



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. 85, admeasuring 1920.00 Sq. Mtr** of the situated in **Sector No. 7, Node Pushpak, Village- Dapoli Tal. Panvel, 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 13/12/2017
- 3) Tripartite Agreement dated 20/01/2021
- 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) Shri Gajanan Dattu Mhatre, (2) Shri Krishna Dattu Mhatre, (3) Shri Hemant Dattu Mhatre, (4) Smt. Kalawati Mhatre, (5) Shri Sandesh Mhatre, (6) Shri Samir Namdev Mhatre, (7) Smt. Padubai Namdev Mhatre, (8) Smt. Sankita Maruti Mhatre, (9) Shri. Anant Namdeo Mhatre, (10) Smt. Anandi Namdev Tarekar, (11) Smt. Suvarna Namdeo Patil, (12) Smt. Sumitra Chnadrakant Pawashe (13) Smt. Sunita Vitthal Patil as the Owners/lessees and M/s.





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Zenisha Infra Through Partners, 1) Mr. Vasaram Bhoja Rajput, 2) Mr. Bharat Karman Arethia as the Developers/ Promoters, is marketable and without any encumbrances.

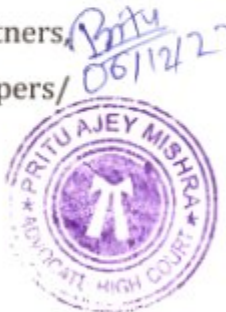
1. Owners/ Lessees of the Plot:

(1) Shri Gajanan Dattu Mhatre, (2) Shri Krishna Dattu Mhatre, (3) Shri Hemant Dattu Mhatre, (4) Smt. Kalawati Mhatre, (5) Shri Sandesh Mhatre, (6) Shri Samir Namdev Mhatre, (7) Smt. Padubai Namdev Mhatre, (8) Smt. Sankita Maruti Mhatre, (9) Shri. Anant Namdeo Mhatre, (10) Smt. Anandi Namdev Tarekar, (11) Smt. Suvarna Namdeo Patil, (12) Smt. Sumitra Chnadrakant Pawashe (13) Smt. Sunita Vitthal Patil - 50% undivided share in all that piece and parcel of the land bearing **Plot No. 85, admeasuring 1920.00 Sq. Mtrs.** of the situated in **Sector No. 7, Node Pushpak, Village- Dapoli Tal. Panvel, Dist. Raigad.**

2. Developers/Promoters of the Plot.

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. 85, admeasuring 1920.00 Sq. Mtrs.** of the situated in **Sector No. 7, Node Pushpak, Village- Dapoli Tal. Panvel, Dist. Raigad.**

The report reflecting the flow of the title of (1) Shri Gajanan Dattu Mhatre, (2) Shri Krishna Dattu Mhatre,, (3) Shri Hemant Dattu Mhatre, (4) Smt. Kalawati Mhatre, (5) Shri Sandesh Mhatre, (6) Shri Samir Namdev Mhatre, (7) Smt. Padubai Namdev Mhatre, (8) Smt. Sankita Maruti Mhatre, (9) Shri. Anant Namdeo Mhatre, (10) Smt. Anandi Namdev Tarekar, (11) Smt. Suvarna Namdeo Patil, (12) Smt. Sumitra Chnadrakant Pawashe (13) Smt. Sunita Vitthal Patil as the Owners/lessees and M/S. Zenisha Infra Through Partners, 1) Mr. Vasaram Bhoja Rajput, 2) Mr. Bharat Karman Arethia as the Developers/ Promoters 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. 1112664199 dated 03/12/2022.
- 2) An Agreement to Lease dated 13/12/2017, registered under document serial No. PVL-1/10701/2017 on 20/12/2017, 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) Shri Gajanan Dattu Mhatre, (2) Shri Krishna Dattu Mhatre, (3) Shri Hemant Dattu Mhatre, (4) Smt. Kalawati Mhatre, (5) Shri Sandesh Mhatre, (6) Shri Samir Namdev Mhatre, (7) Smt. Padubai Namdev Mhatre, (8) Smt. Sankita Maruti Mhatre, (9) Shri. Anant Namdeo Mhatre, (10) Smt. Anandi Namdev Tarekar, (11) Smt. Suvarna Namdeo Patil, (12) Smt. Sumitra Chnadrakant Pawashe (13) Smt. Sunita Vitthal Patil of the OTHER PART, as per the terms and conditions mentioned in the said Agreement to Lease.
- 3) Tripartite Agreement dated 20/01/2021 executed between City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) of the ONE PART, (1) Shri Gajanan Dattu Mhatre, (2) Shri Krishna Dattu Mhatre, (3) Shri Hemant Dattu Mhatre, (4) Smt. Kalawati Mhatre, (5) Shri Sandesh Mhatre, (6) Shri Samir Namdev Mhatre, (7) Smt. Padubai Namdev Mhatre, (8) Smt. Sankita Maruti Mhatre, (9) Shri. Anant Namdeo Mhatre, (10) Smt. Anandi Namdev Tarekar, (11) Smt. Suvarna

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06/12/22





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Namdeo Patil, (12) Smt. Sumitra Chnadrakant Pawashe (13) Smt. Sunita Vitthal Patil 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 Plot No. 85, situated in Sector No. 7, Node Pushpak(Dapoli) admeasuring 1920.00 Sq. Mtrs.(50% undivided share transfer - Admeasuring 960.00 Sq. Mtrs.) in favour of New Licensee, as per terms and conditions contained therein. The same was registered with the Sub-Registrar of Assurances, Panvel on 20/01/2021 bearing registration no. PVL-2/1182/2021 and receipt No. 1402.

Date: 06/12/2022



Pritu Ajey Mishra

Advocate