

LEGAL TITLE REPORT

To,

Maharashtra Real Estate Regulatory Authority (MahaRERA),

Having office at- Bandra East, Mumbai, Maharashtra – 400051

Sub: Title clearance certificate with respect of Plot Nos. 73 + 74, admeasuring 3999.66 square meters, Sector No. 22, at Kamothe Node, Tal. Panvel, Dist. Raigad (under 12.5% Scheme), Navi Mumbai (“the Plot”)

We have investigated the title of “the Plot” on the request of i. M/s. L. K. Diwani Infra, a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932, through its partners i) Mr. Kamleshkumar Laxmanbhai Patel ii) Mrs. Jayashriben Kamleshkumar Patel, iii) Mrs. Sangitaben Pradipkumar Patel (75% undivided share) and 2. Mr. Manoj Vasantlal Kothari (25% undivided share), both having their office at - 701, Laxmi Heights, Plot No. 78, Sector 18, Kharghar, Navi Mumbai 410210 and have examined the following documents viz.,

1. Letter of Intent bearing reference no. सिडको / भूमी / साटये / कामोठे / 1/ 2017 dated 07.12.2017.
2. Letter of Allotment dated 16.05.2018
3. Agreement for Lease dated 05.07.2018
4. Tripartite Agreement dated 18.11.2019

Chambers:

1805, Fairmount, Plot Nos. 4 & 6, Sector-17,
Palm Beach Road, Sanpada, Navi Mumbai - 400 705.

203, Prabhat Centre Annex, Sector-1A,
CBD Belapur, Navi Mumbai - 400 614.

5. Final Order bearing reference no. सिडको/ वसाहत/ साटयो/ कामोठे/ 329/2019/7603 dated 26.II.2019.
6. Commencement Certificate bearing reference no. 2020/PMC/TP/BP/1377/2020, dated 22.10.2020
7. Amended Commencement Certificate bearing reference no. PMC / TP / KAMOTHE / 22 / 73 & 74 / 21-22 / 16230 / 952 / 2022, dated 31.03.2022

2. On perusal of the above mentioned documents and all other relevant documents relating to title of “the Plot” we are of the opinion that the title of 1) M/s. L. K. Diwani Infra, a partnership firm and 2) Mr. Manoj Vasantilal Kothari is clear, marketable and without any encumbrances.

Owner of the Land - City and Industrial Development Corporation of Maharashtra Limited (CIDCO Ltd).

1. Plot Nos. 73 + 74, admeasuring 3999.66 square meters, Sector No. 22, at Kamothe Node, Tal. Panvel, Dist. Raigad
2. M/s. L. K. Diwani Infra a partnership firm and 2) Mr. Manoj Vasantilal Kothari are the lessee of CIDCO Ltd.

3. The report reflecting the flow of the title of 1) M/s. L. K. Diwani Infra a partnership firm and 2) Mr. Manoj Vasantilal Kothari, on “the Plot” is enclosed herewith as **Annexure**.

Dated on this 24th day of April 2022

Yours truly,


Jeetenndra Sachhdev
For JS LEGAL

Encl. Annexure

FLOW OF THE TITLE OF THE SAID PLOT

1. The City and Industrial Development Corporation of Maharashtra Ltd (“CIDCO Ltd”) vide Letter of Intent bearing reference no. सिडको / भूमी / साटये/ कामोठे / 1/ 2017 dated 07.12.2017 had intended to allot Plot No. 73 + 74, admeasuring 3999.66 square meters, Sector No. 22, at Kamothe Node, Tal. Panvel, Dist. Raigad (“the Plot”) to Mr. Eknath Sadashiv Mali @ Kandipile under the 12.5% Scheme of CIDCO Ltd.
2. CIDCO Ltd vide Allotment Letter dated 06.05.2018 had allotted Plot No. 73+74, admeasuring 3999.66 square meters, Sector No. 22, at Kamothe Node, Tal. Panvel, Dist. Raigad (“the Plot”) to Mr. Eknath Sadashiv Mali @ Kandipile (“Original Licensee) under the 12.5% Scheme of CIDCO Ltd.
3. In furtherance of Letter of Allotment dated 06.05.2018, CIDCO Ltd had executed Agreement to Lease dated 05.07.2018, in favor of “Original Licensee”, whereby “CIDCO Ltd” has consented to grant a lease of “the Plot” to “Original Licensee” for the purpose of constructing a building or buildings for residential user and has permitted “Original Licensee” to occupy; “the Plot” from the date thereof on the terms and conditions contained therein. The Agreement to Lease dated 05.07.2018 was duly registered with the Office of Sub Registrar of Assurance, Panvel-2 Document no. PVL-2-9025-2018, on 06.07.2018; Receipt No. 10434.

4. CIDCO Ltd granted permission to “Original Licensee” to transfer “the Plot” in favour of 1) M/s. L. K. Diwani Infra, a partnership firm (75% undivided share) and 2) Mr. Manoj Vasantlal Kothari (25% undivided share). Accordingly, a Tripartite Agreement dated 18.11.2019 came to be executed by and between the CIDCO Ltd, “Original Licensee” and 1) M/s. L. K. Diwani Infra, a partnership firm and 2) Mr. Manoj Vasantlal Kothari (“New Licensees”), whereby “New Licensees” came to be substituted for “Original Licensee” along with all rights, obligation, liabilities, benefits and equities there under. The said Tripartite Agreement was duly registered with the Office of Joint Sub Registrar of Assurance – Panvel - 2, at Document no. PVL-2 14963-2019 on 18.11.2019; Receipt No. 17388.

5. CIDCO Ltd vide Letter No. सिडको /वसाहत / साटयो/ कामोटे /329/2019/7603 dated 26.11.2019, (“Final Order”) recorded name of 1) M/s. L. K. Diwani Infra, a partnership firm and 2) Mr. Manoj Vasantlal Kothari as “New Licensees” in respect of “the Plot” in pursuance of the Tripartite Agreement dated 18.11.2019.

6. Panvel Municipal Corporation (“PMC”) vide Letter bearing reference no. 2020/PMC/TP/BP/1377/2020, dated 22.10.2020 has granted Development Permission and Commencement Certificate under the provisions of Section 45 of the Maharashtra Regional Town Planning Act, 1966 to 1) M/s. L. K. Diwani Infra, a partnership firm and 2) Mr. Manoj Vasantlal Kothari for the development work of the proposed residential

cum Commercial building on “the Plot” comprising of One Hundred and Fifty Two (152) Residential Units and Twenty Two (22) Commercial Units in the proposed building of Ground + fourteen (14) floors. The said Commencement Certificate is valid up to plinth level only.

7. PMC vide Letter bearing reference no. PMC / TP / KAMOTHE / 22 / 73 & 74 / 21-22 / 16230 / 952 / 2022, dated 31.03.2022 has granted Revised / Amended Development Permission and Commencement Certificate under the provisions of Section 45 of the Maharashtra Regional Town Planning Act, 1966 1) M/s. L. K. Diwani Infra, a partnership firm and 2) Mr. Manoj Vasantlal Kothari for the development work of the proposed residential building on “the Plot” comprising of One Hundred and Ninety Eight (198) Residential Units in the proposed building of Ground + Eleven (11) floors.

The said Commencement Certificate is issued subject to conditions according to Clause no. 2.2.14 of UDCPR-2020 M/s. L. K. Diwani Infra, a partnership firm and 2) Mr. Manoj Vasantlal Kothari shall require to pay the balance amount prior to applying for OC.

The said Commencement Certificate is issued subject to pending Civil Suit No. 411 of 2018 in Panel Court.

Dated on this 24th day of April, 2022

Yours truly,


Jeetenndra Sachdev

For JS LEGAL