



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 Plot No.120, admeasuring about 410 Sq. Mtrs., Sector R5, lying, being and situated at Village: Vadghar, Node: Pushpak, Tal: Panvel and Dist: Raigad (hereinafter referred to as the "said Plot").

I have investigated the title of the said plot on the request of **M/S. NEW S D INFRA BUILDERS AND DEVELOPERS**, through its Partners Mr. Dinesh Gupta and Mr. Prashant Gowari, and following documents i.e.: -

- 1) Description of the property
- 2) Agreement to Lease dated 10/01/2018
- 3) Development Agreement dated 05/07/2021
- 4) Power of Attorney Dated 05/07/2021
- 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 Plot, I am of the opinion that the title of Mr. Shailesh Vishnu Patil as the Owner and **M/S. NEW S D INFRA BUILDERS AND DEVELOPERS**, through its Partners Mr. Dinesh Gupta and Mr. Prashant Gowari, as the Developers/Promoters of the said Plot is clear, marketable and without any encumbrances.

Owner/ Lessee of the said Plot:

1. Mr. Shailesh Vishnu Patil: All that piece and parcel of the land bearing Plot No.120, admeasuring about 410 Sq. Mtrs., Sector R5, lying, being and situated at Village: Vadghar, Node: Pushpak, Tal: Panvel and Dist: Raigad.





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Developers of the said Plot:

1. M/S. NEW S D INFRA BUILDERS AND DEVELOPERS, through its Partners Mr. Dinesh Gupta and Mr. Prashant Gowari: All that piece and parcel of the land bearing Plot No.120, admeasuring about 410 Sq. Mtrs., Sector R5, lying, being and situated at Village: Vadghar, Node: Pushpak, Tal: Panvel and Dist: Raigad.

The report reflecting the flow of the title of Mr. Shailesh Vishnu Patil as the Owner/Lessee and M/S. NEW S D INFRA BUILDERS AND DEVELOPERS, through its Partners 1) Mr. Dinesh Gupta & 2) Mr. Prashant Gowari as the Developers on the said Plot is enclosed herewith.

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. 1112531310 dated 24/08/2022.
- 2) By virtue of Agreement to Lease dated 10/01/2018, bearing registration serial No. PVL-3/411/2018 registered on 15/01/2018, whereby the City and Industrial Development Corporation of Maharashtra Ltd., of the One Part, granted the leasehold rights with respect to the said Plot in favour of Mr. Shailesh Vishnu Patil, of the Other Part, as per the terms and conditions mentioned in the said Agreement to Lease.
- 3) Subsequently, by virtue of Development Agreement dated 05/07/2021, bearing registration serial No. PVL-3/10549/2021 registered on 05/07/2021, whereby Mr. Shailesh Vishnu Patil, sold, transferred and assigned all his development rights, title, interest and benefits of the said Plot in favour of M/S. NEW S D INFRA BUILDERS





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AND DEVELOPERS, through its Partners Mr. Dinesh Gupta and Mr. Prashant Gowari.
In pursuance thereof Mr. Shailesh Vishnu Patil executed a Power of Attorney, bearing
registration No.PVL-3/10550/2021 registered on 05/07/2021 in favour of, M/S. NEW
S D INFRA BUILDERS AND DEVELOPERS, through its Partners Mr. Dinesh Gupta
and Mr. Prashant Gowari.

Date: 29/08/2022



Pritu Ajey Mishra
Advocate