



Pritu Ajey Mishra

(BLS.LLB)

Advocate Bombay High Court

FORMAT -A

(Circular No. 28/2021 dated 08/03/2021)

To,

MahaRERA.

**LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to land bearing Plot no. 1, Sector no. 7 area admeasuring about 2380.00 Sq. Mtrs., lying, being and situated at Village- Dapoli, Node: Pushpak Tal: Panvel and Dist: Raigad (hereinafter referred as the "**said Plot**").

I have investigated the title of the said Plot on the request of **M/s. Zenisha Infra through its Partners, 1) Mr. Vasaram Bhoja Rajput, 2) Mr. Bharat Karman Arethia** and following documents i.e.: -

- 1) Description of the Property.
- 2) Agreement to Lease dated 05/04/2019
- 3) Tripartite Agreement dated 10/10/2020
- 4) Search Report from the year 2009 to 2022

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 1) Ms. Ramubai Dashrath Tarekar, 2) Mr. Ankush Atmaram Waskar, 3) Mr. Dharma Bebut Waskar, 4) Ms. Nirmala alias Sarita Manohar Tandel, 5) Ms. Yamuna Atmaram Waskar, 6) Mr. Lahu Atmaram Waskar, 7) Ms. Shanubai Bharat Gaikawad, 8) Mr. Hasuram Atamaram Waskar, 9) Mr. Hiranman Atmaram Vaskar and M/s. Zenisha Infra Through Partners, 1) Mr. Vasaram Bhoja Rajput, 2) Mr. Bharat Karman Arethia as the Owners/lessees, is marketable and without any encumbrances.

**Owners/ Lessees of the Property:**

1. 1) Ms. Ramubai Dashrath Tarekar, 2) Mr. Ankush Atmaram Waskar, 3) Mr. Dharma Bebut Waskar, 4) Ms. Nirmala alias Sarita Manohar Tandel, 5) Ms. Yamuna Atmaram





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Waskar, 6) Mr. Lahu Atmaram Waskar, 7) Ms. Shanubai Bharat Gaikawad, 8) Mr. Hasuram Atamaram Waskar, 9) Mr. Hiranman Atmaram Vaskar – 50% undivided share in all that piece and parcel of the land bearing Plot no. 1, Sector no. 7 area admeasuring about 2380.00 Sq. Mtrs., lying, being and situated at Village- Dapoli, Node: Pushpak Tal: Panvel and Dist: Raigad.

2. M/s. Zenisha Infra Through Partners, 1) Mr. Vasaram Bhoja Rajput, 2) Mr. Bharat Karman Arethia - 50% undivided share in all that piece and parcel of the land bearing Plot no. 1, Sector no. 7 area admeasuring about 2380.00 Sq. Mtrs., lying, being and situated at Village- Dapoli, Node: Pushpak Tal: Panvel and Dist: Raigad.

The report reflecting the flow of the title of 1) Ms. Ramubai Dashrath Tarekar, 2) Mr. Ankush Atmaram Waskar, 3) Mr. Dharma Bebut Waskar, 4) Ms. Nirmala alias Sarita Manohar Tandel, 5) Ms. Yamuna Atmaram Waskar, 6) Mr. Lahu Atmaram Waskar, 7) Ms. Shanubai Bharat Gaikawad, 8) Mr. Hasuram Atamaram Waskar, 9) Mr. Hiranman Atmaram Vaskar and M/S. Zenisha Infra Through Partners, 1) Mr. Vasaram Bhoja Rajput, 2) Mr. Bharat Karman Arethia as the Owners/lessees is enclosed herewith as an annexure.

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**FLOW OF THE TITLE OF THE SAID LAND.**

Sr.No.

- 1) Search Report from the year 2009 to 2022, bearing receipt no. 1112542734 dated 05/09/2022.
- 2) An Agreement to Lease dated 05/04/2019, registered under document serial No. PVL-2/4312/2019 on 05/04/2019, whereby City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) of the ONE PART assigned, conveyed and transferred all the leasehold rights, title and interests with respect to said plot in favour of 1) Ms.







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Ramubai Dashrath Tarekar, 2) Mr. Ankush Atmaram Waskar, 3) Mr. Dharma Bebut Waskar, 4) Ms. Nirmala alias Sarita Manohar Tandel, 5) Ms. Yamuna Atmaram Waskar, 6) Mr. Lahu Atmaram Waskar, 7) Ms. Shanubai Bharat Gaikawad, 8) Mr. Hasuram Atamaram Waskar, 9) Mr. Hiranman Atmaram Vaskar of the OTHER PART, as per the terms and conditions mentioned in the said Agreement to Lease.

- 3) Tripartite Agreement dated 09/09/2020 executed between City and Industrial Development Corporation Of Maharashtra Ltd. (CIDCO) of the ONE PART, 1) Ms. Ramubai Dashrath Tarekar, 2) Mr. Ankush Atmaram Waskar, 3) Mr. Dharma Bebut Waskar, 4) Ms. Nirmala alias Sarita Manohar Tandel, 5) Ms. Yamuna Atmaram Waskar, 6) Mr. Lahu Atmaram Waskar, 7) Ms. Shanubai Bharat Gaikawad, 8) Mr. Hasuram Atamaram Waskar, 9) Mr. Hiranman Atmaram Vaskar therein referred to as the "Original Licensees" of the Second Part and M/s. Zenisha Infra Through Partners, 1) Mr. Vasaram Bhoja Rajput, 2) Mr. Bharat Karman Arethia therein referred to as "New Licensee", whereby the Original Licensees assigned, conveyed and transferred their 50% undivided share with respect to the said Plot in favour of New Licensee, as per terms and conditions contained therein. The same was registered with the Sub-Registrar of Assurances, Panvel on 10/09/2020 bearing registration No. PVL-3/6277/2020 and receipt No. 7846.

Date: 12/09/2022



**Pritu Ajey Mishra**

Advocate