

**Format – A
Circular No. 28/2021**

**To, Maha RERA
Mumbai**

LEGAL TITLE REPORT

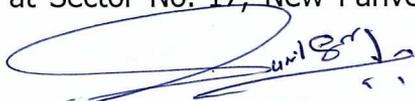
Sub: Title Clearance Certificate in respect of all that piece and parcel of land bearing Plot number 32, admeasuring about 4029.30 Sq. Mts. situated at Sector No.-17, New Panvel (West), Navi Mumbai, Tal.-Panvel, Dist.-Raigad, hereinafter referred to as the said plot of Land.

1. I have investigated the title of the said plot of land on the request of M/S. VARSHA BUILDCON (the "client") and perused the following documents.

- a. Allotment Letter bearing reference number 101104/1000857/5047, dated 16/11/2021.
- b. Agreement to Lease dated 14/03/2022 duly registered before the Joint Sub Registrar of Assurances Panvel-5 under Receipt No.-4628, Document No. PVL5-4330-2022 on 15/03/2022.
- c. Commencement Certificate bearing No.PMC/TP/N-Panvel/17/32/21-22/16354/1260/2022, dated 06/05/2022.

2. Description of Property:

All that piece and parcel of land bearing Plot number 32 admeasuring about 4029.30 Sq. Mts. situated at Sector No.-17, New Panvel (West), Navi Mumbai, Tal.-Panvel, Dist.-Raigad.


SUNIL GARG
M. COM., LLB
Advocate, High Court
406, Shelton Cubix, Plot No. 87,
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Navi Mumbai - 400 614.
M. No.: MAH/966/1998

3. Search Report for 15 years from the year 2008 to 2022 carried out by Adv. Ramakant Pawar in respect of the said plot of land and did not find any adverse entries.
4. On the perusal of the above mentioned documents and all other relevant documents relating to the title of the said plot of land, I am of the opinion that the title of the said plot of land is clear, marketable and without any encumbrances.

(I) OWNERS OF THE LAND

M/S. VARSHA BUILDCON is the Owner of the said plot of land bearing Plot number 32 admeasuring about 4029.30 Sq. Mts. situated at Sector No.-17, New Panvel (West), Navi Mumbai, Tal.-Panvel, Dist.-Raigad.

- (II) OBSERVATIONS:** - I have perused the documents submitted to me as mentioned above, I have come to the conclusion that **M/S. VARSHA BUILDCON**, a Partnership firm is entitle to develop the said property subject to the compliance of all the terms and conditions of the Development 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. The report reflecting the flow of title of the said plot of land is enclosed herewith as Annexure.

Encl : Annexure

Date : 14/05/2022



SUNIL J. GARG

Advocate, High Court

Sunil J. Garg

M.Com., LL.B.

ADVOCATE, HIGH COURT

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FLOW OF TITLE OF THE SAID LAND

By virtue of an Agreement to Lease dated 14/03/2022, CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (hereinafter called "CIDCO") has granted permission and authority to the Licensees i.e. M/S. VARSHA BUILDCON to enter upon the said piece and parcel of land bearing Plot number 32 admeasuring about 4029.30 Sq. Mts. situated at Sector No.-17, New Panvel (West), Navi Mumbai, Tal.-Panvel, Dist.-Raigad and to erect the building(s) for residential cum commercial purpose. The said Agreement to Lease is duly registered before the Joint Sub-Registrar of Assurances at Panvel-5 under Receipt No.-4628, Document No. PVL5-4330-2022 on 15/03/2022.

Date : 14/05/2022



SUNIL J. GARG

Advocate, High Court

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