

Santosh Manohar Lad.

Advocate (Reg No. MAH/1000/1994)

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To MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land bearing Plot no. 127, Sector- R2, area admeasuring about 560 sq.mtrs. situated at Village-Vadghar, Node- Pushpak, Taluka-Panvel and District- Raigad (hereinafter referred to as "the said Plot").

I have investigated the title of the said Plot on the request of **M/s. Ideal Builder, through its Partners, Mr. Ibrahim Tahir Ahmed Patel and Mr. Majid Haroon Patel**, and following documents are perused i.e.:

- Description of Plot :-** All that piece and parcel of land known as **Plot No. 127, admeasuring 560 square meters, in Sector No. R-2, Village Vadghar-Pushpak Node**, Tal. Panvel, Dist. Raigad or thereabout and bounded that is to say:-

North	:	prop 15 meters wide Road.
South	:	Plot No. 119, 120 & 121.
East	:	Plot No. 126.
West	:	Plot No. 128
- Allotment letter** bearing no. 2015/475 dated 13/10/2015
- Agreement to lease** dated 11/05/2018, registered with Sub-Registrar Panvel-4 on same day at serial No. PWL4-6104/2018
- Building Permission** Dated 01/04/2021 issued by associate planner of Cidco Ltd.
- Copy of **Partnership Deed** of Promoters dated 01/11/2021
- Development agreement** is registered with **Sub-Registrar Panvel-2** on **18/11/2021** at **serial No. PWL2-15982/2021.**



A handwritten signature in blue ink, likely of the advocate S. M. LAD, written over the stamp.

7. **Power of Attorney** is registered with **Sub-Registrar Panvel-2 on same day at serial No. PWL2-15984/2021.**
8. Search report for 7 years from **01/01/2015 to dt. 09/12/2021 vide receipt no. 21877, dt. 09/12/2021.**

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 1) **Mr. Sanjay SukirKeni** and 2) **Mrs. Sharda Rajendra Patil** are the Lessees and **M/s. Ideal Builder, through its Partners, Mr. Ibrahim Tahir Ahmed Patel and Mr. Majid Haroon Patel** are the Developers and the title of the said Plot is clear, marketable and free from any encumbrances. They are holding said plot on long lease from the CIDCO Corporation.

Owner of the Land:

CIDCO Corporation is Owner of the said plot and Mr. Sanjay SukirKeni and Mrs Sharda Rajendra Patil are the Licensee of Plot no. 127, Sector- R2, area admeasuring about 560 sq.mtrs. situated at Village-Vadghar, Node- Pushpak, Taluka-Panvel and District- Raigad

Developer of the Land:

M/s. Ideal Builder, through its Partners, Mr. Ibrahim Tahir Ahmed Patel and Mr. Majid Haroon Patel- Plot no. 127, Sector- R2, area admeasuring about 560 sq.mtrs. situated at Village-Vadghar, Node- Pushpak, Taluka-Panvel and District- Raigad

The report reflecting the flow of the title of **CIDCO Corporation as the owner, Mr. Sanjay SukirKeni and Mrs. Sharda Rajendra Patil** are the Licensee and **M/s. Ideal Builder, through its Partners, Mr. Ibrahim Tahir Ahmed Patel and Mr. Majid Haroon Patel** as the Developer on the said Plot is enclosed herewith.

Place : Panvel.

Date : 09/12/2021

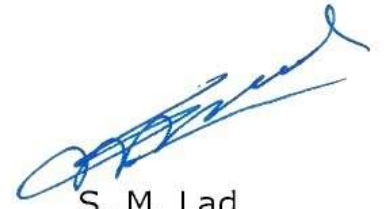


S. M. Lad
Advocate

Sr.No.

- 1) Search report for 7 years from 2015 - 2021 taken from Search Report bearing receipt no. 21877.
- 2) Allotment letter bearing no. 2015/475 dated 13/10/2015.
- 3) Agreement to lease dated 11/05/2018 bearing registration serial no. PVL-4/6104/2018 on 11/05/2018.
- 4) Development Agreement dated 03/11/2021 bearing registration serial no. PVL-2/15982/2021 on 18/11/2021.
- 5) Power of Attorney dated 18/11/2021 bearing registration serial no. PVL-2/15984/2021 on 18/11/2021.

Place : Panvel.
Date : 09/12/2021



S. M. Lad
Advocate

