

VASANTKUMAR R. BANG

Advocate High Court

Office No. 117, 1st Floor, Bhoomi Mall, Plot No. 9, Sec – 15,
CBD - Belapur, Navi Mumbai, Dist : Thane (M.S). 400614



Cell 9372433440/ 9029433440 Email: advvasantbang@yahoo.com/bangvasant@gmail.com

Ref : SRTC/05-A/2022

Date 10/04/2022

To,

Maha RERA

Mumbai

LEGAL TITLE REPORT

Sub. : Title Clearance Certificate with respect to Plot No. 493 Area Admeasuring 3977 Sq. Mtr. under Town Planning Schme of Panvel (T.P.S. -1) forming Part of Survey No. 439 Hissa No. Situated at Panvel within the limits of Panvel Muncipal Corporation and within the limits of District Raigad (M.S.) 410206 Herein after referred as said Plot “ Project Land”.

1. I have investigated the title of the said plot on the request of **La Mer Developers Private Limited** (Pan No. AAECCL6030A) a Private Limited Company incorporated under Companies Act 2013 having its registered Office at Shop No. 21, Full Stop Mall, Plot No. 1, Sector - 19, Sanpada, Navi Mumbai, Dist Thane (M. S.) 400706 and perused copy of available documents and taken search in respect of the said property, which is described as follows.

<u>i</u>	Property Description	Plot No. 493 Area Admeasuring 3977 Sq. Mtr. under Town Planning Schme of Panvel (T.P.S. -1) forming Part of Survey No. 439 Hissa No. Situated at Panvel within the limits of Panvel Muncipal Corporation and within the limits of District Raigad (M.S.) 410206.
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ii	The Chain of Documents for allotment/ownership of Plot.	<p>i. 'Deed of Conveyance' dated 10/03/1989 executed between the M/s Dwarkadish Roller Flour Mills a duly registered partnership firm & the M/s Balaji Promoters duly registered with Sub- Registrar of Assurance at Panvel under document serial no. 1024/89 on 16/03/1989.</p> <p>ii. Agreement' dated 15th May 1995 registered along with 'Deed of Confirmation' dated 29th Dec 2006 both executed between Balaji Promoters and the M/s. Kwaliti Developers duly registered with Sub- Registrar of Assurance at Panvel under document serial no. PWL 77/2007 on 03/01/2007.</p> <p>iii. Development Agreement' dated 15/01/2007 executed between the M/s. Kwaliti Developers and the M/s Kaveri Constructions agreement is duly registered with Sub- Registrar of Assurance of Panvel -1 under document serial no. 533/2007 on 17/01/2007.</p> <p>iv. Sale Deed dated 7th May 2008 executed between Balaji Promoters and the M/s Kaveri Constructions duly registered with Sub- Registrar of Assurance at Panvel under document serial no. PWL-1 3718/2008 on 9th May 2008.</p> <p>v. Deed of Conveyance' dated 27th April 2018 executed between the M/s Kaveri Constructions and Lamer Developers duly registered with Sub- Registrar of Assurance at Panvel under document serial no. PWL-2 5728/2018 on 27th April 2018.</p> <p>vi. Deed of Conveyance/Sale Deed' dated 30th May 2021 executed Lamer Developers between Lamer Developers Pvt Ltd. duly registered with Sub- Registrar of Assurance at Panvel under document serial no. PWL-3 8843/2021 on 31st May 2021.</p>
iii	Property Card	Property Card issued by Dy Superintendent of Land Records Panvel, Tq. Panvel Dist Raigad.
iv	Search for 30 Years	I have taken search for 30 Years from 1993 to 2022

2. On perusal of above-mentioned documents and all other relevant documents relating to title documents of the said property I am of the opinion that the title of La Mer Developers Private Limited is clear, marketable and without any encumbrances.

Owners of Land

La Mer Developers Private Limited a Private Limited Company incorporated under Companies Act 2013 having its registered Office at Shop No. 21, Full Stop Mall, Plot No. 1, Sector - 19, Sanpada, Navi Mumbai, Dist Thane (M. S.) 400706

3. The reports reflecting the flow of the title of the **La Mer Developers Private Limited (Owner/ Promoter/ Developer/Company)** to the said land right is encloses as Annexure A.

For



Vasantkumar R. Bang
Advocate High Court

Place : Belapur Navi Mumbai

Date : 10/04/2022

Encl : Annexure : Format A
Notes of Search

FORMAT -A

(Circular No. 28/2021)

SEARCH:

I have carried out search in respect to Plot No. 493 Area Admeasuring 3977 Sq. Mtr. under Town Planning Schme of Panvel (T.P.S. -1) forming Part of Survey No. 439 Hissa No. Situated at Panvel within the limits of Panvel Municipal Corporation and within the limits of District Raigad (M.S.) 410206 for the period of 30 Years i.e. from Year 1993 to Year 2022, Receipt No. 6054 Dated 31/03/2022 With respect to the said property. Notes of search are reproduced herein below.

1. Property Card : On perusal of property Card issued Dy. Superintendent of Land Records Panvel, Tq. Panvel Dist Raigad. Dated 01/04/2022 following Mutations entries are found and noted

Sr. No.	Mutation Entry No.	Date	Particulars
1	2372	07/01/2021	By order of District Superintendent of Land Records Raigad, Dated 30/12/2020 and order of Dy. Superintendent of Land Records Panvel Dated 07/01/2021 opened new sheet and Name of Dwardkish Roller Floor Mill recorded as per revenue record.
2	2412	22/04/2021	By Virtue registered Conveyance Deed/Documents Dated 13/03/1989 registered under document serial no.PWL-2 1024/89 on 16/03/1989. Name of Balaji Promoters recorded as per revenue record.
3	2413	22/04/2021	By Virtue registered Conveyance Deed/Documents Sale Deed dated 7 th May 2008 duly registered Panvel under document serial no. PWL-1 3718/2008 on 9 th May 2008 Name of Kaveri Constructions recorded as per revenue record.
4	2414	22/04/2021	By Virtue registered Conveyance Deed/Documents Sale Deed dated 27 th April 2018 registered under document serial no. PWL-2 5728/2018 on 27 th April 2018 name of Lamer Developers (Partnership Firm) recorded as per revenue record.

5		16/06/2021	On perusal of other relevant document / letter dated 16/06/2021 issued to Shri Dhanesh Pratap Mehta by Dy. Superintendent of Land Records Panvel said office hereby confirmed that application of La Mer Developers Private Limited received for mutation in respect of Plot No 493 situated at Panvel, Tq. Panvel Dist Raigad but the said office is busy in restructuring work EPCIS and therefore all mutation entries will recorded online. Once technical issue resolved the mutation shall be done on priority.
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2. NOTES OF SEARCH FROM INDEX II for 30 Years Since 1993 to 2022 taken from the Sub Registrar office Panvel 1,2,3,4 &5 in respect of plot mentioned herein above.

YEAR	FINDINGS
1993 to 2006	INDEX are in Torn Condition / Entry Not Found
2007	<p>i. Vide, 'Agreement' dated 15th May 1995 registered along with 'Deed of Confirmation' dated 29th Dec 2006 both executed between Balaji Promoters and the M/s. Kwality Developers and by virtue of above said document the M/s Balaji Promoters agreed to sale and the M/s Kwality Developers agreed to purchase the said plot along with all rights in said property upon terms and conditions mentioned therein. The said Agreement with <i>Deed of confirmation</i> were duly registered with Sub-Registrar of Assurance at Panvel under document serial no. PWL 77/2007 on 03/01/2007. M/s Kwality Developers paid entire consideration to the M/s Balaji Promoters in terms of agreement referred here in above.</p> <p>ii. Vide 'Development Agreement' dated 15/01/2007 executed between the M/s. Kwality Developers and the M/s Kaveri Constructions a registered partnership firm and by virtue of above said agreement M/s. Kwality Developers granted development rights in favour of M/s Kaveri Constructions upon terms and conditions mentioned therein. The said development agreement is duly registered with Sub- Registrar of Assurance of Panvel -1 under document serial no. 533/2007 on 17/01/2007.</p>

2008	i. Vide, 'Sale Deed' dated 7 th May 2008 executed between Balaji Promoters and the M/s Kaveri Constructions and by virtue of above said document the M/s Kaveri Constructions purchased the said property along with all rights in said property upon terms and conditions mentioned therein. The said sale deed were duly registered with Sub- Registrar of Assurance at Panvel under document serial no. PWL-1 3718/2008 on 9 th May 2008.
2009 to 2017	Entry Not Found
2018	i. Deed of Conveyance' dated 27 th April 2018 executed between the M/s Kaveri Constructions and Lamer Developers (A Partnership Firm) and duly registered with Sub- Registrar of Assurance at Panvel under document serial no. PWL-2 5728/2018 on 27 th April 2018. Lamer Developers Purchased the said Plot from M/s Kaveri along with all rights in said plot upon terms and conditions mentioned therein.
2019 to 2020	Entry Not Found
2021	i. Vide, 'Deed of Conveyance/Sale Deed' dated 30 th May 2021 executed between duly registered with Sub- Registrar of Assurance at Panvel under document serial no. PWL-3 8843/2021 on 31 st May 2021. Lamer Developers Pvt Ltd. (The Promoters/builders) purchased the said Plot from Lamer Developers (A Partnership Firm) along with all rights in said plot upon terms and conditions mentioned therein.
2022	Entry Not Found

3. Searches online Portal of Ministry of Corporate Affairs: I Have taken search on the portal of Ministry of Corporate affairs for the record of Registrar of Companies (ROC) in respect of Index of Charge in the name La Mer Developers Pvt. Ltd. in connection with subject property. The Roc Search inter alia dose not revel any encumbrances related to said land.

4. Other observation :- I assume that technical due diligence in respect of the said land duly conducted and I have drafted this report based on the documents made available for my inspection limited to information provided to me and based on the search taken.

5. Conclusion : - Upon perusal of document made available for my inspection as referred herein above and all other relevant documents relating to title documents of the said property and on the basis of search taken I am of the opinion that the title of La Mer Developers Private Limited is clear, marketable and without any encumbrances and said company entitle for development of the land hereafter described in the schedule of property hereunder .

Schedule of the Property herein above referred to

All the peace and parcel of Land/Plot No. 493 Area Admeasuring 3977 Sq. Mtr. under Town Planning Schme of Panvel (T.P.S. -1) forming Part of Survey No. 439 Hissa No. Situated at Panvel within the limits of Panvel Muncipal Corporation and within the limits of District Raigad (M.S.) 410206

For



Place : Belapur Navi Mumbai

Date : 10/04/2022

Vasantkumar R. Bang
Advocate High Court

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इतर पावती

Original/Duplicate

Thursday,31 March 2022 4:50 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 6054 दिनांक: 31/03/2022

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक: पवल5-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: वसंत रा.बंग

वर्णन अर्ज क्र.265/2022 सर्व्हे नं-439/2(प्लॉट नं-493)मौजे-पनवेल ता.पनवेल जि.रायगड
शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Panvel 5

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015920379202122E दिनांक: 31/03/2022

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-२
(पनवेल ५)