

ADV. ABHIMANYU H. JADHAV

Apt. No. PL-6A-4-3, Khandeshwar Apts., Sector 01, Khanda Colony,
New Panvel (W), Tal. Panvel, Dist. Raigad 410206
Email ID: - abhimanyuj71@gmail.com Contact No: - 9320381010

Date: 21/03/2022

To,
Maharashtra Real Estate Regulatory Authority (MahaRERA),
Housefin Bhavan, Plot No. C-21,
E-Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot no. 08, admeasuring about 1669.84 Sq. Mtrs, Sector - 26, situated at Pushpak Vahal, Tal. Panvel, Dist. Raigad.

I have investigated the title of the said plot on the request of the **M/S. BHAVESHWAR CONSTRUCTION**, a Partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, consisting of its partners **1) MR. MAHESH NANJI FUSHI, 2) MR. RAMESH NATHA PATEL, & 3) MR. VINOD BHACHU BAMBHANIYA** (hereinafter referred as "the Builders/Developers") and following documents i.e.:-

1) DESCRIPTION OF THE PROPERTY: -

Plot no. 08, admeasuring about 1669.84 Sq. Mtrs, Sector - 26, situated at Pushpak Vahal, Tal. Panvel, Dist. Raigad (hereinafter referred as "the said plot").

2) THE DOCUMENTS OF ALLOTMENT OF PLOT: -

A. Agreement to Lease dated 02/11/2017 executed by City and Industrial Development Corporation of Maharashtra Ltd. in favour of **MR. RUSHANK VYOMESH SHAH** (hereinafter referred as "the Original Licensee"). The said Agreement is registered under Registration Doc. Sr. No. PVL-2-14117-2017 dated 11/12/2017.

B. Tripartite Agreement dated 27/02/2018 executed between City and Industrial Development Corporation of Maharashtra Ltd. as First Part, the Original Licensee as Second Part and **M/S. BHAVESHWAR CONSTRUCTION**, a Partnership firm, the New Licensee therein as Third Part. The said Agreement is registered under Registration Doc. Sr. No. PVL-5-2295-2018 dated 27/02/2018.

C. Final order letter bearing reference no.
Cidco/A.Mu.Bhu.Va.Bhu.A./N.M.Aa.Vi./Vasahat 22.5%/Vahal-1-



17/2018/250 dated 19/03/2018 issued by CIDCO in respect of **M/S. BHAVESHWAR CONSTRUCTION**, a Partnership firm.

D. Development permission along with Commencement Certificate issued by Associate planner, CIDCO dated 11/03/2022 vide their letter bearing reference no. CIDCO/BP-17969/TPO(NM&K)/2021/9189 in respect of the said Plot in favour of **M/S. BHAVESHWAR CONSTRUCTION**, a Partnership firm.

3) **7 / 12 extract of property card** issued by _____ dated _____ mutation entry no. _____: NA.

4) Search Report for 06 years from 2017 till 2022.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said plot I am of the opinion that the title of **M/S. BHAVESHWAR CONSTRUCTION**, a Partnership firm is clear, marketable and without any encumbrances.

Owners of the Land:

(1)Vide Tripartite Agreement executed on 27/02/2018, **M/S. BHAVESHWAR CONSTRUCTION**, a Partnership firm, become Owner/the New Licensees of the said Plot/Property.

(2)Qualifying comments / remarks if any: NA.

3/- The report reflecting the flow of the title of the **M/S. BHAVESHWAR CONSTRUCTION**, a Partnership firm on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 21/03/2022



Yours Faithfully,

Advocate

398/0

इतर पावती

Original/Duplicate

Monday, 21 March 2022 3:54 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5333

दिनांक: 21/03/2022

गावाचे नाव: वहाळ

दस्तावेजाचा अनुक्रमांक: पत्रल3-0-2022

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: **अॅड अभिमन्यु जाधव**


वर्णन अर्ज क्र 371/2022 प्लॉट नं 08 सेक्टर 26 पुष्पक वहाळ ता पनवेल जि रायगड शोध मन 2017 ते 2022 पर्यंत (6 वर्षे)

शोध व निरीक्षणे

रु. 300.00

एकूण:

रु. 300.00


Sub Registrar Panvel 3

1); देयकाचा प्रकार: eChallan रक्कम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014516316202122E दिनांक: 21/03/2022

वैकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-३
पनवेल क ३

ADV. ABHIMANYU H. JADHAV

Apts. No. PL-6A-4-3, Khandeshwar Apts., Sector 01, Khand Colony, New Panvel
(W), Tal. Panvel, Dist. Raigad 410206
Email ID: - abhimanyuj71@gmail.com Contact No: - 9320381010

FORMAT -A
(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- (1) 7/12 extract / P.R. Card as on date of application for registration.
- (2) Mutation Entry No. : NA
- (3) Search report for 06 years from 2017 TO 2022 Taken from Sub Registrar Office, Panvel-3 under Receipt No. 5333 dated 21/03/2022.
- (4) Any other relevant title: NA.
- (5) Litigations if any : NA

Date: 21/03/2022

Yours truly,




Advocate