



MRS. PRIYA P. SAPALE

M.A, L.L.B.

Advocate High Court

Mob: 9757165498

Office : SS-IV, Unit No.209 ,
Sector-2, Vashi,
Navi Mumbai -400 703.

Dated: 03/08/2023

FORMAT -A
(Circular no.28/2021)

To

MahaRERA

LEGAL TITLE REPORT

SUB: Title Clearance Certificate with respect to Plot No.32, Sector No.10A, situate at Village - Nerul, Navi Mumbai, Taluka & Dist. Thane (hereinafter referred as the said Plot")

I have investigated the title of the said plot on the request of **M/S. PYRAMID INFRATECH CO.** and on the basis of the Photo Copies of the relevant Documents which are produced to me i.e.

1. Description of the Property All that Piece and Parcel of land bearing Plot No.32, admeasuring 5935.59 sq.mtrs., lying, being and situated in Sector-10A at Nerul, Navi Mumbai, Taluka & Dist. Thane
2. Documents of Allotment of plot.
 - i) Allotment Letter dated **27/12/2021**.
 - ii) Registered Agreement to Lease dated **4th Day of July 2022**.
 - i) Commencement Certificate dated **03/07/2023**.
3. 7/12 extract of the above property- Not Applicable
4. Search report for 30 years from 1994 till 2023.



On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **M/S. PYRAMID INFRATECH CO.** is clear and marketable.

Owners of land

M/S. PYRAMID INFRATECH CO

- Plot No.32, Sector-10A, Nerul Navi Mumbai.

The report reflecting the title of the **M/S. PYRAMID INFRATECH CO** on the said land is enclosed herewith as Annexure

ENCL: ANNEXURE



Yours Truly


PRIYA PRAVIN SAPALE
M.A.L.L.B.
Advocate High Court
Plot No. 209, Sector - 2,
Vashi, Navi Mumbai - 400703

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TITLE OF THE SAID LAND

1. The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act).
2. The State Government is, pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
3. The Promoters have, by its offer of Rs.2,99,999.00 requested the Corporation to grant a lease of a piece or parcel of land so acquired and vested in the Corporation of the State Government.

IN THE YEAR 2021:

4. Being the highest bidder among the participants for the above said plot, the Corporation has allotted the Promoters a Plot of land being **Plot No.32, Sector-10A, Nerul, Navi Mumbai**, containing by measurement **5935.59 Square meters** or thereabouts for **Residential Cum Commercial** purpose vide allotment Letter Ref. No.146515/1000894, dated 27/12/2021 on the terms and conditions and for the lease premium as contained in the said Allotment Letter.

IN THE YEAR 2022:

5. By an Agreement to Lease dated: **4th Day of July 2022**, made at CBD, Belapur, Navi Mumbai, and entered into between the **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO)**, therein and herein referred to as 'THE CORPORATION' and **M/S. PYRAMID INFRATECH CO., through its Partners 1) MR. LADHA BHACHU VAVIYA, 2) MR. MAHESH MEGHJI PATEL, 3) MR. RAMESH JIVRAJ CHOUDHARY, 4) MR. RAVI KHIMJI**



MENAT (therein referred to as the Licensees & hereinafter referred to as the **PROMOTERS**), the CIDCO leased a Plot of land being Plot No.32, Sector-10A, admeasuring 5935.59 Sq. Mtrs. at Nerul, Navi Mumbai, Tal. & Dist. Thane, (hereinafter referred to as 'THE SAID PLOT') and which is more particularly described in the Schedule hereunder written for such lease premium and upon such terms and conditions as mentioned in the said Agreement to Lease.

6. Before the execution of Agreement to lease, the Promoters have paid to the Managing Director of the Corporation, a sum of **Rs.178,06,71,064.41/- (Rupees One Seventy Eighty Crore Six Lakhs Seventy One Thousand Sixty Four and forty one paise Only)** being the Full premium agreed to be paid by the Promoters to the Corporation.
7. The Physical possession of the said plot has been handed over to the Promoters on **04/07/2022** for Development and Construction thereof the Building for Residential Cum Commercial purpose. The corporation granted permission or license to the Promoters to enter upon the said Plot of land for the purpose of erecting building/s.
8. The said Agreement to Lease dated **4th Day of July 2022** has been registered at the Office of Sub Registrar Assurances Thane-3, Vide Receipt No.13441, Document No.TNN3-12075-2022, Dated: 04/07/2022.
9. Agreement to Lease for Plot No.32, Sector No.10A, for admeasuring 5935.59 sq.mtrs. is recorded in the name of M/s. Pyramid Infratech Company through its partner Ladha Bhachu Vaviya in the records of Sub-Registrar office Thane-3. The Party of the other part is CIDCO Ltd. dated 04/07/2022 on vide Serial No. 12075/2022. The Value is Rs. 1,78,06,71,064.4 /- and the stamp duty paid is Rs.8,90,34,000/-



IN THE YEAR 2023 :

10. The Navi Mumbai Municipal Corporation (NMMC), by its development permission-cum-Commencement Certificate under Reference No. **NMMC/TPO/BP/18147/2023, Dt.03/07/2023**, granted its permission to develop the said plot and to construct a building for the Residential cum Commercial purposes on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.
11. The Promoters have entrusted the architect works to "**DESTINATION**", (hereinafter called "The Said Architect") to develop, design and lay down specifications for construction of the building on the said plot.
12. The said Plot is earmarked for the purpose of building a residential cum commercial project and the said project shall be known as "**PYRAMID CENTRIA**"

SCHEDULE

All that piece or parcel of land known **Plot No.32, Sector No.10A, situate at Nerul, Navi Mumbai, Taluka & Dist. Thane, admeasuring 5935.59 sq.mtrs. or** thereabouts and Bounded as follows that is to say:

On or towards the North By : 20.00 WIDE ROAD

On or towards the South By : RAILWAY RESERVATION BOUNDARY

On or towards the East By : RAILWAY FUNCTION

On or towards the West By : 9.00 WIDE ROAD



I have caused the search through search clerk Mr. Vijay A. Kalantre in the Sub-Registrar office at Vashi, Belapur, Koparkhairne & Kalwa Office-3, 6, 8, 9 & 11, for the last 30 years.

Copy of the search Report has been attached herewith
No litigation seen in the Commencement Certificate.

DATE: 03/08/2023

Yours Truly




PRIYA PRAVIN SAPALE
M.A.L.L.B.
Advocate High Court
Plot No. 209, Sector - 2,
Vashi, Navi Mumbai - 400703