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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 35, admeasuring about 3668.89 sq. mtrs., situated at Sector No.17, New Panvel West, Navi Mumbai, Tal.-Panvel, Dist-Raigad, hereinafter referred to as the said Land.

I have investigated the title of the said land on the request of M/s. Neelkanth Infracon (the "client") and perused the following documents.

1. Description of Property:

All that piece and parcel of land bearing Plot number 35 admeasuring about 3668.89 Sq. Mtrs. Situated at Sector No.17, New Panvel west, Navi Mumbai, Tal-Panvel, Dist-Raigad.

2. Allotment Letter bearing reference number 147195/1000898 dated 27.12.2021.

Agreement to Lease dated 23/03/2022 duly registered before the Joint sub Registrar of Assurances Panvel under its Document no. PVL2-4304-2022 on 23/03/2022.


GANESH R. KADAM

ADVOCATE & NOTARY

C-1/7/2:3, Sector-2, Opp. Navratna Hotel,
Vashi, Navi Mumbai - 400 703.

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Commencement Certificate and Development Permission bearing number No.PMC/TP/N.Panvel/17/35/21-22/16355/1225/2022, dated 06/05/2022.

3. 7/12 extract or property card issued by N.A. dated N.A. mutation entry no. N.A.

4. Search report for 15 years from 01st January, 2008 to 20th May, 2022.

2/- 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.

1. OWNERS OF THE LAND

M/s. Neelkanth Infracon, through its Partners (1) Mr. Ramesh Ravjibhai Patel (2) Mr.Hemant Ganpatbhai Gaudani (3)Mr. Sunil Ganpatbhai Gaudani (4) Mr. Darshit Ramesh Patel (5) Mr.Bhavik Hemant Gaudani, are the Owner's of the land bearing plot number 35, admeasuring about 3668.89 Sq. Mtrs. Situated at Sector No.17, New Panvel West, Navi Mumbai, Tal-Panvel, Dist-Raigad.

2. Not Applicable

3. Not Applicable

4. Qualifying Comments/remarks/Observations: - I have perused the documents submitted to me as mentioned above, I have come to the conclusion that M/s. Neelkanth Infracon, a Partnership firm is entitle to develop the said property subject to the compliance of all the terms and conditions of the Development

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GANESH R. KADAM
ADVOCATE & NOTARY
C 17.23, Sector-2, Opp. Navratna Hotel,
Washi, Navi Mumbai - 400 703.

GANESH R. KADAM

**ADVOCATE HIGH COURT
NOTARY (GOVT. OF INDIA)**

C-1/7/2:3, Opp. Navratna Hotel,
Sector - 2, Vashi,
Navi Mumbai 400 703.
Tel. 27822223
E-mail:- advgrkadam@yahoo.in

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

3/-The report reflection the flow of the title of the M/s. Neelkanth Infracon on the said land is enclosed herewith as Annexure.

Encl: Annexure

Date: 21/05/2022

Advocate

(Stamp)

GANESH R. KADAM

ADVOCATE & NOTARY

C 1/7/2.3, Sector-2, Opp. Navratna Hotel,
Vashi, Navi Mumbai - 400 703.

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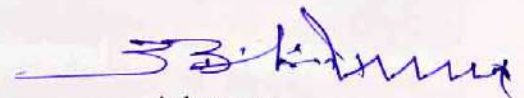
(Circular No.28/2021)

FLOW OF TITLE OF THE SAID LAND

Sr. No.

1. 7/12 extract/ P.R. Card as on date of application for registration. (N.A.)-CIDCO Tender Plot No.35, Sector-17, New Panvel West.
2. Mutation Entry No. N.A.
3. Search report for from 01st January 2008 till 20th May 2022 Taken from Sub-Registrar office Panvel-1.
4. Any other relevant title- Agreement to Lease registered in the office of Sub-Registrar, Panvel under Document No.PVL2-4304-2022 on 23/03/2022.
5. Litigations if any N.A.

Date: 21/05/2022



Advocate

(Stamp)

GANESH R. KADAM
ADVOCATE & NOTARY
C/1/7/2:3, Sector-2, Opp. Navratna Hotel,
Vashi, Navi Mumbai - 400 703.