



Pritu Ajey Mishra

(BLS.LLB)

Advocate Bombay High Court

FORMAT -A

(Circular No. 28/2021 dated 08/03/2021)

To,
MahaRERA.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land bearing Final Plot No. 74/3 area admeasuring 464 sq. mtrs and Final Plot No. 74/4 area admeasuring about 464 sq. mtrs., total area admeasuring about 928 sq. mtrs., lying being situated at Village- Panvel, Taluka- Panvel, Dist.- Raigad (hereinafter referred to as "**the said Land**").

I have investigated the title of the said Land on the request of **M/s. Punit Reality, through its Partners, 1) Mr. Nitin Jairam Patil, 2) Mr. Nikunj Thakkar, 3) Mr. Jayesh Chimanlal Shah and 4) Mr. Mayuresh Sudhir Kandpile**, and following documents i.e.:

1. Description of the property.
2. Conveyance Deed dated 17/12/2013.
3. Development Agreement dated 24/08/2022.
4. Power of Attorney dated 24/08/2022.
5. Search Report from 2009 to 2022.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Land, I am of the opinion that the title of **M/s. Sahakar Co-operative Housing Society Limited** as the Owner and **M/s. Punit Reality**, through its Partners, 1) Mr. Nitin Jairam Patil, 2) Mr. Nikunj Thakkar, 3) Mr. Jayesh Chimanlal Shah and 4) Mr. Mayuresh Sudhir Kandpile as the Developers/Promoters of the said Plot is clear, marketable and without any encumbrances.





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Owners of the Land:

1. **M/s. Sahakar Co-operative Housing Society Limited**- Final Plot No. 74/3 area admeasuring 464 sq. mtrs and Final Plot No. 74/4 area admeasuring about 464 sq. mtrs., total area admeasuring about 928 sq. mtrs., situated at Village- Panvel, Taluka- Panvel, Dist.- Raigad.

Developers of the Land:

1. **M/s. Punit Reality, through its Partners, 1) Mr. Nitin Jairam Patil, 2) Mr. Nikunj Thakkar, 3) Mr. Jayesh Chimanlal Shah and 4) Mr. Mayuresh Sudhir Kandpile** - Final Plot No. 74/3 area admeasuring 464 sq. mtrs and Final Plot No. 74/4 area admeasuring about 464 sq. mtrs., total area admeasuring about 928 sq. mtrs., situated at Village- Panvel, Taluka- Panvel, Dist.- Raigad.

The report reflecting the flow of the title of M/s. Sahakar Co-operative Housing Society Ltd. as the owner and M/s. Punit Reality, through its Partners, 1) Mr. Nitin Jairam Patil, 2) Mr. Nikunj Thakkar, 3) Mr. Jayesh Chimanlal Shah and 4) Mr. Mayuresh Sudhir Kandpile as the Developers of the said Land is enclosed herewith as an annexure.

Encl: Annexure.

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(Circular 28/2021 dated 08/03/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) Search Report from the year 2009 to 2022, bearing receipt no. 1112560961 dated 21/09/2022.
- 2) Conveyance Deed dated 17/12/2013, bearing document serial no. PVL-4/11810/2013 registered on 17/12/2013, whereby M/s. M. S. Brothers, through





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its Partners, 1) Mr. Madhav Sadanand Kawle and 2) Mr. Madan Sadanand Kawale, sold, transferred and conveyed all their rights, title and interests with respect to the said Land in favour of M/s. Sahakar Co-operative Housing Society Limited., party of the Second Part.

- 3) Development Agreement dated 24/08/2022, bearing document serial no. PVL-4/10887/2022 registered on 24/08/2022, whereby M/s. Sahakar Co-operative Housing Society Limited. assigned and transferred all their developmental rights with respect to the said Land in favour of M/s. Punit Reality through its partners 1) Mr. Nitin Jairam Patil, 2) Mr. Nikunj Thakkar, 3) Mr. Jayesh Chimanlal Shah and 4) Mr. Mayuresh Sudhir Kandpile.
- 4) In pursuant to the aforementioned Development Agreement, a separate Power of Attorney dated 24/08/2022 bearing document serial no. PVL-4/10888/2022 registered on 24/08/2022, executed by M/s. Sahakar Co-operative Housing Society Limited, with respect to the said Land in favour of M/s. Punit Reality through its partners 1) Mr. Nitin Jairam Patil, 2) Mr. Nikunj Thakkar, 3) Mr. Jayesh Chimanlal Shah and 4) Mr. Mayuresh Sudhir Kandpile.

Date: 21/09/2022



Pritu Ajey Mishra

Advocate