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Circular No. 28/2021

**To, Maha RERA
Mumbai**

LEGAL TITLE REPORT

Sub: Title Clearance Certificate in respect of all that piece and parcel of land bearing Plot number 9, admeasuring about 2743.42 Sq. Mts. situated at Sector No.-17, New Panvel West, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, hereinafter referred to as the said Land.

- 1. I have investigated the title of the said land on the request of M/S. MILLENNIUM INFRA (the "client") and perused the following documents.**
 - a.** Allotment Letter bearing reference number 90451/1000405, dated 13/01/2020.
 - b.** Agreement to Lease dated 30/03/2021 duly registered before the Joint Sub Registrar of Assurances Panvel-4 under its Document No. PVL-4-4322-2021 on 01/04/2021.
 - c.** Commencement Certificate and Development Permission bearing number No.PMC/TP/N-Panvel/17/09/21-22/16092/128/2022, dated 18/01/2022.


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Advocate, High Court
406, Shelton Cubix, Plot No. 87,
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2. Description of Property:

All that piece and parcel of land bearing Plot number 9 admeasuring about 2743.42 Sq. Mts. situated at Sector No.-17, New Panvel West, Navi Mumbai, Tal.-Panvel, Dist.-Raigad.

3. Search Report for 15 years from the year 2006 to 2021 carried out by Adv. Ramakant Pawar in respect of the said land and did not find any adverse entries.

4. On the perusal of the above mentioned documents and all other relevant documents relating to the title of the said land, I am of the opinion that the title of the said land is clear, marketable and without any encumbrances.

(I) OWNERS OF THE LAND

M/S. MILLENNIUM INFRA, through its Partners (1) SHRI HITENDRA CHHAGANBHAI GHADIA (2) SHRI KISHOR CHHAGANBHAI GHADIA & (3) SHRI DHAIRYA HITENDRA GHADIA, are the Owner's of the land bearing Plot number 9 admeasuring about 2743.42 Sq. Mts. situated at Sector No.-17, New Panvel West, Navi Mumbai, Tal.-Panvel, Dist.-Raigad.

(II) OBSERVATIONS: - I have perused the documents submitted to me as mentioned above, I have come to the conclusion that **M/S. MILLENNIUM INFRA**, a Partnership firm is entitle to develop the said property subject to the compliance of all the terms and conditions of the Development Permission granted by Panvel Municipal Corporation and all the laws as may be applicable. Further this report is based on the documents, factual particulars, details, Information and oral explanations and clarifications


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provided by the Promoters in respect of the said property. Further the Promoters are in physical possession of the said property.

The report reflecting the flow of the title of the said land is enclosed herewith as Annexure.

Encl : Annexure

Date : 04/02/2022.



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FLOW OF TITLE OF THE SAID LAND

By virtue of an Agreement to Lease dated 30/03/2021, CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (hereinafter called "CIDCO") has granted permission and authority to the Licensees i.e M/S. MILLENNIUM INFRA to enter upon the said piece and parcel of land bearing Plot number 9 admeasuring about 2743.42 Sq. Mts. situated at Sector No.-17, New Panvel West, Navi Mumbai, Tal.-Panvel, Dist.-Raigad and to erect the building(s) for residential cum commercial purpose. The said Agreement to Lease is duly registered before the Joint Sub-Registrar of Assurances at Panvel-4 under Receipt No.-4706, Document No. PVL-4-4322-2021 on 01/04/2022.

Date : 04/02/2022



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