



JURIS SALVATION

ADVOCATES

FORMAT -A
(Circular 28/2021 dated 08/03/2021)

LEGAL TITLE REPORT

To,

MahaRERA

Sub: Title clearance certificate with respect to Plot No. KR-I in the Trans Thane Creek Industrial Area, within the village Limits of Airoli and within the limits of Navi Mumbai Municipal Corporation Taluka and Registration, Sun-District Thane District and Registration District Thane containing by ad-measurements 22216 square meters (hereinafter referred as the "**said Land**").

We have investigated the title of the said land on the request of **M/s. BHAGWATI DEVELOPERS** and following documents i.e.: -

1. Description of the property.
2. Copy of Agreement to Lease dated 29/02/2024, bearing registered document serial no. **TNN-6/3249/2024**.
3. Copy of Commencement Certificate dated 18/03/2024, bearing No. **EE/Dn. II/MHP/SPA/I/48310/of/of 2024**
4. Search report for 30 years from 1995 till 2024.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said land, I am of the opinion that the title of **Maharashtra Industrial Development Corporation** as the Owner and **M/s. BHAGWATI DEVELOPERS** as the Leasehold Right Holder is clear, marketable and without any encumbrances.

Owners of the land:

Maharashtra Industrial Development Corporation (Owner/Lessor): Plot No. KR-I in the Trans Thane Creek Industrial Area, within the village Limits of Airoli and within the limits of Navi Mumbai Municipal Corporation Taluka and Registration, Sun-District Thane District and Registration District Thane containing by ad-measurements 22216 square meters.

REG. Office: Office 504, Haware Intelligenta Business Park, Near Hotel Yogi Executive, Sector 24, Vashi. Navi Mumbai 400703 Email: mail@jurissalvation.co.in
Cell No : 9930998714 Web: www.jurissalvation.co.in





JURIS SALVATION

ADVOCATES

Developers of the land (Leasehold right holder/Lessee):

M/s. BHAGWATI DEVELOPERS: Plot No. KR-1 in the Trans Thane Creek Industrial Area, within the village Limits of Airoli and within the limits of Navi Mumbai Municipal Corporation Taluka and Registration, Sun-District Thane District and Registration District Thane containing by ad-measurements 22216 square meters.

The report reflects the flow of the title of **Maharashtra Industrial Development Corporation** as the Owner and **M/s. BHAGWATI DEVELOPERS** as the Leasehold Right Holder on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date:09.04.2024



For Juris Salvat  n
Advocates



JURIS SALVATION

ADVOCATES

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1. Search report for 30 years from 1995 - 2024 taken from Online Search Report, dated 08.04.2024 prepared by Search Clerk Mr. Shyam Dhepe.
2. That the Maharashtra Industrial Development Corporation is a corporation constituted under the Maharashtra Industrial Development Act, 1961 having its head Office at Udyog Sarathi, MIDC, Marol Industrial Area, Mahakali Caves Road, Andheri East Mumbai 400093 and holding the said land acquired by the State Government under Chapter VI of MID Act 1961 for the purpose of securing rapid and orderly establishment of Industrial Area and Industrial estates in the state of Maharashtra.
3. That the Maharashtra Industrial Development Corporation undertakes to make available the Plot of land/shed/units/galls on such land , to entrepreneurs/undertakings to establish themselves in such area on the payment of premium.
4. That the Promoters have applied to the Maharashtra Industrial Development Corporation to grant them a lease of the said land and premises and have shown willingness to pay the requisite premiums and accordingly the Maharashtra Industrial Development Corporation has agreed to grant the lease of the said lands to Promoters.
5. That the Maharashtra Industrial Development Corporation, being Grantor therein, has executed an Agreement to Lease dated 29.02.2024 in Favor of M/s BHAGWATI DEVELOPERS being the Licensee therein and the said Agreement to Lease is registered before the Registrar of Sub-assurance at Thane Vide registration no. TNN6-3249- 2024.

REG.Office: Office 504, Haware Intelligientia Business Park, Near Hotel Yogi Executive,
Sector 24, Vashi. Navi Mumbai 400703 Email: mail@jurissalvation.co.in
Cell No : 9930998714 Web: www.jurissalvation.co.in





JURIS SALVATION

ADVOCATES

6. The promoter is entitled and enjoined to construct the residential building/s on the said land. As per the plans sanctioned and the development permission granted by MIDC vide Commencement Certificated bearing no. EE/Dn. II/MHP/SPA/I/48310/of 2024 dated 18/03/2024.
7. Litigations if any: NIL

Date:09.04.2024

**For Juris Salvation
Advocates**

