



Mr. Sanket Vijay Dalvi

B. Com, LL.B.

ADVOCATE

Office No. 163, First Floor, Central Facility
Building No. 02, Above Punjab National
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Date : 30 JUL 2022

To,
MAHARERA
House fin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E) Mumbai -400051

LEGAL TITLE REPORT

Sub- Title Certificate with respect to Property bearing Plot No. 11, admeasuring about 249.57 Sq.Mtrs. Area, Sector 10B, Ulwe, of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Navi Mumbai, Taluka - Panvel and District- Raigad (hereinafter referred to as "SAID PLOT").

I have investigated the Title of the Said Plot on the request of the Promoter- **M/S. GURUKRUPA INFRA DEVELOPERS** a registered Partnership firm Through Its Partners 1) Mr. JAYESH LALJI PATEL & 2) Mr. LALJI AMBAVI PATEL, (hereinafter referred to as "PROMOTER") having office address at Plot No. 155, Sector . 02, Ulwe Node, Navi Mumbai, Tal. Panvel and Dist. Raigad on the basis of following documents i.e.:-

1) Description of the Property :-

All that Piece And Parcel of Land known as **Plot No. 11, Sector 10B, Ulwe, of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Navi Mumbai, Taluka - Panvel and District- Raigad** containing by measurement 249.57 Sq. Mtrs., or thereabout and bounded as follows:-



On or towards the North by : 15.00 Wide Road.

On or towards the South by : Plot No.12 & 26

On or towards the East by : 9.00 Mtrs. Wide Road.

On or towards the West by : Plot No. 11A,

Falling within the Sub-registrar of assurances of Taluka-Panvel & District-Raigad.

2) The Documents of Said Plot :-

a) Allotment Letter Dated . 25.04.2017 issued by CIDCO LTD .

b) An Agreement to Lease Dated .25.05.2017, registered on 30.05.2017, bearing document which is at Serial No. PVL2-5767-2017, which is entered and executed between The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "M/s. CIDCO LTD/CORPORATION") therein referred to as Corporation as the First Part and **SHRI. RAGHU @ RAGHUNATH RAMA KOLI AND OTHER 14** as the Licensees as the Other Part therein.

c) Tripartite Agreement Dated . 05.08.2021, registered on 06.08.2021, bearing document at Serial No. PVL 2 -10565-2021 which is entered and executed between **M/s . CIDCO Ltd** , therein referred to as Corporation as the First Part and **SHRI. RAGHU @ RAGHUNATH RAMA KOLI AND OTHER 20** as the Original Licensee as the Second Part therein and **M/S. GURUKRUPA INFRA DEVELOPERS Through its Partners 1) Mr. JAYESH LALJI PATEL & 2) Mr. LALJI AMBAVI PATEL** as the New Licensee as the Third Part therein .



d) Final Transfer Order Dated . 25.08.2021 bearing Ref. No. CIDCO /NASAHAT/SATYO/ ULWE/ 539/2021/501, issued by CIDCO Ltd.

e) Development Permission vide Commencement Certificate Ref. No. CIDCO/ BP - 18012/TPO(NM & K)/2022/9564, Dated .21.07.2022 issued by CIDCO.

3) Search Report for 07 years from 2016 till 2022 at the office of Sub-Registrar, Panvel (Office No.1, 2,3 4 & 5).

4) Owners of the Said Plot :-

i) By virtue of An Agreement to Lease Dated . 25.05.2017, registered on 30.05.2017, bearing document which is at Serial No. PVL2-5767-2017, the Original Licensee of the Said Plot of Land is **SHRI. RAGHU @ RAGHUNATH RAMA KOLI AND OTHER 14 .**

ii) By virtue of Tripartite Agreement Dated 05.08.2021, registered on 06.08.2021, bearing document at serial No. PVL2-10565-2021., The New Licensee of the Said Plot of Land is - **M/s. GURUKRUPA INFRA DEVELOPERS, Through Its Partners 1) Mr. JAYESH LALJI PATEL & 2) Mr. LALJI AMBAVI PATEL .**

5) Qualifying Comments/ Remarks-

a) The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "M/s.CIDCO LTD") is Government Company wholly owned by the state Government incorporated under the Companies Act, 1956 having its registered office at "Nirmal" 2nd floor, Nariman Point, Mumbai -400021 and is also New Town Development Authority declared for the area designated as a site of the new town of



Navi Mumbai by the state Government in exercise of its power under Sub-Section (1) and (3-A) of Section 113 of Maharashtra Regional and Town Planning Act, 1966.

b) An Agreement to Lease Dated -25.05.2017, duly registered with Joint Sub Registrar Panvel -2, on 30.05.2017, under Serial No.PVL2-5767-2017, M/S. CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., The Corporation has leased to 1) SHRI. RAGHU @ RAGHUNATH RAMA KOLI, 2) SHRI. BARKYA RAMA KOLI, 3) SMT. CHAUTUBAI UDHAV KOLI, 4) SMT. PARVATI JAYRAM KOLI, 5) SMT. SAVITRIBAI PUNDALIK KOLI, 6) SHRI. JAGDISH PUNDALIK KOLI, 7) SHRI. NITIN PUNDALIK KOLI, 8) SMT. SULOCHANA PUNDALIK KOLI, @ SULOCHANA VIKAS CHAUGULE, 9) SHRI. GOPINATH SHANKAR KOLI, 10) SHRI. ANANT SHANKAR KOLI, 11) SMT. NIRMALA JAGANNATH GAIKWAD, 12) SHRI. JANARDHAN SHRAVAN KOLI, 13) SHRI. SATYAJEET NAMDEV KOLI, 14) SMT. CHANDRABAI MOTIRAM KOLI, 15) SMT. NIRMALA PREMNATH KOLI, The Original Licensee, one such Plot No. 11, admeasuring about 249.57 Sq.Mtrs. Area, Under 12.5% Scheme, Sector 10B, Ulwe, Navi Mumbai, Taluka - Panvel and District- Raigad (herein after referred to as "THE SAID PLOT") for a period of 60 years computed from the date of Agreement to Lease.

c) And Whereas SHRI. JANARDHAN SHRAVAN KOLI was died on 29.11.2017 and thereafter his legal heirs 1) SMT. SAVITRI JANARDHAN KOLI, 2) SHRI. DATTA JANARDHAN KOLI, 3) SHRI. ARUN JANARDHAN KOLI, 4) SMT. DAMAYANTI JANARDHAN KOLI have obtained Heirship Certificate Dated . 21.01.2019, from Hon'ble Court of the 2nd Civil Judge J.D. Panvel.



d) And subsequently 1) **SMT. SAVITRI JANARDHAN KOLI**, 2) **SHRI. DATTA JANARDHAN KOLI**, 3) **SHRI. ARUN JANARDHAN KOLI**, 4) **SMT. DAMAYANTI JANARDHAN KOLI** have applied for transferring the share of **LATE SHRI. JANARDHAN SHRAVAN KOLI** in the said Plot in their names and accordingly CIDCO LTD., has accepted their application and issued order letter No. CIDCO/ESTATE/12.5% SCHEME /ULWE/ 539/2021 /165, Dated . 09.06.2021 and substituted 1) **SMT. SAVITRI JANARDHAN KOLI**, 2) **SHRI. DATTA JANARDHAN KOLI**, 3) **SHRI. ARUN JANARDHAN KOLI** , 4) **SMT. DAMAYANTI JANARDHAN KOLI** as original licensees in place of **LATE. SHRI. JANARDHAN SHRAVAN KOLI** for above said Plot No.11. Sector - 10B, Ulwe, Navi Mumbai.

e) And Whereas **SMT. PARVATI JAYRAM KOLI**, was died on 03.12.2018 and there after her legal heirs 1) **SHRI. BALKRUSHNA JAYRAM KOLI**, 2) **SHRI. KAILASH JAYRAM KOLI**, 3) **SMT. HIRABAI JOMA KOLI**, 3) **SMT. VASANTI CHANDRAKANT KOLI** , have obtained Heirship Certificate Dated 05.12.2019, from Hon'ble Court of the 2nd Civil Judge J.D. Panvel .

f) And subsequently 1) **SHRI. BALKRUSHNA JAYRAM KOLI**, 2) **SHRI. KAILASH JAYRAM KOLI**, 3) **SMT. HIRABAI JOMA KOLI**, 3) **SMT. VASANTI CHANDRAKANT KOLI**, have applied for transferring the share of **LATE SMT. PARVATI JAYRAM KOLI** in the said Plot in their names And accordingly CIDCO LTD., has accepted their application and issued order letter No. CIDCO/ESTATE /12.5% SCHEME /ULWE /539/2021/164, Dated 09.06.2021 and substituted 1) **SHRI. BALKRUSHNA JAYRAM KOLI**, 2) **SHRI. KAILASH JAYRAM KOLI**,



3) SMT. HIRABAI JOMA KOLI, 3) SMT. VASANTI CHANDRAKANT KOLI as original licensees in place of LATE . SMT. PARVATI JAYRAM KOLI, for above said Plot No.11. Sector -10B, Ulwe, Navi Mumbai .

g) And Whereas 1) SHRI. RAGHU @ RAGHUNATH RAMA KOLI, 2) SHRI. BARKYA RAMA KOLI, 3) SMT. CHAUTUBAI UDHAV KOLI, 4) SHRI. BALKRUSHNA JAYRAM KOLI, 5) SHRI. KAILASH JAYRAM KOLI, 6) SMT. HIRABAI JOMA KOLI, 7) SMT. VASANTI CHANDRAKANT KOLI , 8) SMT. SAVITRIBAI PUNDALIK KOLI, 9) SHRI. JAGDISH PUNDALIK KOLI, 10) SHRI. NITIN PUNDALIK KOLI, 11) SMT. SULOCHANA PUNDALIK KOLI, @ SULOCHANA VIKAS CHAUGULE, 12) SHRI. GOPINATH SHANKAR KOLI, 13) SHRI. ANANT SHANKAR KOLI , 14) SMT. NIRMALA JAGANNATH GAIKWAD , 15) SMT. SAVITRI JANARDHAN KOLI, 16) SHRI. DATTA JANARDHAN KOLI , 17) SHRI. ARUN JANARDHAN KOLI , 18) SMT. DAMAYANTI JANARDHAN KOLI , 19) SHRI. SATYAJEET NAMDEV KOLI , 20) SMT. CHANDRABAI MOTIRAM KOLI , 21) SMT. NIRMALA PREMNATH KOLI , (hereinafter referred to as the said SHRI. RAGHU @ RAGHUNATH RAMA KOLI AND OTHERS 20) The Original Licensee , have assigned and transferred their lease hold rights shares, title and Interest in respect of the said Plot No. 11 , admeasuring about 249.57 Sq.Mtrs. Area, Under 12.5% Scheme, Sector 10B, Ulwe, Navi Mumbai, Taluka - Panvel and District-Raigad to M/S. GURUKRUPA INFRA DEVELOPERS THROUGH ITS PARTNERS (1) MR. JAYESH LALJI PATEL, (2) MR. LALJI AMBAVI PATEL THE NEW LICENSEES , Vide Tripartite Agreement Dated - 05.08.2021, duly Registered with Joint Sub- Registrar Panvel-2, on 06.08.2021, under Serial No. PVL2-10565-2021, executed between (a) M/S. CIDCO LTD



and (b) **SHRI. RAGHU @ RAGHUNATH RAMA KOLI AND OTHERS 20** THE ORIGINAL LICENSEE and (c) **M/S. GURUKRUPA INFRA DEVELOPERS** THROUGH ITS PARTNERS (1) **MR. JAYESH LALJI PATEL**, (2) **MR. LALJI AMBAVI PATEL** THE NEW LICENSEES .

h) The Corporation have transferred the said **Plot No. 11** , admeasuring about **249.57 Sq.Mtrs. Area**, Under **12.5% Scheme**, Sector **10B**, Ulwe, Navi Mumbai , Taluka - Panvel and District- Raigad , in the name of **M/S. GURUKRUPA INFRA DEVELOPERS** THROUGH ITS PARTNERS (1) **MR. JAYESH LALJI PATEL**, (2) **MR. LALJI AMBAVI PATEL** vide its Letter Dated - 25.08.2021, bearing No. CIDCO/ESTATE /12.5% SCHEME/ ULWE/ 539/2021/501.

i) By virtue of Tripartite Agreement Dated . 05.08.2021 and CIDCO Transfer order Dated . 25.08.2021 the Promoter herein viz **M/s. GURUKRUPA INFRA DEVELOPERS** Through Its Partners 1) **Mr. JAYESH LALJI PATEL** & 2) **Mr. LALJI AMBAVI PATEL** have acquired a lease hold rights in respect of Said Plot .

j) Thereafter, the Said Promoter has prepared Building Plans in respect of intending Building viz. "GURU ARPAN", which is to be erected upon the Said Plot for Residential cum Commercial Purpose, through Architect and submitted the same to Additional Town Planning Officer of M/s. CIDCO Ltd for approval and sought approval to such plans and M/s. CIDCO Ltd granted Development Permission in respect of Said Plot, vide Commencement Certificate Ref. No. CIDCO/ BP - 18012/TPO(NM & K)/2022/9564, Dated 21.07.2022 on the terms and conditions set and prescribed therein in respect of the Project in and upon Said Plot.



On perusal of the above mentioned documents and all other relevant documents relating to Title of the Said Property/Plot, I hereby certify that the title of the **M/S. GURUKRUPA INFRATECH, Through its Partners 1) MR. JAYESH LALJI PATEL AND 2) MR. LALJI AMBAVI PATEL, THE NEW LICENSEE**, to the said Plot of Land bearing No. 11 is clear and marketable & free from all encumbrances and I am of the opinion that the Promoter - **M/s. GURUKRUPA INFRA DEVELOPERS Through its Partners 1) Mr. JAYESH LALJI PATEL & 2) Mr. LALJI AMBAVI PATEL**, is hereby legally authorized to carry out the development activity in and upon Said Plot.

The report reflecting the Flow of the Title of the Promoter on the Said Plot is enclosed herewith as annexure.

Encl : Annexure

Date- 30 JUL 2022



Yours Faithfully


Mr. Sanket Vijay Dalvi
B Com, LL, B
ADVOCATE
32 SS-III Type, Sector-2 Vashi
Navi Mumbai-400 703



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ANNEXURE

FLOW OF THE TITLE OF THE SAID Plot :-

- a) Allotment letter Dated .25.04.2017 issued by CIDCO LTD.
- b) An Agreement to Lease Dated .25.05.2017, registered on 30.05.2017, bearing document which is at Serial No. PVL2-5767-2017, which is entered and executed between The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "M/s. CIDCO LTD/CORPORATION") therein referred to as Corporation as the First Part and **SHRI. RAGHU @ RAGHUNATH RAMA KOLI AND OTHER 14** as the Licensees as the Other Part therein.
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f) Search Report for 07 years from 2016 till 2022 at the office of Sub-Registrar, Panvel (Office No.1, 2,3 , 4 & 5).

Date – 30 JUL 2022



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