

Office :-
2, Ashadeep Apartment,
Near Vasudev Balwant Phadke
Natyagruha, Beside Anil Xerox,
Panvel, Tel. : 2745 6306.

PRASHANT ASHOK BHUJBAL
(Advocate)

Residence :-
"Vithai", Bhujbal Wadi,
Podi No.2, Sector-15-A,
New Panvel-410 206,
Dist. Raigad.

Date: 16/06/2022.

FORMAT-A
[Circular No. 28/2021]

To,
Maha RERA
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 68, Sector No. 3, Area 349.89 Sq. Mtrs. at Karanjade, Tal. Panvel, Dist. Raigad (hereinafter referred as the "Said Plot").

I have investigated the title of the said plot on the request of M/s. Bhikhi Developers & Builders through its Proprietor Shri. Hareshkumar Rasiklal Shah and following documents i.e. :-

- 1] **Description of Property:** Plot No. 68, Sector No. 3, Area 349.89 Sq. Mtrs. at Karanjade, Tal. Panvel, Dist. Raigad
- 2] **The documents of allotment of plot :**
 - a) Intent Letter dated 3/4/2019 issued by CIDCO Ltd.
 - b) Allotment letter dated 17/06/2021 issued by CIDCO Ltd.
 - c) Agreement to Lease dated 22/06/2021 between CIDCO Ltd. and Smt. Shobha Ananta Gaikar @ Janu Hadku Patil, Shri. Mahendra Parshuram Mhatre, Shri. Dinesh Krushna Patil, Smt. Vithabai Krushna Patil, Shri. Nitesh Krushna Patil, Shri. Rajendra Parshuram Mhatre, Shri. Jitendra Parshuram Mhatre registered on 22/06/2021 Vide Document No.


Prashant A. Bhujbal
Advocate

....2/-

6352/2021, at Sub-Registrar Panvel No. 4, regarding Plot No. 68, Sector No. 3, Area 349.89 Sq. Mtrs. at Karanjade, Tal. Panvel, Dist. Raigad.

d) Release Deed dated 22/06/2021 between Shri. Jitendra Parshuram Mhatre and Shri. Mahendra Parshuram Mhatre & Shri. Rajendra Parshuram Mhatre registered on 22/06/2021 Vide Document No. 6353/2021, at Sub-Registrar Panvel No. 4, regarding Plot No. 68, Sector No. 3, Area 349.89 Sq. Mtrs. at Karanjade, Tal. Panvel, Dist. Raigad.

e) Tripartite Agreement dated 09/09/2021 between CIDCO Ltd., and Smt. Shebha Ananta Gaikar @ Janu Hadku Patil, Shri. Dinesh Krushna Patil, Smt. Vithabai Krushna Patil, Shri. Nitesh Krushna Patil, Shri. Jitendra Parshuram Mhatre and M/s. Bhiki Developers & Builders through its Proprietor Shri. Hareshkumar Rasiklal Shah registered on 09/09/2021 Vide Document No. 9733/2021, at Sub-Registrar Panvel No. 4 regarding Plot No. 68, Sector No. 3, Area 349.89 Sq. Mtrs. at Karanjade, Tal. Panvel, Dist. Raigad.

f) Final order dated 28/09/2021 issued by CIDCO Ltd. in favour of M/s. Bhiki Developers & Builders through its Proprietor Shri. Hareshkumar Rasiklal Shah regarding Plot No. 68, Sector No. 3, Area 349.89 Sq. Mtrs. at Karanjade, Tal. Panvel, Dist. Raigad.

g) Sanctioned of Building Permission & Commencement Certificate having Ref. No. CIDCO/BP-18112/TPO(NM)/2022/9444 dtd. 08/06/2022 issued by CIDCO Ltd in favour of

.....3/-

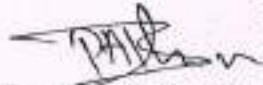
Prashant A. Eshujbal
Advocate

M/s. Bhiki Developers & Builders through its Proprietor Shri. Hareshkumar Rasiklal Shah regarding Plot No. 68, Sector No. 3, Area 349.89 Sq. Mtrs. at Karanjade, Tal. Panvel, Dist. Raigad.

- h) Development Agreement dated 09/09/2021 between Smt. Shobha Ananta Gaikar @ Janu Hadku Patil, Shri. Dinesh Krushna Patil, Smt. Vithabai Krushna Patil, Shri. Nitesh Krushna Patil, Shri. Jitendra Parshuram Mhatre and M/s. Bhiki Developers & Builders through its Proprietor Shri. Hareshkumar Rasiklal Shah registered on 09/09/2021 Vide Document No. 9737/2021, at Sub-Registrar Panvel No. 4 regarding Plot No. 68, Sector No. 3, Area 349.89 Sq. Mtrs. at Karanjade, Tal. Panvel, Dist. Raigad.
- 3] 7/12 extract/property card/mutation entry : N.A.
- 4] Search report for 30 years from 1993 to 2022.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said Plot bearing Plot No. 68, Sector No. 3, Area 349.89 Sq. Mtrs. at Karanjade, Tal. Panvel, Dist. Raigad, I am of the opinion that

- a) The title of Lease Holders/Promoters - M/s. Bhiki Developers & Builders through its Proprietor Shri. Hareshkumar Rasiklal Shah is clear, marketable and without any encumbrances.
- b) M/s. Bhiki Developers & Builders through its Proprietor Shri. Hareshkumar Rasiklal Shah is entitled to develop Plot No. 68, Sector No. 3, Area 349.89 Sq. Mtrs. at

....4/-

Prashant A. Chhajbal
Advocate

Karanjade, Tal. Panvel, Dist. Raigad as per plan sanctioned by CIDCO Ltd.

- c) M/s. Bhiki Developers & Builders through its Proprietor Shri. Hareshkumar Rasiklal Shah is entitled to sale/dispose of 50% constructed area in the building to be constructed on Plot No. 68, Sector No. 3, Area 349.89 Sq. Mtrs. at Karanjade, Tal. Panvel, Dist. Raigad as per plan sanctioned by CIDCO Ltd.

Lease Holders of said Plot: M/s. Bhiki Developers & Builders
through its Proprietor
Shri. Hareshkumar Rasiklal Shah

The report reflecting the flow of the title of the Lease holder on the said land/plot is enclosed herewith as annexure.

Encl : Annexure-A

Date : 16/06/2022.


Prashant A. Bhujbal
Advocate

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Podi No.2, Sector-15-A,
New Panvel-410 206,
Dist. Raigad.

Date: 16/06/2022.

ANNEXURE-A
[Circular No. 28/2021]

FLOW OF THE TITLE OF THE SAID PLOT

[Plot No. 68, Sector No. 3, Area 349.89 Sq. Mtrs.
at Karanjade, Tal. Panvel, Dist. Raigad.]

1)	7/12 extract / P.R. Card as on date of application for registration.	Not applicable (being plot allotted under 12.5% Scheme of CIDCO LTD.)
2)	Mutation Entry No:	Not applicable (being plot allotted under 12.5% Scheme of CIDCO LTD.)
3)	Search report	Search Report dated 16/06/2022 for 30 years from 1993 to 2022 Taken from Sub-Registrar office at Panvel No. 3 by Application No. 700/2022, dated: 14/06/2022.
4)	Any other relevant title.	NIL
5)	Litigations if any	NIL

Date : 16/06/2022.


Prashant A. Bhujbal
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Dist. Raigad.

Date: 16/06/2022.

SEARCH REPORT OF THE SAID PLOT

[Plot No. 68, Sector No. 3, Area 349.89 Sq. Mtrs.
at Karanjade, Tal. Panvel, Dist. Raigad.]

I have taken search of registered documents at Sub Registrar Offices at Panvel regarding Property bearing Plot No. 68, Sector No. 3, Area 349.89 Sq. Mtrs. at Karanjade, Tal. Panvel, Dist. Raigad, for period of 1993 to 2022 by depositing Rs. 750/- vide Application No. 700/2022, dated: 14/06/2022.

During the course of search of above mentioned property at Sub-Registrar Offices at Panvel, I found following entries of registered documents:

SUB REGISTRAR OFFICE PANVEL NO. 1

YEAR	FINDINGS
1993 to 2022	No Entry found

SUB REGISTRAR OFFICE PANVEL NO. 2.

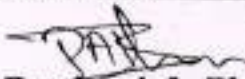
YEAR	FINDINGS
2003 to 2022	No Entry found

SUB REGISTRAR OFFICE PANVEL NO. 3

YEAR	FINDINGS
2005 to 2022	No Entry found

SUB REGISTRAR OFFICE PANVEL NO. 4

YEAR	FINDINGS
2012 to 2020	No Entry found
2021	Agreement to Lease dated 22/06/2021 between CIDCO Ltd. and Smt. Shobha Ananta Gaikar @ Janu Hadku Patil, Shri. Mahendra Parshuram Mhatre, Shri. Dinesh Krushna Patil, Smt. Vithabai Krushna Patil, Shri. Nitesh Krushna Patil, Shri. Rajendra Parshuram Mhatre, Shri. Jitendra Parshuram Mhatre registered on 22/06/2021 Vide Document No. 6352/2021.

...3/-

Prashant A. Bhujbal

2021	Release Deed dated 22/06/2021 between Shri. Rajendra Parshuram Mhatre, Shri. Mahendra Parshuram Mhatre and Shri. Jitendra Parshuram Mhatre registered on 22/06/2021 Vide Document No. 6353/2021.
2021	Development Agreement dated 09/09/2021 between Smt. Shobha Ananta Gaikar @ Janu Hadku Patil, Shri. Dinesh Krushna Patil, Smt. Vithabai Krushna Patil, Shri. Nitesh Krushna Patil, Shri. Jitendra Parshuram Mhatre and M/s. Bhiki Developers & Builders through its Proprietor Shri. Hareshkumar Rasiklal Shah registered on 09/09/2021 Vide Document No. 9737/2021.
2021	Tripartite Agreement dated 09/09/2021 between CIDCO Ltd, and Smt. Shobha Ananta Gaikar @ Janu Hadku Patil, Shri. Dinesh Krushna Patil, Smt. Vithabai Krushna Patil, Shri. Nitesh Krushna Patil, Shri. Jitendra Parshuram Mhatre and M/s. Bhiki Developers & Builders through its Proprietor Shri. Hareshkumar Rasiklal Shah registered on 09/09/2021 Vide Document No. 9738/2021.
2022	No Entry found

SUB REGISTRAR OFFICE PANVEL NO. 5

YEAR	FINDINGS
2013 to 2022	No Entry found

Except above entries no any other entry of sale instances in respect of concern property is found till 15/06/2022 as per books available at Sub Registrar Offices, Panvel. It should be noted that some books were torn, mutilated & some books were not available for inspection as they were send for binding.

Hence issued this Search Report.

Dated: 16/06/2022.

Place : Panvel.


Prashant A. Bhujbal
Advocate

398/0

इतर पावती

Original/Duplicate

Tuesday, 14 June 2022 11:40 AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 11237 दिनांक: 14/06/2022

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवस3-0-2022

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड. प्रसांत अशोक भुजबळ

वर्षान क्र. 700/2022 सोबत करंजादे, हा इनवेस जि रायगड येथील भूखंड क्र. 68 सेक्टर नं. 3 चा सन 1993 ते 2022 एकुल 30 वर्षांचा शोध मिळणेबाबत.

शोध व निरीक्षण

रु. 750.00

एकुल:

रु. 750.00

Sub Registrar Panvel 3

1); देयकाचा प्रकार: eChallan रकम: रु.750/-

डीडी/घनपेशाचे ऑर्डर क्रमांक: MH003308665202223E दिनांक: 14/06/2022

बँकेचे नाव व पत्ता: