



Mr. Sanket Vijay Dalvi

B. Com, LL.B.

ADVOCATE

Office No. 163, First Floor, Central Facility Building No. 02, Above Punjab National Bank, Opp. Visava Hotel & Jalaram Market, Sector 19, APMC Market 2, Phase 2, Vashi, Navi Mumbai 400 703.

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Date : 19 JAN 2022

To
Maharashtra Real Estate Regulatory Authority
Mumbai .

LEGAL TITLE REPORT

Sub:- Title Clearance Certificate with respect to Plot Nos. 39+40+41, admeasuring about 782.00 Sq.Mtrs. Area, Sector -08, New Panvel (E), Navi Mumbai , Taluka - Panvel and District- Raigad (hereinafter referred to the said Property /Plot) .

I have investigated the title of the said Plot on the request of **M/S. SHREEJI LIFESPACES BUILDERS THROUGH ITS PARTNERS 1) MR. NARAYAN JIVA VAVIYA 2) MR. VELJI VISHA MENAT, 3) MR. RANCHHOD SHIVJI CHANDAT , 4) MR. JAGDISH BECHARA BHATHI** and following documents i.e :-

1) Description of Property - : Plot Nos. 39+40+41, admeasuring about 782.00 Sq.Mtrs. Area, Sector -08, New Panvel (E), Navi Mumbai, Taluka -Panvel and District- Raigad .

2) The Documents of Allotment of Plot :

a) Allotment Letter bearing Reference No.7350/1000565/1357, Customer No. 30437716 , Dated .15.03.2021 issued by M/s. City and Industrial Development Corporation of Maharashtra Ltd. (Herein after referred to



as the CIDCO/Corporation) in favour of **M/S. SHREEJI LIFESPACES BUILDERS** in respect of Plot Nos.39+40+41 .

b) Agreement to Lease Dated - 23.08.2021, duly registered with Joint Sub Registrar Panvel -2, on 25.08.2021, under Serial No.PVL2-11531-2021 , executed between M/s. City and Industrial Development Corporation of Maharashtra Ltd. (herein referred to the CIDCO LTD/The Corporation) AND **M/S. SHREEJI LIFESPACES BUILDERS THROUGH ITS PARTNERS 1) MR. NARAYAN JIVA VAVIYA 2) MR. VELJI VISHA MENAT, 3) MR. RANCHHOD SHIVJI CHANDAT, 4) MR. JAGDISH BECHARA BHATHI** , THE LICENSEE in respect of Plot Nos.39+40+41.

c) Commencement Certificate (Development Permission) issued by the PANVEL MUNICIPAL CORPORATION , in respect of Plot Nos. 39 + 40 +41 bearing No. PMC/TP/N.Panvel/08/39+40+41/21-22/16226/ 85/2022, Dated - 13.01.2022 .

3) 7/12 Extract or Property Card/Mutation Entry is not applicable for this Plot .

4) Search report for 3 years from 2020 till 2022.

On perusal of the above mentioned documents and all others relevant documents relating to title of the said property I am of the opinion that the title of the following PROMOTER to the said Plot of Land bearing Nos. 39+40+41, are clear, marketable and without any encumbrances



The Licensee/Owners of The Plot :

(i) **M/S. SHREEJI LIFESPACES BUILDERS** THROUGH ITS PARTNERS 1) MR. NARAYAN JIVA VAVIYA 2) MR. VELJI VISHA MENAT, 3) MR. RANCHHOD SHIVJI CHANDAT, 4) MR. JAGDISH BECHARA BHATHI is the Licensee/Owners of the Plot Nos. 39+40+41.

3. The report reflecting the flow of the title of the **M/S. SHREEJI LIFESPACES BUILDERS THROUGH ITS PARTNERS 1) MR. NARAYAN JIVA VAVIYA 2) MR. VELJI VISHA MENAT, 3) MR. RANCHHOD SHIVJI CHANDAT, 4) MR. JAGDISH BECHARA BHATHI** on the said plot is enclosed herewith as annexure .

Encl : Annexure

Date - 19.01.2022 .



Yours Faithfully


Mr. Sanket Vijay Dalvi
B Com, LL.B
ADVOCATE
32 SS-III Type, Sector-2 Vashi
Navi Mumbai-400 703



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FLOW OF THE TITLE OF THE SAID PROPERTY/PLOT

Sr. No.

- i) Allotment Letter Dated - 15.03.2021, issued by the CIDCO LTD., in respect of Plot Nos. 39+40+41.
- ii) Agreement to Lease Dated - 23.08.2021, duly registered with Joint Sub Registrar Panvel -2, on 25.08.2021, under Serial No.PVL2-11531-2021, in respect of Plot Nos. 39+40+41.
- iii) Commencement Certificate issued by the CIDCO LTD., bearing No .PMC/TP/N.Panvel/08/39+40+41/21-22/16226/85/2022, Dated - 13.01.2022, in respect of Plot Nos. 39+40+41 .
- iv) 7/12 Extract or Property Card is not applicable for this Plot
- v) Mutation Entry is not applicable for this Plot
- vi) Search report for 3 years from 2020 till 2022 in respect of Plot Nos. 39+40+41 .
- vii) No Litigation is pending against the said Plot Nos. 39+40+41 .

Date - 19.01.2022



Yours Faithfully

Sanket
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