

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

To,
MahaRERA,
Housefine Bhavan, near RBI,
Plot No. C 21, E Block,
Bandra Kurla Complex,
Bandra Kurla East, Mumbai 400 051

LEGAL TITLE REPORT

Sub: Title certificate with respect to Plot bearing No. 3, Sector 17, area admeasuring 999.90 Sq.Mtrs., situated at village ULWE, Taluka - Panvel, District- Raigad (hereinafter referred as "the said plot").

I have investigated the title of the said plot on the request of **Mr. NANJI MURJI DAMA** Proprietor M/s. **PAYAL DEVELOPERS** and following documents i.e.:-

1. Description of the property : All that piece and parcel of land **Plot bearing No. 3, Sector 17, area admeasuring 999.90 Sq.Mtrs., situated at village ULWE, Taluka - Panvel, District- Raigad**

2. The documents of allotment of plot :

- **Allotment Letter dated 20/05/2019**
- Agreement to Lease Dated 31/05/2019 in respect of the said Plot.
- Tripartite Agreement dated 06/08/2019, executed between the original Licencee , M/s. CIDCO LTD., and M/s. **SEJAL REALTY** through its Partners i) **Mr. Girish Vasanji Dedhia**, ii) **Mr. Hemendra Ramji Vira** iii) **Mr. Mayur Rasiklal Satra** iv) **Mr. Manish Rasiklal Satra** and the same is registered with the office of Sub-Registrar at Panvel 3, bearing no. 12545/2019, Pavti No. 15448, dated 08/08/2019.

- Final order issued by **M/s. CIDCO LTD, under letter no. CIDCO/VASTA/SATAYO /ULWE/288/2019/6678, dated 27/08/2019** is issued by the CIDCO Ltd., in favor of **M/s. SEJAL REALTY.**
 - **Tripartite Agreement** dated 05/10/2020, was executed between the **M/s. SEJAL REALTY** through its Partners i) **Mr. Girish Vasanji Dedhia,** ii) **Mr. Hemendra Ramji Vira** iii) **Mr. Mayur Rasiklal Satra** iv) **Mr. Manish Rasiklal Satra,** **M/s. CIDCO LTD** and **M/s. M/s. PAYAL DEVELOPERS** through its Proprietor **Mr. NANJI MURJI DAMA** and the same is registered with the office of Sub-Registrar at Panvel 5, bearing no. 6622/2020, Pavti No. 7025, dated 05/10/2020.
 - Final order is issued by **M/s. CIDCO LTD, under letter no. CIDCO/VASTA/SATAYO/ULWE/288/8106, dated 04/12/2020** is issued by the M/s. CIDCO Ltd., in favor of **M/s. PAYAL DEVELOPERS** through its Proprietor **Mr. NANJI MURJI DAMA.**
 - **Commencement Certificate** issued by **M/s. CIDCO LTD** in favor of **M/s. PAYAL DEVELOPERS.**
 - **Search Report from 1993 to 2022 (30 years), dated 02/04/2022, search fees paid vide** vide receipt No. 1112362585 dated 30/03/2022 for Rs.300/- issued by IGR Department of Registration and Stamps and vide Challan No. MH000043670202223E dated 02/04/2022 for Rs.450/- issued by IGR Department of Registration and Stamps.
3. The Search has been carried out in the office of Sub-Registrar of Assurance at Panvel-1, Panvel-2, Panvel-3, Panvel-4 & Panvel-5 from 1993 to 2022 (30 years) through Mr. KISHAN J. BHIDE, Search Cleark. The search Report is subject to torn / partly torn and Index II record and the computerized Index – II are not maintained properly or unavailable,.

On perusal of the above mentioned documents of the said property I am of opinion that subject to 2 pending Civil Matter i.e Civil Appeal No. 582/2019 between M/s. AKLVYA Builders & Developers and Mr. Jagdish Ganpat Bhagat (Deceased) and Spl.C.S. 347/2019 that the title of the said property is having a good, clear and marketable title, free from all encumbrances as per and up to the limits of the available records and documents.

THE SCHEDULE I ABOVE REFERRED

All that piece and parcel of **Plot No. 3, Sector 17, area admeasuring 999.90 Sq.Mtrs., being situated at village ULWE, Taluka - Panvel, District- Raigad, and bounded as follows :**

1. On or towards the North by : Plot No. 2
2. On or towards the South by : Plot No. 4
3. On or towards the East by : Plot No. 30 & 29
4. On or towards the West by : 11 meter wide road

The Report reflecting the flow of the said property is enclosed herewith as Annexure.

Encl: Annexure

Advocate
ROBIN S. CHALKE
R & C LAW ASSOCIATES

FLOW OF THE TITLE OF THE LAND

Description of Property : Plot No. 3, Sector 17, area admeasuring 999.90 Sq.Mtrs., being situated at village ULWE, Taluka - Panvel, District- Raigad (hereinafter referred as "the said plot").

- 1) Owner as on date of application for registration : **M/s. PAYAL DEVELOPERS through its Prop. Mr. Nanji M. Dama**
- 2) Search Report for 30 years from taken from Sub - Registrar **1993 to 2022 (30 years), dated 02/04/2022, search fees paid vide** receipt No. 1112362585 dated 30/03/2022 for Rs.300/- issued by IGR Department of Registration and Stamps and vide Challan No. MH000043670202223E dated 02/04/2022 for Rs.450/- issued by IGR Department of Registration and Stamps.
- 3) Any Other relevant title : **Tripartite Agreement** dated 05/10/2020, was executed between the **M/s. SEJAL REALTY** through its Partners i) **Mr. Girish Vasanji Dedhia**, ii) **Mr. Hemendra Ramji Vira** iii) **Mr. Mayur Rasiklal Satra** iv) **Mr. Manish Rasiklal Satra**, **M/s. CIDCO LTD and M/s. M/s. PAYAL DEVELOPERS through its Proprietor Mr. NANJI MURJI DAMA** and the same is registered with the office of Sub-Registrar at Panvel 5, bearing no. 6622/2020, Pavti No. 7025, dated 05/10/2020.
- 4) **Commencement Certificate issued by M/s. CIDCO LTD in favor of M/s. PAYAL DEVELOPERS**
- 5) Litigations if any : YES

Date : 04/04/2022

Place : Navi Mumbai

Advocate
ROBIN S. CHALKE
R & C LAW ASSOCIATES