

GANESH R. KADAM
ADVOCATE HIGH COURT
NOTARY (GOVT. OF INDIA)

SS4/239, Behind Balaji Salone,
Xerox Lane, Sector - 2, Vashi,
Navi Mumbai - 400 703.
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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 number 35, admeasuring about 3668.89 sq. mtrs., situated at Sector No.17, New Panvel West, Navi Mumbai, Tal.-Panvel, Dist-Raigad, hereinafter referred to as the said Land.

1. I have investigated the title of the said land on the request of M/S. NEELKANTH INFRACON (the "client") and perused the following documents.

1) Description of Property:

All that piece and parcel of land bearing Plot Number 35 admeasuring about 3668.89 Sq. Mtrs. Situated at Sector No.17, New Panvel west, Navi Mumbai, Tal-Panvel, Dist-Raigad.

2) The Documents of Allotment of Plot

i) Allotment Letter bearing reference number 147195/1000898 dated 27.12.2021.


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- ii) Agreement to Lease dated 23/03/2022 duly registered before the Joint sub Registrar of Assurances Panvel under its Document no. PVL2-4304-2022 on 23/03/2022.
- iii) Commencement Certificate and Development Permission bearing number No.PMC/TP/N.Panvel/17/35/21-22/16355/1225/2022, dated 06/05/2022.
- iv) The PANVEL MUNICIPAL CORPORATION has granted their development permission by issuing Amended Commencement Certificate vide its Ref. No. PMC/TP/N.Panvel/17/35/21-22/16355/1975/2022 dated 30/06/2022 and permission granted for commence the construction of Residential Building under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 as per the approved plans and subject to the conditions for development work of the proposed Building mentioned therein.
- v) Mortgage Deed dated 24/03/2023 duly registered before the Joint sub Registrar of Assurances Panvel-3 under its Document no. PVL3-5357-2023 dated 25/03/2023. (Said Plot is mortgaged for Secondary Security).
- vi) Amended Commencement Certificate and Development Permission bearing No. PMC/TP/N.Panvel/17/35/21-24/16355/1860/2024, dated 19/07/2024, granted by the Panvel Municipal Corporation.
- vii) 7/12 extract or property card issued by N.A. dated N.A. mutation entry no. N.A.
- viii) That M/s. Neelkanth Infracon have availed project loan from Aditya Birla Housing Finance Ltd. by again the Mortgage of said Plot.

3) Search report for 13 years from 01st January, 2012 to 25th July 2024.

2/- On the perusal of the above mentioned documents and all other relevant documents relating to the title of the said land, I am of the opinion that the title of the said land is clear and marketable except project loan availed from Aditya Birla Housing Finance Ltd.

LESSEES OF THE LAND

i) The Agreement to Lease dated 23/03/2022 has been executed by the CIDCO in favour of M/S. NEELKANTH INFRACON Through its Partners (1) Mr. Ramesh Ravjibhai Patel (2) Mr. Hemant Ganpatbhai Gaudani (3) Mr. Sunil Ganpatbhai Gaudani (4) Mr. Darshit Ramesh Patel (5) Mr. Bhavik Hemant Gaudani are the LESSEES in respect of the land bearing Plot Number 35 admeasuring about 3668.89 Sq. Mtrs. Situated at Sector No.17, New Panvel west, Navi Mumbai, Tal-Panvel, Dist-Raigad. This Agreement to Lease dated 23/03/2022 duly registered before the Joint sub Registrar of Assurances Panvel under its Document no. PVL2-4304-2022 on 23/03/2022.

ii) Not Applicable

iii) Not Applicable

iv) Qualifying Comments/remarks/Observations: -

i. I have perused the documents submitted to me as mentioned above, I have come to the conclusion that M/S. NEELKANTH INFRACON, a Partnership firm is entitled to develop the said property subject to the


compliance of all the terms and conditions stated in the Agreement to Lease dated 23/03/2022 and the Development Permission granted by Panvel Municipal Corporation and all the laws as may be applicable. Subject to Mortgaged said Plot with Aditya Birla Housing Finance Ltd.

- ii. 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.

3/-The report reflection the flow of the title of the M/S. NEELKANTH INFRACON on the said land is enclosed herewith as Annexure.

Encl: Annexure

Date: 25/07/2024


Advocate
GANESH R. KADAM
(Stamp)
ADVOCATE & NOTARY
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FLOW OF TITLE OF THE SAID LAND

Sr. No.

1. Allotment Letter bearing reference number 147195/1000898 dated 27.12.2021.
2. Agreement to Lease dated 23/03/2022 duly registered before the Joint sub Registrar of Assurances Panvel under its Document no. PVL2-4304-2022 on 23/03/2022.
3. Commencement Certificate and Development Permission bearing number No.PMC/TP/N.Panvel/17/35/21-22/16355/1225/2022, dated 06/05/2022.
4. 7/12 extract/ P.R. Card as on date of application for registration. (N.A.)-CIDCO Tender Plot No.35, Sector-17, New Panvel West.
5. Mutation Entry No. N.A.
6. Mortgage Deed dated 24/03/2023 duly registered before the Joint sub Registrar of Assurances Panvel-3 under its Document no. PVL3-5357-2023 dated 25/03/2023. (Said Plot is mortgaged for Secondary Security).
7. Amended Commencement Certificate and Development Permission bearing No. PMC/TP/N.Panvel/17/35/21-24/16355/1860/2024, dated 19/07/2024, granted by the Panvel Municipal Corporation.

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8. Search report for from 01st January, 2012 to 25th July, 2024 Taken from Sub-Registrar office Panvel-1.

9. Any other relevant title- Agreement to Lease registered in the office of Sub-Registrar, Panvel under Document No.PVL2-4304-2022 on 23/03/2022.

10. Litigations if any N.A.

Date: 25/07/2024



Advocate

(Stamp)