDCO/BP-18124/TPO(NM & K)/2022/9554, dated 21/07/2022.

**2. Description of Property:**

All that piece and parcel of land bearing Plot Nos.- F-92 + F-97, admeasuring about 2888.61 Sq. Mts., situate, lying and being at Sector No.-12, Node-Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad.



**SUNIL GARG**  
M. COM., LLB  
Advocate, High Court  
406, Shelton Cubix, Plot No. 87,  
Sector 15, CBD Belapur,  
Navi Mumbai - 400 614.  
M. No.: MAH/966/1998



3. Search Report in respect of the said plot of land having no adverse entries.
4. On the perusal of the above mentioned documents and all other relevant documents relating to the title of the said plot of land, I am of the opinion that the title of the said plot of land is clear, marketable and without any encumbrances.

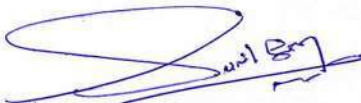
**(I) OWNERS OF THE LAND**

M/S. AVENUE LIFESPACES is the Owner of the said plots of land bearing Plot Nos.-F-92 + F-97, admeasuring about 2888.61 Sq. Mts., situate, lying and being at Sector No.-12, Node-Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad.

- (II) OBSERVATIONS:** - I have perused the documents submitted to me as mentioned above, I have come to the conclusion that **M/S. AVENUE LIFESPACES**, a Partnership firm 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 Promoters in respect of the said property. Further the Promoters are in physical possession of the said property.

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

Encl : Annexure  
Date : 04/08/2022



**SUNIL J. GARG**

**Advocate, High Court**

**Sunil J. Garg**

**M.Com., LL.B.**

**ADVOCATE, HIGH COURT**

406, Shelton Cubix, Plot No. 87,  
Sector 15, CBD Belapur.  
Navi Mumbai 400 614.  
Tel.: +91-22-2087 1415

**FORMAT – A**

**(Circular No. 28/2021)**

**FLOW OF TITLE OF THE SAID LAND**

By virtue of an Agreement to Lease dated 11/10/2021, CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (hereinafter called "CIDCO") has granted permission and authority to the Licensees i.e. M/S. AVENUE LIFESPACES to enter upon the said piece and parcel of land bearing Plot Nos.-F-92 + F-97, admeasuring about 2888.61 Sq. Mts., situate, lying and being at Sector No.-12, Node-Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad and to erect the building(s) for residential cum commercial purpose. The said Agreement to Lease is duly registered before the Joint Sub Registrar of Assurances at Panvel under its Receipt No.-13191, Doc. No.-PVL-5-12545-2021, dated 12/10/2021.

Date : 04/08/2022



**SUNIL J. GARG**

**Advocate, High Court**

**SUNIL GARG**  
M. COM., LLB  
Advocate, High Court  
406, Shelton Cubix, Plot No. 87,  
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