

FORMAT – A
(Circular No:- 28 /2021)

To,
MahaRERA,
Housefin Bhavan, BKC,
Bandra East, Mumbai 400051.

LEGAL TITLE REPORT

Sub: Title Certificate with respect to piece and parcel known as **Plot No.10, Sector 11**, admeasuring 6,335.89 sq. meters ("**Plot**") situated at Sector 11, Ghansoli, Taluka & District Thane, Navi Mumbai.

A. We have investigated the title of the said Plot on the request of Shri Kanji Ranchhod Dubariya Partner of **M/s. NEELKANTH INFRATECH** (the "**Promoter**") and following documents provided by the Promoter:

Sr. no.	Particulars	Description
I.	Description of Land:	All that piece and parcel of land known as Plot no.10 admeasuring 6,335.89 sq. meters or thereabouts situated at Sector 11, Ghansoli, Taluka & District Thane, Navi Mumbai and bounded as under: On or towards the North by : Plot No.5 Building On or towards the South by : 34 M Wide Road On or towards the West by : Plot No. 10A On or towards the East by : Plot No. 09 Building
II.	Documents for allotment of Plot:	Vide 'Agreement to Lease' dated 05 th December, 2022 City and Industrial Development Corporation of Maharashtra Limited (" CIDCO ") granted license to the Promoter for constructing 'residential cum commercial' building on the



		said Plot and agreed to grant lease of the Plot to the Promoter on the terms and conditions mentioned therein. The said Agreement to Lease is duly registered with the Sub Registrar of Assurances Thane-8 at Serial no. 22655/2022 on 05-12-2022.
III.	7/12 Extract	Not Applicable since said Plot is allotted by CIDCO and name of the Promoter is recorded as Licensee in the CIDCO records.
IV.	Search report for 30 years.	Shri Vinay Mankame proprietor of M/s Om Enterprises have carried out search for 30 year and nothing apart from what is stated hereinabove has been found.

B. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Plot we are of the opinion that the title of Promoter i.e. **M/S. NEELKANTH INFRATECH** as Licensee of the said Plot is clear and marketable and without any encumbrances as on date.

Owner of Plot :- CIDCO Lessor of Plot.

Licensee of Plot :- M/s. Neelkanth Infratech in accordance with the documents described herein above.

C. The report reflecting the flow of title of the said Plot is enclosed herewith as Annexure - A.

Encl: Annexure - A

Date: 18th July, 2023



For, Acelegal

Bharat Agarwal

Through its Managing Partner

Adv. Bharat Agarwal

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Annexure - A
FLOW OF THE TITLE OF THE SAID Land

1. 7/12 extract or property card:

Not applicable since CIDCO 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 power under sub-section (1) of (3-A) of Section 113 of the Maharashtra Regional Town Planning Act, 1966 (Maharashtra Act No. XXXVII) in exercise of powers for the area designated as site for a New Town under sub-section (1) of Section 113 of the said Act and Lessor of Plot.

2. Mutation Entry no.:

As per 'Agreement to Lease' dated 05th December, 2022, CIDCO has recorded the Promoter's name as Licensee of the said Plot.

3. Search report for 30 years:

Shri Vinay Mankame proprietor of M/s Om Enterprises have carried out search for 30 year and nothing apart from what is stated hereinabove has been found.

4. Any other relevant title:

1. Vide 'Allotment Letter' dated 24th August, 2022 bearing reference no. 30258/1001213 /1689 CIDCO informed to the Promoter that, as the successful bidder for the said Plot tendered by the CIDCO in its Scheme No. MM-SCH-26-2022-23, CIDCO has agreed to allot said Plot to the Promoter on terms and conditions mentioned therein.
2. Vide 'Agreement to Lease' dated 05th December, 2022 CIDCO granted license to the Promoter for constructing 'residential cum commercial' building on the





said Plot and agreed to grant lease of the Plot to the Promoter on the terms and conditions mentioned therein. The said Agreement to Lease is duly registered with the Sub Registrar of Assurances Thane-8 at Serial no. 22655/2022 on 05-12-2022.

5. Litigation if any:

No pending litigations were found from the records provided by the Promoter.

Date: 18th July, 2023



For, Acelegal

Through its Managing Partner

Adv. Bharat Agarwal