



SANDESH MADHUKAR SHINDE

B.Com. LL.B.

Advocate High Court

Office: Shop No. 05, Anmol Terrace, Plot No. 20, Opp. Tilak Collage,
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FORMAT-A (CIRCULAR NO. 28/2021)

Date : 12/03/2024

To,

Maharashtra Real Estate Regulatory Authority,
Housefin Bhavan, Plot No. C - 21,
E-Block, Bandra Kurla Complex,
Bandra (East), Mumbai 400051.

LEGAL TITLE REPORT

Sub: Title Clearance Report with respect to Plot No. 19J admeasuring 690.00 sq. Mtrs., Sector - 25A situated at Pushpak Node (Wahal), Navi Mumbai, Taluka - Panvel District - Raigad (under 22.5% Scheme) (hereinafter referred as the said "Property").

I have investigated the title of the said property based on the request of M/s. Nanak Lifespaces through its Partners 1) Mr. Anil Nanikram Choithani 2) Mr. Mahesh Girdharilal Mewani, 3) Mr. Yogesh Mahesh Mewani, 4) Mr. Hitane Mahesh Mewani, 5) Mr. Umesh Tolaram Dodeja 6) Mr. Pramod Hiranand Dodeja, 7) Mr. Rajesh Tolaram Dodeja, having its office address - Office No. 1004, Satra Plaza, Plot No. 19 & 20, Sector - 19D, Vashi, Navi Mumbai - 400 703, ("Promoter") and following documents i.e. :-

1. Description of the property-

All that piece and parcel of land bearing Plot No. 19J admeasuring 690.00 sq. Mtrs., Sector - 25A situated at Pushpak Node (Wahal), Navi Mumbai, Taluka - Panvel District - Raigad (under 22.5% Scheme) and thereabouts and bounded as under:

ON THE NORTH BY	:	Plot No. 19K
ON THE SOUTH BY	:	Plot No. 19E
ON THE EAST BY	:	11.00 Mtrs. wide Road
ON THE WEST BY	:	Plot No. 19C



2. The documents of allotment of plot.

- a) **Allotment Letter** in the of 1) **Mr. Rajeev Sudarshankumar Anand & 2) Mr. Kiran Rajeev Anand** issued by CIDCO Ltd. dated 16/08/2017.
- b) Registered **Agreement to lease** on 15/05/2018 executed between CIDCO Ltd., as the corporation AND 1) **Mr. Rajeev Sudarshankumar Anand & 2) Mr. Kiran Rajeev Anand** as the New Licensees vide registration doc. SR. NO. PVL 2 – 6414 – 2018 dated 15/05/2018.
- c) Possession Receipt in the name of 1) **Mr. Rajeev Sudarshankumar Anand & 2) Mr. Kiran Rajeev Anand** issued by CIDCO Ltd., dated 15/05/2018.
- d) Demarcation Letter in the name of 1) **Mr. Rajeev Sudarshankumar Anand & 2) Mr. Kiran Rajeev Anand** issued by CIDCO Ltd., dated 18/05/2018.
- e) Registered **Tripartite Agreement** on 25/04/2023 executed between CIDCO Ltd., as the Corporation AND 1) **Mr. Rajeev Sudarshankumar Anand & 2) Mr. Kiran Rajeev Anand** as the Original Licensees AND M/s. **Nanak Lifespaces** through its Partners 1) **Mr. Anil Nanikram Choithani** 2) **Mr. Mahesh Girdharilal Mewani**, 3) **Mr. Yogesh Mahesh Mewani**, 4) **Mr. Hitane Mahesh Mewani**, 5) **Mr. Umesh Tolaram Dodeja** 6) **Mr. Pramod Hiranand Dodeja**, 7) **Mr. Rajesh Tolaram Dodeja** as the New Licensees vide registration doc. Sr. NO. PVL 2 – 7136 – 2023 dated 25/04/2023.
- f) **Final Order** in the name of M/s. **Nanak Lifespaces** through its Partners 1) **Mr. Anil Nanikram Choithani** 2) **Mr. Mahesh Girdharilal Mewani**, 3) **Mr. Yogesh Mahesh Mewani**, 4) **Mr. Hitane Mahesh Mewani**, 5) **Mr. Umesh Tolaram Dodeja** 6) **Mr. Pramod Hiranand Dodeja**, 7) **Mr. Rajesh Tolaram Dodeja** issued by CIDCO Ltd., dated 31/05/2023.
- g) **Development permission & Commencement Certificate** in the name of 1) **Mr. Rajeev Sudarshankumar Anand & 2) Mr. Kiran Rajeev Anand** issued by CIDCO Ltd., dated 06/02/2024 (Residential Building 1Ground + 7th Floors).
- h) **Amended Development permission & Commencement Certificate** in the name of **M/s. Nanak Lifespaces** issued by CIDCO Ltd., dated 06/12/2023 (Residential Cum Commercial Building 1Ground + 7th Floors).



3. 7/12 extract or property card, mutation entry (Not Applicable).
4. **Search Report dated 12/03/2024 GRN No. _____ for 13 years from 2012 to 2024 taken from Sub-Registrar office at Panvel 1 to 5, Dist. Raigad.**
5. 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 **M/s. Nanak Lifespaces** as Promoter as lease hold right owner is clear, marketable and without any encumbrances.
6. **Owners/lessor of the land**
 - a) THE City and Industrial Development Corporation of Maharashtra Limited (CIDCO) as owner/Lessor.
 - b) **M/s. Nanak Lifespaces** as leasehold right owner.
7. **Qualifying comments/remarks if any –NA.**
8. The report reflecting the flow of the title of the **M/s. Nanak Lifespaces** as leasehold right owner on the said land is enclosed here with as annexure.

Encl.: Annexure.

Dated this 12/03/2024.



Adv. Sandesh Madhukar Shinde
(Advocate)



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FORMAT - A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Search report for 13 years from 2012 to 2024 of the said property at sub-registrar office at Panvel 1,2,3,4,5 the Index II Record maintained by sub-registrar at all the places are in terms and conditions and not property maintained and/or not legible. Some of the index-II Record was not available and index-II record on computer same time not open or not found due to technical problems.

- 1) 7/12 extract / P.R. Card as on date of application for registration. (NA)
- 2) Mutation Entry No..... (NA)

WHEREAS

THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956 (1 of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub Section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act.

The State Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provision of Section 113 of the said Act.



By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the Said Act to dispose off land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

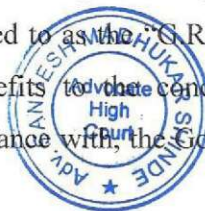
The Corporation as a part of The Development of Navi Mumbai as decided to establish an International Airport namely, "Navi Mumbai International Airport" with the approval of The State And Central Government (hereinafter referred to as the "PROJECT" which includes Development Of Land for the purpose allied thereto).

Except for land(s) already in possession of the Corporation, the remaining private land(s), required for the Project, were notified for acquisition before 01.01.2014 under the erstwhile Land Acquisition Act, 1894 (hereinafter referred to as the "LA ACT, 1894") by the State Government.

The right to fair compensation and transparency in Land Acquisition Rehabilitation And Resettlement Act 2013 (hereinafter referred to as the "LARR Act 2013") came into force W.E.F 01/01/2014 replacing the LA Act 1894. Although the land for the project was notified under the LAS Act 1894 awards under section 11 of the LA Act, 1984 have not been declared for certain land as on 01/01/2014. Therefore, as PER S. 24 of the LARR Act, 2013, the determination of compensation for such lands shall be in conformity with the LARR Act 2013.

Pursuant to Section 108(1) and 108(2) of the LARR Act 2013, The State Government Vide Govt. Resolution Urban Development Dept. No CID-1812/CR-274/UD-10 Dated 1st March 2014 (hereinafter referred to as the G.R dated 01/03/2014) has in lieu of monetary compensation, provided for higher and better compensation in the form of developed plots to the land owners whose lands are to be acquired for the project accordingly the corporation Is obliged to allot a plot to the land owner concerned if he has opted for compensation in therefore of developed plot in lieu of monetary compensation.

There are some structures erected on the land already acquired and in possession of the Corporation. These structures are also required to be shifted due to the project. The State Govt. Vide govt. Resolution Of Urban Development Dept No – CID-1812/CR-274/UD-10 Dated 28th May 2014 (hereinafter referred to as the "S.R. dated 28.05.2014") has taken the decision to grant plots and other benefits to the concerned structure owners for their resettlement as a Special Case. In accordance with, the Govt. Resolution Revenue and Forest



Dept. No. RPA-2014/CR-52/R-3 dated 25th June 2014 (hereinafter referred to as the "G.R. dated 25.06.2014"), the District Rehabilitation Officer has been authorized to determine the eligibility of the structure owners, whose structures are situated on the land possessed by the Corporation and required to be shifted as stated hereinabove, with the approval of the Collector Raigad. As per G. R. dated 25.06.2014, the plots are to be allotted by the Corporation as per the applicable provisions of G. R. dated 01.03.2014, G. R. dated 28.05.2014 and as per circular issued by the Corporation bearing no. "CIDCO/Vya.Sa./Aa. Vi.Ta.2014" dated 19.09.2014 and as determined by the District Rehabilitation Officer Raigad, with the approval of the Collector Raigad, or as per the award declared by the Deputy Collector (Land Acquisition), as the case may be.

The land hereinafter mentioned, owned by the 1) Mr. Rajeev Sudarshankumar Anand & 2) Mr. Kiran Rajeev Anand was notified acquisition under the Land Acquisition Act. The Licensee has adopted for developed plot in lieu of monetary compensation. This developed plot will be allotted by the Corporation, on lease, as per the provision, terms and conditions under the Navi Mumbai Disposal of Land (Allotment of Plots to Airport Project Affected Persons for Navi Mumbai Airport and purposes allied thereto) (Amendment) Regulations, 2015 and Navi Mumbai Disposal of Land Regulations 2008. Accordingly, the Dy. Collector (Land Acquisition) Metro Center No.1 Panvel, who is an officer delegated with the powers under the Land Act 1894 by the State Government, declared Award under the LA Act 1894, specifying therein, the area of the plot to be allotted to the licensee in lieu of monetary compensation as per the option and consent given by him.

Details of land acquired along with structures standing thereon

Village	Taluka & District	Award No.	S. No./ H. No.	Area acquired (H.A.)	Name of the Awardee
KOMBADB HUJE	Panvel Raigad	KOM-ICIG-308	Un-numbered land in Gaothan along with structure	900.00	1) Mr. Rajeev Sudarshankumar Anand & 2) Mr. Kiran Rajeev Anand

as per directives and policies of the State Government referred to hereinabove, and as per the award declared by the Dy. Collector Land Acquisition), concerned, the Corporation has allotted to the Licensee, vide its Allotment Letter No. 2015/3769 dated 16/08/2017, a piece and parcel of land (hereinafter referred to as the "said Project Land") for the purpose of constructing a building or buildings on the terms and conditions contained in the Agreement of Lease dated 15/05/2018.



Description of Land Allotted

Place/Node	Plot No.	Sector No.	Area in Sq.mtr.	Admissible FSI
Pushpak (Wahal)	19J	25A	690.00	1.5

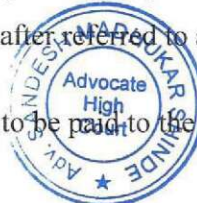
the Licensee has, before the execution of this Agreement, paid to the Corporation on 15/05/2018, the Original Licensee has paid to the Corporation a sum of Rs.60/- (Rupees Sixty Only) being "Lease Rent" for the period of 60 (Sixty) years at the rate of Rs.1/- per annum as per the letters from the Urban Development Dept. bearing Dept. No. CID-1812/CR-274/UD-10 dated 18th August, 2014 and No. CID-1812/CR-274/UD-10 dated 6th October, 2015.

The land hereinafter mentioned, owned by the licensee, was notified for acquisition under the land acquisition act. The licensee has opted for a developed plot will be allotted by the corporation on lease as per the provisions, terms and conditions under The Navi Mumbai Disposal of Land (Allotment Plot To Airport Project Affected Persons For Navi Mumbai International Airport and purpose allied thereto) (Amendment) Regulation, 2015 and Navi Mumbai Disposal Of Land Regulations 2008. Accordingly, the dy. Collector (Land Acquisition) Metro Center No. 01, Panvel, who is an officer delegated with the powers under the land acquisition act 1894 by The State Government, declared award under the LA Act 1894 specifying therein, the area of the plot to be allotted to the licensee lieu of monetary compensation as per the option and consent given by him.

This Agreement is drafted as per the rule of REAL ESTATE (REGULATIONS AND DEVELOPMENT) ACT.

By an Agreement to Lease dated 15/05/2018, made at CBD, Belapur, Navi Mumbai, and entered into between the City and Industrial Development Corporation of Maharashtra Ltd., (CIDCO), therein and herein referred to as 'THE LESSOR' and 1) Mr. Rajeev Sudarshankumar Anand & 2) Mr. Kiran Rajeev Anand, (therein referred as the LESSEES & hereinafter referred to as the Original Licensee/Allottee), the CIDCO leased a Plot of land in lieu of compensation under the 22.5% Scheme, Resettlement/Rehabilitation Scheme, a Plot of Land being Plot No. 19J, Sector - 25, admeasuring 690.00 Sq. Mtrs., Pushpak (Wahal), Navi Mumbai, Taluka Panvel, District Raigad, (hereinafter referred to as 'THE SAID PLOT')

The Original Allottee paid the Premium in full agreed to be paid to the Corporation.



The said Agreement to Lease dated 15/05/2018, has been registered at the Office of Sub Registrar Assurance Panvel 2, Vide Receipt No.7359, Document No.PVL 2 – 6414 – 2018 dated 15/05/2018. (hereinafter referred to as “the said Agreement to Lease”)

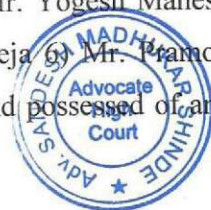
The Physical possession of the said plot has been handed over to the Original Allottee for Development and Construction thereof the Building for Residential and Commercial purpose. The corporation granted permission or license to the Original Allottees to enter upon the said Plot of land for the purpose of erecting building/s.

By virtue of the Tripartite Agreement dated 25/04/2023 the City and Industrial Development Corporation of Maharashtra Ltd. of the FIRST PART and 1) Mr. Rajeev Sudarshankumar Anand & 2) Mr. Kiran Rajeev Anand, of the SECOND PART has sold, transferred and assigned their Leasehold rights, title, interest and benefits of the said Plot of land in favour of the **M/s. Nanak Lifespaces through its Partners 1) Mr. Anil Nanikram Choithani 2) Mr. Mahesh Girdharilal Mewani, 3) Mr. Yogesh Mahesh Mewani, 4) Mr. Hitane Mahesh Mewani, 5) Mr. Umesh Tolaram Dodeja 6) Mr. Pramod Hiranand Dodeja, 7) Mr. Rajesh Tolaram Dodeja** of the THIRD PART as the New Licensee (hereinafter referred to as “the said Promoter”). The said original Allottees has assigned their rights and interests in and upon the said Plot to the Party of the THIRD PART on the terms and conditions more particularly set out in the said Agreement to Lease and this Tripartite Agreement.

The said Tripartite Agreement dated 25/04/2023, has been registered at the Office of Sub Registrar Assurance, Panvel 2 vide Receipt No.8219, Document No. PVL 2 – 7136 – 2023 dated 25/04/2023. (hereinafter referred to as “the said Tripartite Agreement”).

By the CIDCO Ltd., issued Final order in the name of M/s. Nanak Lifespaces through its Partners 1) Mr. Anil Nanikram Choithani 2) Mr. Mahesh Girdharilal Mewani, 3) Mr. Yogesh Mahesh Mewani, 4) Mr. Hitane Mahesh Mewani, 5) Mr. Umesh Tolaram Dodeja 6) Mr. Pramod Hiranand Dodeja, 7) Mr. Rajesh Tolaram Dodeja **vide ref. No. CIDCO/ MUBHUVBHUA/ NMAV/ KOM – ICIG - 30B/ 2023/ 1605 dated 31/05/2023.** (hereinafter referred to as “the said Final Order”).

By virtue of the said Tripartite Agreement the M/s. Nanak Lifespaces through its Partners 1) Mr. Anil Nanikram Choithani 2) Mr. Mahesh Girdharilal Mewani, 3) Mr. Yogesh Mahesh Mewani, 4) Mr. Hitane Mahesh Mewani, 5) Mr. Umesh Tolaram Dodeja 6) Mr. Pramod Hiranand Dodeja, 7) Mr. Rajesh Tolaram Dodeja is absolutely seized and possessed of and well and sufficiently entitled to develop the said Plot;



The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-cum-Commencement Certificate under Reference No. **CIDCO/BP-18744/TPO(NM & K)/2023/11966** dated 06/02/2024 granted its permission to develop the said plot and to construct a building consisting 1Ground + 7th Floors for the Residential cum Commercial purpose 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. (hereinafter referred to as "the said Commencement Certificate").

Search Report dated 12/03/2024 GRN No. **MH017168044202324E** for the period of 2012 to 2024 (13 years) in respect of said Plot No. 19J admeasuring 690.00 sq. Mtrs. Sector – 25A situated at Pushpak Node (Wahal), Navi Mumbai, Taluka - Panvel District - Raigad and the Search Report is enclosed herewith.

Based on the aforesaid document and information cited hereinabove and subject to what is stated hereinabove in my opinion the title in respect of **Plot No. 19J admeasuring 690.00 sq. Mtrs. Sector – 25A situated at Pushpak Node (Wahal), Navi Mumbai, Taluka - Panvel District - Raigad** clear marketable and free from encumbrances, and said M/s. Nanak Lifespaces through its Partners 1) Mr. Anil Nanikram Choithani 2) Mr. Mahesh Girdharilal Mewani, 3) Mr. Yogesh Mahesh Mewani, 4) Mr. Hitane Mahesh Mewani, 5) Mr. Umesh Tolaram Dodeja 6) Mr. Pramod Hiranand Dodeja, 7) Mr. Rajesh Tolaram Dodeja have absolute authority to sale Residential & Commercial Units Constructed thereon in proposed building to be constructed on **Plot No. 19J admeasuring 690.00 sq. Mtrs. Sector – 25A situated at Pushpak Node (Wahal), Navi Mumbai, Taluka - Panvel District - Raigad.**

- 3) **Any other relevant title** - Agreement to Lease and Tripartite agreement/s M/s. Nanak Lifespaces (Builders/Developers) entitled to develop and construct the Residential Cum Commercial building (1Ground + 7th upper floors) vide its letter bearing no. **CIDCO/BP-18744/TPO(NM & K)/2023/11966** dated 06/02/2024 and as per approved plan and in accordance with Commencement Certificate granted by the concerned authority of CIDCO Ltd.,

5) Litigations if any. (No)

Date: 12/03/2024



Adv. Sandesh Madhukar Shinde
(Advocate)