

P.G. DANAVALE

(B.COM. LL.B.)

ADVOCATE HIGH COURT MUMBAI

Office: Shop No. 2, Plot No.21, Enkey Square CHS Ltd., Sector-6, Koparkhairane, Navi Mumbai 400 709

• Mob. 8082018739
E-mail: pandurangd_2007@rediffmail.com

FORMAT A (Circular No-28/2021)

To,
MAHARERA,
Mumbai, Maharashtra

LEGAL TITLE REPORT

Sub: Title Clearance Certificate in respect of Plot No.08, admeasuring Area 2443.72 Sq. Mtrs. Sector No.17, New Panvel (W), Navi Mumbai (hereinafter referred to as "said Plot")

I have investigated the title of the said plot on the request of M/s. Varun Realty through its Partners 1) Mr. Mahesh Narayan Gothi, 2) Mr. Hiren Shamji Ravariya, 3) Mr. Mitesh Naran Gothi, 4) Mr. Ambavi Mahadev Gothi the owner of the said plot and following document etc.

- 1) Agreement to Lease dated 16th day of September 2021
- 2) Indenture of Mortgage (without possession) dated 25th day of November 2021
- 3) Search Report dated 19/01/2022

On Perusal of the above mentioned document and all other relevant documents relating to tile of the said plot I am of the opinion that the title of is clear, marketable and without any encumbrances as on date.

Owner of the Land

M/s. Varun Realty through its Partners 1) Mr. Mahesh Narayan Gothi, 2) Mr. Hiren Shamji Ravariya, 3) Mr. Mitesh Naran Gothi, 4) Mr. Ambavi Mahadev Gothi

The report reflecting the flow of the title of the land owner the said plot is enclosed herewith annexure

Encl: Annexure
Date: 20/01/2022



Adv. P.G. Danavale

Adv. P. G. DANAWALE
B.Com., LLB
Advocate High Court
Enkey Square CHS Ltd. Shop No.2,
Plot No.21, Sec-6, Koparkhairane,
Navi Mumbai- 400709

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FLOW OF THE TITLE OF THE SAID PLOT

Sr. No.

- 1) 7/12 Extract/PR Card as on date of the Application for registration NA
- 2) Mutuaation Entry No. _____NA
- 3) Search Report 16 years from 2006 to 2021 (15 years) attached herewith
- 4) Any other relevant title-No
- 5) Litigation if any-No.

Date: 20/01/2022

Adv. P.G. Danavale



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Advocate High Court
Enkey Square CHS Ltd. Shop No.2,
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20/01/2022

353/0

इतर पावती

Original/Duplicate

Wednesday, 19 January 2022 3:09 PM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 951 दिनांक: 19/01/2022

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल2-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड पी जी दानवले

वर्णन शोध अर्ज क्र-68/2022 मौजे-नविन पनवेल ता-पनवेल प्लॉट नं-08 से-17 सन 2007 ते 2022 (वर्ष 16)

SEARCHFEE

रु. 400.00

एकूण:

रु. 400.00

Joint Sr. Panvel 2
 (पनवेल-२)

1); देयकाचा प्रकार: eChallan रकम: रु.25/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011874344202122U दिनांक: 19/01/2022

बँकेचे नाव व पत्ता:

2); देयकाचा प्रकार: eChallan रकम: रु.375/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011850493202122U दिनांक: 19/01/2022

बँकेचे नाव व पत्ता:

1/19/2022

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Date: 20/01/2022

SEARCH REPORT

I had taken search from year 2007 to 2022 (16 years) in respect of the Plot No.08, admeasuring Area 2443.72 Sq. Mtrs. Sector No.17, New Panvel (W), Navi Mumbai, dated 19/01/2022 its receipt No.951, and document No.PVL2-0-2022 amount of Rs.400/-, dated 19/01/2022 having following entries.

Sr. No.	Year	Entries
1	2007 to 2020	Nil
2	2021	Entry
3	2022	Nil

Regards,



Adv. P. G. Danawale

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Date: 20/01/2022

TO WHOMSOEVER IT MAY CONCERN

TITLE CLEARANCE CERTIFICATE

Sub:- Plot No.08, admeasuring Area 2443.72 Sq. Mtrs. Sector No.17, New Panvel (W), Navi Mumbai

This is to certify that I have investigated the title of Plot No.08, admeasuring Area 2443.72 Sq. Mtrs. Sector No.17, New Panvel (W), Navi Mumbai

1. That THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LIMITED has allotted the Plot No.08, admeasuring Area 2443.72 Sq. Mtrs. Sector No.17, New Panvel (W), Navi Mumbai to M/s. Varun Realty, a partnership firm incorporated under the Indian Partnership Act 1932 through its Partners **1) Mr. Mahesh Narayan Gothi, 2) Mr. Hiren Shamji Ravariya, 3) Mr. Mitesh Naran Gothi, 4) Mr. Ambavi Mahadev Gothi**, vide Letter of Allotment Reference No. 26/1000500, dated 27.04.2020.
2. That Agreement to Lease made at Belapur, Navi Mumbai on dated 16th day of September 2021 made between the Corporation of the One Part and Original Allottee M/s. Varun Realty, a partnership firm incorporated under the Indian Partnership Act 1932 through its Partners **1) Mr. Mahesh Narayan Gothi, 2) Mr. Hiren Shamji**



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Ravariya, 3) Mr. Mitesh Naran Gothi, 4) Mr. Ambavi Mahadev Gothi is the Other Part in respect of Plot No.08, admeasuring Area 2443.72 Sq. Mtrs. Sector No.17, New Panvel (W), Navi Mumbai and said Agreement to Lease is registered before the Sub Registrar office at Panvel-5, vide document no. PVL5-11416-2021, Receipt No. 12022, dated 16/09/2021

3. The original allottee has paid to the Corporation a proper consideration amount and the Corporation has delivered the possession of the said Plot No.08, admeasuring Area 2443.72 Sq. Mtrs. Sector No.17, New Panvel (W), Navi Mumbai to the Original Allottee M/s. Varun Realty, a partnership firm through its Partners **1. Mr. Mahesh Narayan Gothi, 2. Mr. Hiren Shamji Ravariya, 3) Mr. Mitesh Naran Gothi, 4) Mr. Ambavi Mahadev Gothi** in pursuance of the said Agreement to Lease.
4. Indenture of Mortgage (without possession) is made at Navi Mumbai on dated 25th day of November 2021 between Aditya Birla Housing Finance Limited and M/s. Varun Realty in respect of Plot No.08, admeasuring Area 2443.72 Sq. Mtrs. Sector No.17, New Panvel (W), Navi Mumbai and said document is registered before the Sub Registrar office at Panvel-5, vide document no. PVL5-14879-2021, Receipt No. 15598, dated 25/11/2021

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5. That as per the records and documents Panvel Municipal Corporation issued Development permission for residential cum Commercial Building vide commencement certificate **Ref. No. PMC/TP/N.Panvel/17/08/21-22/16232/96/2022, dt. 14/01/2022** in respect of Plot No.08, admeasuring Area 2443.72 Sq. Mtrs. Sector No.17, New Panvel (W), Navi Mumbai
6. That I had taken search from year 2007 to 2022 (16 years) in respect of the said Plot No.08, admeasuring Area 2443.72 Sq. Mtrs. Sector No.17, New Panvel (W), Navi Mumbai, dated 19/01/2022 its receipt No.951, and document No.PVL2-0-2022 dated 19/01/2022, amount of Rs.400/- through this there are no any encumbrances of whatsoever nature on the said Plot No.08, admeasuring Area 2443.72 Sq. Mtrs. Sector No.17, New Panvel (W), Navi Mumbai and it appears that the property is free from all encumbrances of whatsoever nature.

Description of the Plot

All that piece or parcel of land known as Plot No.08, admeasuring Area 2443.72 Sq. Mtrs. Sector No.17, New Panvel (W), Navi Mumbai or thereabout and bounded as follows that is to say:

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On or towards the North by : Plot No. 07
On or towards the South by : Plot No. 09
On or towards the East By : Plot No. 04
On or towards the West By : 30.00 Mtr. wide road



Regards,

Adv. P. G. Danawale

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Advocate High Court
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20/01/2022