

SHARAD R.JADHAV, ADVOCATE

B. Com. LL.B.

Address. Ground Floor ,Royal Pride Building,Plos No . 113, M. C. C. H. Society, Panvel –
410206, Tal – Panvel , Dist – Raigad – 410206.

Ref. 15 / 2023

FORMAT – A
(Circular No.:- 28/2021)

To,
MahaRERA
BKC,E-7TH Floor, Housefin Bhavan ,
Near RBI, Bandra Kurla Complex, Bandra East,
Mumbai-400051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. Plot No. 207, Sector 3,
Node- Ulwe, Area- 1198.34 Sq. Mtrs., Navi Mumbai-410206 (hereinafter referred as the
said plot).

I have investigated the title of the said plot on the request of Mr. Parbat
Manji Gothi, Address- 1101, Shanti Co-Operative Housing Society, Mhada Land, Andheri-
400053 and following documents i.e. :-

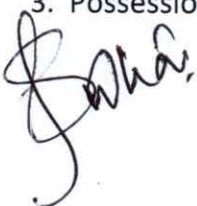
1) Description of the plot - Plot No. 207, Sector 3, Node- Ulwe, Area- 1198.34
Sq. Mtrs., Navi Mumbai-410206.

2) The documents of allotment of plot.

1. Award under section 11 of land acquisition Act 1894 dated 30/03/1978,
10/06/1985, 08/11/1985, 16/06/1986 and 01/07/1986.

2. C.C form.

3. Possession Receipt dated 08/06/2009



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4. Lease Agreement dated 26/06/2009 executed between Mr. Roshan Anant Patil and CIDCO Ltd, Registered before Sub-Registrar of assurances Panvel under Document No. 3814/2009
 5. Release deed dated 09/02/2009 registered before Sub-Registrar of assurances Panvel under Document No. PVL 2- 673/2009
 6. Release deed dated 14/05/2010 registered before Sub-Registrar of assurances Panvel under Document No. PVL-3/4954/2010
 7. Tripartite Agreement dated 18/06/2010 executed between Mr. Roshan Anant Patil, CIDCO Ltd and Parbat Manji Gothi, Registered before Sub-Registrar of assurances Panvel under Document No. 6060/2010
 8. Commencement Certificate issued by CIDCO Ltd dated 14/02/2013 bearing No. CIDCO/BP-8088/ATPO(NM&K)/2013/223
- 3) Search report for 16 years from 2008 till 2023.

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 Mr. Parbat Manji Gothi, Address- 1101, Shanti Co-Operative Housing Society, Mhada Land, Andheri-400053 is clear, marketable and subject to outcome of Special civil suit no. 376/2012, 193/2018, 440/2022, Civil M.A. No. 10/2013, RCS No. 286/2021 and if any other pending litigation.

Owners of the Plot-

1. City and Industrial Development Corporation of Maharashtra Limited., Address- Sakaram Patil Marg, Sector 10, CBD Belapur, Navi Mumbai, Maharashtra 400614 and



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Mr. Parbat Manji Gothi, Address- 1101, Shanti Co-Operative Housing Society, Mhada Land, Andheri-400053 has lease ownership of said plot .

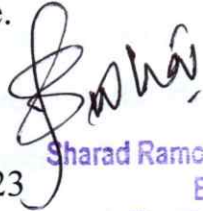
2. M/S Skyline Realbuild LLP through Partner Varun Kulvant Bhatti have development right of the said plot.

The report reflecting the flow of the title of the . Mr. Parbat Manji Gothi, Address- 1101, Shanti Co-Operative Housing Society, Mhada Land, Andheri-400053. on the said plot is enclosed herewith as annexure.

Encl : Annexure.

Advocate.

Date: 05/04/2023



Sharad Ramchandra Jadhav, Advocate
B.Com. LL. B.
Reg. No. MAH-3586/2008

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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.1

- a) At all the relevant times one Shri Bama Ambaji Patil was the owner and as such seized and possessed of several pieces and parcels of land lying, being and situate at Vahal, Taluka Panvel, District Raigad. Sometime in the year 1972 the State of Maharashtra decided to set up and establish a Satellite City of Navi Mumbai. With that view, the State of Maharashtra appointed the City Industrial Development Corporation of Maharashtra (CIDCO) as New Township Development Authority and acquired all the landed properties in respect of the area which was earmarked as territory of Navi Mumbai. The Village Vahal, Taluka Panvel, District Raigad also came to be comprised within the territory of Navi Mumbai and hence the State of Maharashtra acquired all the landed properties in village Vahal, Taluka Panvel, District Raigad from the respective owners thereof through the Special Land Acquisition Officer, Metro Centre, Panvel. The holding of said Shri Bama Ambaji Patil comprising Survey and Sub-Division Number also came to be acquired on the basis of various awards passed by the Special Land Acquisition Officer, Metro Centre, Panvel-3 during the years 1978 to 1986.




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- b) In respect of the holding of the said Shri Bama Ambaji Patil in all five awards dated 30th March, 1978, 10th June, 1985, 8th November, 1985, 16th June 1986 and 1st July, 1986 were passed and the landed properties held by said Shri Bama Ambaji Patil came to be acquired. Shri Bama Ambaji Patil died on 15th July, 1985 leaving behind him his sons Joma and Hiraji and daughters Nagubai and Jankubai as his legal heirs in accordance with the law of succession by which he was governed. The diverse awards which were passed prior to his demise, were therefore passed in his name while the awards which were passed post the date of his death, came to be passed in the name of his legal heirs. Needless to state that the time of acquiring the landed properties held by said Shri Bama Ambaji Patil and his legal heirs, the appropriate monetary compensation came to be awarded to him/legal heirs.
- c) The State of Maharashtra in consultation with the CIDCO then formulated a scheme of making allotment of land equal to 12.5% of the total holding of the persons whose lands were acquired. The persons whose lands were acquired were regarded as 'Project Affected persons' and the scheme came to be known as '12.5% Scheme'. In pursuance of the said 12.5% scheme, the legal heirs of late Shri Bama Ambaji Patil became entitled to the allotment of an area to the extent of 2650 sq. meters or thereabout. The CIDCO decided to allot two plots of land



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admeasuring 1450 sq. meters and 1200 sq. meters to the legal heirs of
Shri Bama Ambaji Patil under the 12.5% scheme.

- d) Please take note that this report concerned only with one of the plot
bearing Plot no. 207, admeasuring 1198.34 sq. meters in Sector II, Ulve
Node, Taluka Panvel, District Raigad. [For the sake of brevity, the said
plot no.207 is hereinafter separately mentioned and referred to as 'Plot
no.207']
- e) There was a dispute between the legal heirs of Bama Ambaji patil as a
result of which the legal heirs of Shri Hiraji Patil had instituted a Regular
Civil Suit no. 85 of 2006 in the civil court of Panvel. his son Joma expied
on 20th October,2004 while both the daughters Nagubai and Jankubai
have expired on 10th May, 1982 and 26th September, 2006 respectively
On 9th February, 2009 all the lineal descendants of Joma, Nagubai and
Jankubai executed a Deed of Release which is duly registered with the
Sub Registrar of Assurances, Panvel on the same date under document
no.PVL-2-673/2009 and thereby surrendered and relinquished their
respective rights in the plot no.207 in favour of the Roshan Anant patil
out of natural love and affection.
- f) The suit filed by the legal heirs of Hiraji who also happened to be one of
the sons of Shri Bama Ambaji Patil eventually came to be compromised



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resulting in filing of the consent terms and an order dated 23rd April, 2010 in Regular Civil Suit no. 85 of 2006. The said legal heirs of Hiraji Patil also thereafter executed a Deed of Release dated 14th May, 2010 which is duly registered with the Sub Registrar of Assurances Panvel on the same date under document no.PVL-3/4954/2010 and thereby surrendered and relinquished their respective rights, titles and interests in the said plot no.207 to and in favour of the Roshan Anant patil.

g) As far as allotment of plot no.207 was concerned, the CIDCO had issued a letter dated 17th November, 1998 to Joma and others informing them about their entitlement to a plot admeasuring 1200 sq. meters. Pursuant to the aforesaid letter, the CIDCO thereafter issued under the 12.5% scheme the Letter of Intent on 5th July, 2007. Finally after all the requisitions and formalities were completed, the CIDCO executed an agreement to Lease dated 26th June, 2009 in favour of the Roshan Anant patil and thereby agreed to lease out the said plot bearing no.207 to and in favor of the Roshan Anant patil on the terms and conditions more particularly mentioned in the said Agreement to Lease. The said agreement to lease is registered with the Sub Registrar of Assurances, Panel on the same date under document no. PVL-3-814/2009.

h) The Roshan Anant patil had already agreed to alienate, transfer and assign the said plot no.207 to and in favour of one Mr Vinay Ganesh



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Gosavi for consideration. The Roshan Anant patil did accept the consideration from said Vinay Ganesh Gosavi. The said Vinay Ganesh Ganesh Gosavi eventually decided to sell, transfer, alienate and assign the said plot no.207 to and in favour of Parbat Manji Gothi. Parbat Manji Gothi accordingly published notices in daily newspapers in their respective editions and thereby invited objections from the public at large. It is a matter of record that no objections were received. The said Vinay Ganesh Gosavi eventually executed an Agreement in favour of Parbat Manji Gothi and thereby agreed to sell, transfer, alienate and assign the said plot no.207 to and in favour of Parbat Manji Gothi for a whopping consideration of Rs.1,22,00,000/- [Rupees One Crore Twenty Two Lakhs only). The said Vinay Ganesh Gosavi had obtained the consent of Roshan Anant patil for such assignment in favour of Parbat Manji Gothi.

- i) Be that as it may, Parbat Manji Gothi made payment to Shri Vinay Ganesh Gosavi and also to Roshan Anant patil and some others as per the agreed terms. Finally after the entire consideration was received by the said Vinay Ganesh Gosavi and the Roshan Anant patil and others, a Tripartite Agreement dated 18th June, 2010 was executed by and between CIDCO, Roshan Anant patil and Parbat Manji Gothi. The said Tripartite agreement is registered with the Sub Registrar of Assurances,



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Panvel on the same day under document no. PVL-3/06060-2010. The CIDCO immediately thereafter on 23rd March, 2010 issued an Allotment Letter to and in favour of Parbat Manji Gothi. Parbat Manji Gothi thus became entitled to acquire of the said plot no.207 as a Lessee thereof as far back as in the year 2010. Parbat Manji Gothi has obtained the building permission and Commencement Certificate from CIDCO on 14th February, 2013.

2. SEARCH REPORT OF REGISTRATION OFFICE- As per my instructions Mr. Vinay Mankame has taken search of Registration entries from the office of Sub Registrar of Assurances, Panvel- 1,2,3,4 & 5 Mr. Vinay Mankame has submitted his report of said search dated 04/04/2023. Copy of said report annexed to this report.

3. In the circumstances, it is quite clear from the documents made available to me and the record maintained at all the Five offices of Sub-Registrar of Assurances-Panvel at Panvel (i.e. Panvel-1, 2, 3, 4 & 5) that the said leasehold plot of land, bearing Plot no. 207, admeasuring 1198.34 sq. meters in Sector II, Ulve Node, Taluka Panvel, District Raigad is own by Mr. Parbat Manji Gothi, and M/S Skyline Realbuild LLP through Partner Varun Kulvant Bhatti have development right of the said plot. Mr. Parbat Manji Gothi obtained all necessary permission and sanctions for construction of commercial plus residential building on the said leasehold plot of land from CIDCO Ltd, the said leasehold plot of land is free from the charge and encumbrance of any nature subject to outcome of Special civil suit no. 376/2012,




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193/2018, 440/2022, Civil M.A. No. 10/2013, RCS No. 286/2021 and if any other
pending litigation.

Date: 05 / 04 /2023



Advocate.
(Stamp)

Sharad Ramchandra Jadhav, Advocate
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