

DATE : 26.06.2023

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

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Plot No.87, Sector-11, Kharghar, Navi Mumbai, Taluka-Panvel, District-Raigad (hereinafter referred as the said Plot")

I have investigated the title of the said plot on the request of M/S. INFINITY INFRA and on the basis of the Photo Copies of the relevant Documents which are produced to me i.e.

- 1) Description of the Property :- All that Piece and Parcel of land bearing Plot No.87, admeasuring about 2645.82 Sq.Mtrs. Area, lying, being and situated in Sector-11 at Kharghar, Navi Mumbai, Taluka-Panvel and District Raigad.
- 2) Documents of Allotment of plot.
 - i) Allotment Letter dated 27.04.2022
 - ii) Registered Agreement to Lease dated 09.02.2023.
 - iii) Commencement Certificate dated 31.05.2023
- 3) 7/12 extract of the above property – Not Applicable
- 4) Search report for 30 years from 1994 till 2023.

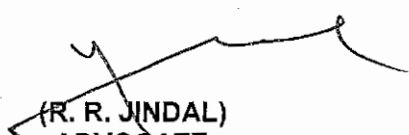
On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/S. INFINITY INFRA is clear, marketable and without any encumbrances.

Owners of land
M/S. INFINITY INFRA - Plot No.87, Sector-11,
Kharghar, Navi Mumbai.

The report reflecting the title of the M/S. INFINITY INFRA on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 26.06.2023


(R. R. JINDAL)
ADVOCATE
(JINDAL AND JINDAL LAW FIRM)
PARTNER
JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

B-3/6/01-02, Opp. Abhudaya Bank, Sector 2, Vashi, Navi Mumbai - 400705

Tel.: 022 2782 5356 / 59 / Mob. 9987058727

• Email: jindaloffice@gmail.com • Website : www.jindallawfirm.com

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TITLE OF THE SAID LAND

1. The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section of 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act").
2. The State Government is, pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
3. Vide scheme No.MM-SCH-21-2021-22 Corporation has launched a scheme for lease of 11 plots for Residential Cum Commercial use at Kharghar node of Navi Mumbai through e-Tender cum e-Auction.
4. The Promoters have participated in the said scheme and applied for Plot No.87, admeasuring 2645.82 Sq.mtrs. Sector-11, Kharghar node by quoting Rs.1,64,164.00 per Sq. mtr.

IN THE YEAR 2022

5. Being the Highest bidder among the participants for the above said plot, the Corporation has allotted a Plot of land being Plot No.87, Sector- 11, in Kharghar node, Navi Mumbai, containing by measurement 2645.82 Square meters or thereabouts for Residential + Commercial purpose to the Promoters by allotment Letter under Reference No.3609/1000936/811, dated 27.04.2022 on the terms and conditions and for the lease premium as contained in the said Allotment Letter
6. The Promoters M/S. INFINITY INFRA paid to the Corporation a sum of Rs.434,348,394.48/- (Rupees Forty Three Crore Forty Three Lakhs Forty Eight Thousand Three Hundred Ninety Four and Forty Eight Paise Only) as and by way of full and final payment of lease premium of the said plot as per the terms of Allotment.

IN THE YEAR 2023

7. By an Agreement to Lease dated: 9th February, 2023 made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA

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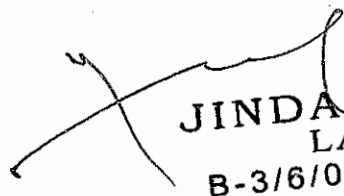
LIMITED, (CIDCO), therein and herein referred to as 'THE CORPORATION' and M/S. INFINITY INFRA, through its Partners 1) MR. RAHUL R. JINDAL, 2) MR. AJIT A. KANDPILE, 3) MR. VIJAY M. PATEL, 4) MR. DEEPAK K. PATEL, 5) MR. NARAYAN JIVA VAVIYA, 6) MR. JAGDISH BECHARA BHATHI (therein referred to as the Licensee & hereinafter referred to as the PROMOTERS), the CIDCO leased a Plot of land being Plot No.87, Sector-11, admeasuring 2645.82 Sq. Mtrs. at Kharghar, Navi Mumbai, Tal. Panvel & Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT') and which is more particularly described in the First Schedule hereunder written for such lease premium and upon such terms and conditions as mentioned in the said Agreement to Lease.

8. The said Agreement to Lease dated 9th February, 2023 has been registered at the Office of Sub Registrar Assurances Panvel-4, Vide Receipt No.1949, Document No.PVL4-1772-2023, Dated: 09.02.2023.
9. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-cum-Commencement Certificate under Reference No.CIDCO/ BP-18433/TPO(NM &K)/2023/10756, Dt.31.05.2023 granted its permission to develop the said plot and to construct a building for the Residential cum Commercial purposes on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.
10. The Promoters have entrusted the architect works to "DESTINATION", (hereinafter called "The Said Architect") & RCC works to "EPICONS CONSULTANTS PVT. LTD.", (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot.
11. The said Plot is earmarked for the purpose of building a residential cum commercial project and the said project shall be known as "SHREEJI INFINITY"

SCHEDULE

ALL THAT piece or parcel of land known as Plot No.87, situated in Sector-11, at Kharghar, Navi Mumbai, contained by admeasurements 2645.82 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

On or towards the North By : Existing 24.00 M. Wide Road.
On or towards the South By : Plot No.85, Plot No.86, Plot No.89
On or towards the West By : Plot No.84
On or towards the East By : Plot No.88


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I have caused the search through search clerk Mr. Ganesh A. Mane, in the Sub-Registrar office at Panvel-1,2,3,4, & 5, for the last 30 years

1994 : Torn
1995 : Torn
1996 : Torn
1997 : Torn
1998 : Torn
1999 : Some Pages Torn
2000 : Some Pages Torn
2001 : Some Pages Torn
2002 : Some Pages Torn

2002 to 2022 : NIL

2023 : ENTRY

PVL-4 1772/2023	AGREEMENT TO LEASE A.V. Rs.434,348,394.48/- CIDCO TO M/S. INFINITY INFRA, through its Partners MR. RAHUL R. JINDAL, MR. JAGDISH BECHARA BHATHI	09.02.2023 10.02.2023
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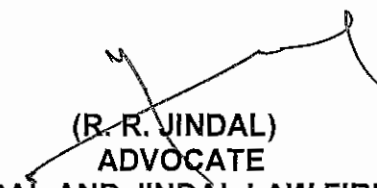
Schedule : Plot No.87, Sector No.11, Area 2645.82 Sq.Mtrs. Village-Khargar, Taluka-Panvel, Dist. Raigad.

(up to Last dated 03 June 2023)

Copy of the search Report has been attached herewith

No litigation seen in the Commencement Certificate.

Date : 26.06.2023


(R. R. JINDAL)
ADVOCATE
(JINDAL AND JINDAL LAW FIRM)
PARTNER
JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

CHALLAN
MTR Form Number-6



GRN	MH003052820202324E	BARCODE	[Barcode]				Date	05/06/2023-08:38:17	Form ID															
Department					Inspector General Of Registration					Payer Details														
Search Fee					Type of Payment					Other Items														
Office Name					PNL2_PANVEL 2 JOINT SUB REGISTRAR					Full Name					GANESH MANE									
Location					RAIGAD					Flat/Block No.														
Year					2023-2024 One Time					Premises/Building														
Account Head Details					Amount In Rs.					Road/Street														
0030072201 SEARCH FEE					750.00					Area/Locality														
										Town/City/District														
										PIN														
										Remarks (If Any)					Land Plot No 87 Sector No 11 Village Kharghar From 1994 To 2023									
										Amount In					Seven Hundred Fifty Rupees Only									
Total					750.00					Words														
Payment Details					CANARA BANK					FOR USE IN RECEIVING BANK														
Cheque-DD Details					Bank CIN					Ref. No.					02400412023060500080					1060506202302400080				
Cheque/DD No.					Bank Date					RBI Date					05/06/2023-08:39:19					Not Verified with RBI				
Name of Bank					Bank-Branch					CANARA BANK														
Name of Branch					Scroll No. , Date					Not Verified with Scroll														

Department ID :

Mobile No. : 9702752672

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तासाठी लागू नाही.

GANESH A MANE

(SEARCH CLERK)

Room No. 16, Jai Bhole Shankar Chawl, Suryanagar, Vikhroli (W),
Mumbai - 400 083
Mob. 9702752672

Date: 05.06.2023

To,
Jindal & Jindal
Associates .

Ref: Investigation title of the property Land bearing Plot No. 87, Sector No. 11, Area 2645.82 Sq Mtrs., Village. Kharghar, Taluka. Panvel, Dist Raigad.

Owner: M/S. INFINITY INFRA.

Dear Sir,

As per your instructions I have taken Online search of above mentioned property in Sub-Registrars Offices at Panvel & Uran from 1994 To 2023 (30 Years).

I have found the following documents registered therein during the course of search save and except those listed herein below.

AT PANVEL & URAN SUB REGISTRAR OFFICE FROM 1994 TO 2023 (30 YEARS) COMPUTER RECORD - PVL- 1, 2, 3, 4, 5.

1994 : Torn
1995 : Torn
1996 : Torn
1997 : Torn
1998 : Some Pages Torn
1999 : Some Pages Torn
2000 : some Pages Torn
2001 : Some Pages Torn
2002 :
To : Nil
2022 :
2023 : **ENTRY**

PVL-4 1772/2023	AGREEMENT TO LEASE A.V. RS. 434348394.48/- CIDCO LIMITED THROUGH ASSISTANT MARKETING OFFICER RAJENDRA SONAWANE TO M/S. INFINITY INFRA THROUGH PARTNER RAHUL R JINDAL, JAGDISH BECHARA BHATHI	09.02.2023 10.02.2023
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Schedule: Plot No. 87, Sector No. 11, Area 2645.82 Sq Mtrs., Village. Kharghar, Taluka. Panvel. Dist Raigad.

(Up to Last dated 03 June 2023)

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NOTE OF SEARCH

The Online Record is not properly maintained therefore I have conducted the above search as per the available record on online portal.

G.A. Mane

**G.A.MANE
Search Clerk
MUMBAI**