

**NILESH PAWAR**  
B. A. LL. B. G. D. C. & A.  
ADVOCATE HIGH COURT BOMBAY

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Ref.: NP/24/2024

Date: 22<sup>nd</sup> March 2024

To,  
MahaRERA  
Mumbai

**LEGAL TITLE REPORT**

**Sub.:** Title clearance certificate with respect to Plot No.7+7A, admeasuring about 752.55 sq. mtrs., lying being and situate at Sector-14, New Panvel (E), Navi Mumbai-410206

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I have investigated the title of the captioned Plot being Plot No.7+7A, admeasuring about 752.55 sq. mtrs., lying being and situate at Sector-14, New Panvel (E), Navi Mumbai-410206 on the request of Creative Proptech Private Limited (hereinafter referred to as "**the Builder**").

1) Description of the Property:-

Plot No.7+7A, admeasuring about 752.55 sq. mtrs., lying being and situate at Sector-14, New Panvel (E), Navi Mumbai-410206 (hereinafter referred to as "**the said Plot**").

2) Documents of Allotment of Plot:-

- a) Allotment letter dated 01.12.2022, bearing reference No. 51671/101315, issued by the City and Industrial Development Corporation of Maharashtra Ltd. ("**the Corporation**") to M/s. Creative Valuers & Engineers Pvt. Ltd. in respect of the said Plot.
- b) Corrigendum to Allotment Letter dated 13<sup>th</sup> December 2022, bearing Reference No. CIDCO/MM-1(Commercial)/2022/2763.



- c) Corrigendum to Allotment Letter-2 dated 05.01.2023, bearing Reference No. CIDCO/MM(Commercial)/2023/3010.
- d) Corrigendum to Allotment Letter-3 dated 12.04.2023, bearing Reference No. CIDCO/MM(Commercial)/2023/3821.
- e) Corrigendum dated 17.08.2023, bearing Reference No. CIDCO/MM (Commercial)/2023/1052.
- f) Agreement to Lease dated 11<sup>th</sup> September 2023 entered between the Corporation and the Builder, duly registered with the Sub-Registrar of Assurances, Panvel-1, under Serial No.PVL-1/7761/2023 in respect of the said Plot.
- g) Commencement Certificate dated 15<sup>th</sup> March 2024, bearing Building Permit No.238499, Permit No. CARPC/B/2024/APL/00545 and Proposal Code No.CARPC-24-01117.
- h) Search Report dated 21<sup>st</sup> March 2024 issued by Search Clerk Mr. Vijay Kalantre.
- i) ROC Search Report dated 21<sup>st</sup> March 2024 issued by M/s. Roy Jacob & Co. Company Secretaries.

On perusal of the above documents and all other relevant documents relating to the title of the said Plot, I am of the opinion that subject to mortgage of the said Plot by the Builder with Tata Capital Housing Finance Limited, the title of Creative Proptech Private Limited to the said Plot is clear, marketable and without any encumbrances.

Owner of the Plot:- The City and Industrial Development Corporation of  
Maharashtra Ltd.

Licensee/Occupants of the Plot: Creative Proptech Private Limited.

Remarks if any:- Upon perusing of Search Report dated 21<sup>st</sup> March 2024 and RoC Search Report dated 21<sup>st</sup> March 2024, I have noticed that the Builder has availed a loan of Rs.1,50,00,000/- (Rupees one crore fifty lakhs only) on 28<sup>th</sup> October 2023 and





**Nilesh Pawar**  
**Advocate, High Court of Bombay**

Rs.3,00,00,000/- (Rupees three crores only) on 11<sup>th</sup> May 2023 from Tata Capital Housing Finance Limited against the security of the said Plot.

The report reflecting the flow of the title of the said Plot is enclosed herewith as annexure.

**Encl.: Annexure**



**Nilesh Pawar**  
**Advocate**

### FLOW OF THE TITLE OF THE SAID PLOT

1. 7/12 extract/P.R. Card as on the date of application for registration:- Not Applicable
2. Mutation Entry No.: Not Applicable
3. Search Report for 30 years from 1995 to 2024 taken from Sub-Registrar's Office at Panvel-1, 2, 3, 4 and 5 and also Search Report taken from the office of Registrar of Companies (ROC).
  - a) Vide Scheme No.MM-SCH-29-2022-23, the City and Industrial Development Corporation of Maharashtra Ltd. (hereinafter referred to as "**the Corporation**") has launched a scheme for lease of 14 Residential (R) and Residential-cum-Commercial (R+C) Plots at Airoli, Koparkhairane, Kamothe, Kalamboli and New Panvel Nodes in Navi Mumbai through e-Tender cum e-Auction.
  - b) The Builder has participated in the said Scheme and applied for Plot No.7 + 7A, admeasuring about 751.60 sq. mtrs., Sector-14, New Panvel (E) Node (hereinafter referred to as "**the said Plot**") by quoting Rs.1,11,283/- per sq. mtrs. in its erstwhile name M/s. Creative Valuers & Engineers Private Limited.
  - c) The Builder changed its name from M/s. Creative Valuers & Engineers Private Limited to Creative Proptech Private Limited and accordingly Registrar of Companies, Mumbai issued to the Builder Certificate of Incorporation pursuant to change of name dated 8<sup>th</sup> August 2022.
  - d) As per request of the Builder, the Corporation vide its Corrigendum dated 12.04.2023 updated in its record the name of the Builder from Creative Valuers & Engineers Private Limited to Creative Proptech Private Limited.
  - e) Being the highest bidder among the participants for the said Plot, the Corporation issued an Allotment Letter dated 1<sup>st</sup> December 2022 in favour of the Builder as per the provision of Navi Mumbai Disposal of Land (Amendment) Regulation, 2008. Further area of the said Plot is revised by the Corporation to 752.55 sq. mtrs. by issuing its Corrigendum dated 17<sup>th</sup> August 2023.






- f) By an Agreement to Lease dated 11<sup>th</sup> September 2023 entered between the Corporation of the One Part and the Builder of the Other Part, duly registered with the Sub-Registrar of Assurances, Panvel-1, under Serial No.PVL-1/7761/2023, the Corporation agreed and consented to grant to the Builder a lease of said Plot for the purpose of constructing a building or buildings for Residential use and permitted the Builder to occupy the said Plot for the premium of Rs.8,37,46,021.60 (Rupees eight crores thirty seven lakhs forty six thousand twenty one and sixty paise only) and upon terms and conditions contained therein.
- g) By a Notice of Intimation Regarding Mortgage by way of Deposit of Title Deed dated 18<sup>th</sup> November 2023 (hereinafter referred to as "**the Mortgage Deed**"), entered between the Builder and Tata Capital Housing Finance Limited (hereinafter referred to as "**the Mortgagee**") of the Other Part, duly registered with the Sub-Registrar of Assurances Panvel-5, under Serial No.PVL-5/5871/2023, the Builder has in consideration of a sum of Rs.1,50,00,000/- (Rupees one crore fifty lakhs only) advanced by the Mortgagee to the Builder mortgaged the said Plot in favour of the Mortgagee.
- h) After perusal of RoC Search Report, it has observed that the Builder has also availed the loan amount of Rs.3,00,00,000/- (Rupees three crores only) from the Mortgagee against the security of the said Plot.
- i) The Builder prepared building plans by proposing a project to construct a building of ground plus sixth upper floor on the said Plot by the name of Vedic Garden (residential) (hereinafter referred to as "**the said Building Project**"). The Builder has submitted to Panvel Municipal Corporation (hereinafter referred to as "**PMC**") the building plans, specifications and designs pursuant to which PMC has approved the plans and specifications of the building under the said Building Project and granted a Commencement Certificate dated 15<sup>th</sup> March 2024, bearing Building Permit No.238499, Permit No. CARPC/B/2024/APL/00545 and Proposal Code No.CARPC-24-01117 to the Builder.

Nilesh Pawar  
Advocate, High Court of Bombay

4. Any other relevant title:- No.
5. Litigations if any:- The parties have informed me that there are no litigations in respect of the said Plot.



Nilesh Pawar  
Advocate

Date: 22<sup>nd</sup> March 2024



# SEARCH REPORT

Mr. Vijay A. Kalantre  
Off - SS-II/54, Sector No. 7,  
Koperkhairane ,  
Navi Mumbai-400709

Dated : 21/03/2024

To,  
Mr. Nilesh Pawar,  
Advocate High Court,  
Vashi, Navi Mumbai.

Ref :- Property Search for Plot No.7 & 7A, Sector No.14, situate at Village -New Panvel, Taluka Panvel, Dist. Raigad in the name of **M/s. Creative Proptech Pvt. Ltd.**

Dear Sir,

As per your instruction, I have taken a search in respect of above mentioned property in the office of Sub-Registrar at Panvel-1, Panvel-2, Panvel-3, Panvel-4, and Panvel-5, from 1995 to 2024 ( 30 years ) I have found abovementioned Registers in the abovementioned Sub-Registrar offices.

NOTE :

**Panvel-1, office** **REPORT**

1995 to 1998 : Some Index -II Torn Condition  
1999 to 2005 : Records are not properly maintained  
2006 to 2022 : Available Index-II are Checked  
2023 : **Entry**  
January 2024 till date : Index-II are not Ready

**Panvel-2, office** **REPORT**

2002 to 2023 : Available Index-II are Checked  
January 2024 till date : Index-II are not Ready

**Panvel-3, office** **REPORT**

2005 to 2023 : Available Index-II are Checked  
January 2024 till date : Index-II are not Ready

**Panvel-4, office** **REPORT**

2012 to 2023 : Available Index-II are Checked  
January 2024 till date : Index-II are not Ready



**Panvel-5, office**


**REPORT**

2013 to 2022 : Available Index-II are Checked  
2023 : Entry  
January 2024 till date : Index-II are not Ready

**I have found as Follows:-**

1. Document No.7761/2023 registered on 11/09/2023 is a Agreement to Lease for Plot No.7 & 7A, Sector No.14, for admeasuring 752.55 Sq.mtrs. is recorded in the name of M/s. Creative Propotech Pvt. Ltd. Through its director Omkar Narayan Kaprekar in the records of Sub-Registrar office Panvel-1. The Seller is CIDCO Ltd. The Value is Rs.8,37,46,021.60/- and the stamp duty paid is Rs.41,87,400/-
2. Document No.5871/2023 registered on 18/11/2023 is a Notice of Intimation Regarding Mortgage by way of Deposit of Title Deed for Plot No.7 & 7A, Sector No.14, for admeasuring 752.55 Sq.mtrs. is recorded in the name of **TATA Capital Housing Finance Ltd.** in the records of Sub-Registrar office Panvel-5. The Mortgagor is M/s. Creative Propotech Pvt. Ltd. Through its director Omkar Narayan Kaprekar. The Value is Rs.1,50,00,000/- and the stamp duty paid is Rs.45,000/-

**My Report on the search carried me is subject to the following: -**

1. As some of the documents in the office of the Sub Registrar offices of the Assurances are kept in a loose and are in torn condition and the same is not up-dated from time to time, the Index II for all the years mentioned in the report are not made available in the office of the Sub Registrar offices of the Assurances, hence, I cannot furnish details of transactions taken place in relation to the above property during the above years. It is also seen that the Index II is not being maintained and kept up dated.
2. Therefore, subject to the above, I conclude, that there are no other transactions recorded in respect of the above said Plot than that reported in my findings above. 



3. This search report is qualified in value and submitted from the records available "On as is where is basis" without any liability on the part of the undersigned.

I enclose receipt No. MH017784302202324E dated 21/03/2024 for Rs.750/- deposited for Search in the office of the Sub-Registrar Panvel-1.

Your's Truly,



Vijay A. Kalantre  
(Search Clerk)



CHALLAN  
MTR Form Number-6



GRN	MH017784302202324E	BARCODE	[Barcode]		Date	21/03/2024-10:49:06	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)				
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR			PAN No.(If Applicable)				
Location	RAIGAD			Full Name	ADV NILESH PAWAR			
Year	2023-2024 One Time			Flat/Block No.				
Account Head Details		Amount in Rs.	Premises/Building					
0030072201	SEARCH FEE	750.00	Road/Street					
			Area/Locality					
			Town/City/District					
			PIN					
			Remarks (If Any)					
			NEW PANVEL PLOT NO 7 AND 7A SECTOR NO 14 SINCE 1995 TO					
			2024 30 YRS					
Total		750.00	Amount In	Seven Hundred Fifty Rupees Only				
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332024032113212	2859905096		
Cheque/DD No.			Bank Date	RBI Date	21/03/2024-10:50:20	Not Verified with RBI		
Name of Bank			Bank-Branch	IDBI BANK				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				

Department ID :

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

Mobile No. : 8108774636

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता त्याच्या दस्तांसाठी लागू नाही.





**STATUS/SEARCH REPORT**

We have inspected the documents of CREATIVE PROPTech PRIVATE LIMITED, having its registered office at Office No 203, Plot No 19 Satra Plaza, Sector 19D, Thane, Vashi, Maharashtra, India, 400705 available for inspection as on 21/03/2024 at portal of Ministry of Corporate Affairs (MCA). Based on the said verification we hereby report the followings:

Name of the Company	CREATIVE PROPTech PRIVATE LIMITED
Regn. No. of the Company	U74110MH2011PTC223414
Date of Incorporation	24/10/2011
Registered Office	Office No 203, Plot No 19 Satra Plaza, Sector 19-D, Thane, Vashi, Maharashtra, India, 400705
Authorized Capital	Rs. 1,00,00,000/-
Paid up Capital	Rs. 1,00,00,000/-
Class of Company	PRIVATE
Company Category	Company Limited By Shares
Company Subcategory	Indian Non- Government Company
Whether listed or not	UNLISTED
Company Status	ACTIVE

**Directors as per MCA as on date**

Sl.No.	Names of the Directors	Designation	Date of Appointment
1.	OMKAR NARAYAN KAPAREKAR	Director	16/06/2021
2.	KAMALJIT MAHAVIR RIDLON	Director	16/06/2021
3.	RAJA SHIV SHAMBHU	Director	24/10/2011
4.	RUPESH KUMAR	Director	22/02/2014

**Details of Shareholders as per Last Annual Return as on 31<sup>st</sup> March 2023**

Sr. No.	Name & Address of Shareholder	No. of Equity Shares held of Rs.10/-	% of Share Holding
1.	Raja Shiv Shambhu	7,46,500	74.65
2.	Rupesh Kumar	1,00,000	10.00
3.	Arti Roy	66,000	6.60
4.	Anjali Bhavin Kariya	50,000	5.00
5.	Sachin Lavjibhai Parmar	15,000	1.50
6.	Kamaljit Mahavir Ridlon	5,000	0.50
7.	Jayesh Ladak Gori	5,000	0.50











Sl.No:3	
Charge ID	100738162
Date of Creation /Modification of Charge	Original Creation Date: 11/05/2023 Modification Date:
Amount Secured by Original/Modified Charge	Rs. 3,00,00,000 /-
Name of the person entitled to Charge	Tata Capital Housing Finance Limited, 11th Floor, Tower A, Peninsula Business Park Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013
Particulars of Creation	The Charge created on Plot No.7 & 7A, Sector 14, New Panvel East, Navi Mumbai, Dist Raigad, Maharashtra-410206, admeasuring 751.60 sq meters.
Status of Charge	Live

Sl.No:4	
Charge ID	100432238
Date of Creation /Modification of Charge	Original Creation Date: 30/03/2021 Modification Date:
Amount Secured by Original/Modified Charge	Rs.10,20,000/-
Name of the person entitled to Charge	Axis Bank Limited, Trishul, 3rd Floor, Opposite Samartheshwar Temple, Law Garden Ellisbridge, Ahmedabad, Gujarat, India, 380006.
Particulars of Creation	Hypothecation/ Lien on the Fixed Deposit of the company for SBB CA OVERDRAFT AGAINST SPECIFIED SECURITIES Facility Fixed Deposit NO: 921040056879771 amount 12 lacs
Status of Charge	Live

Sl.No:5	
Charge ID	100080270
Date of Creation /Modification of Charge	Original Creation Date: 03/02/2017 Modification Date: 21/09/2017, 27/02/2019, 18/02/2020 & 17/01/2023
Amount Secured by Original/Modified Charge	Rs. 1,86,15,000/-
Name of the person entitled to Charge	IDFC FIRST BANK LIMITED, KRM Tower, 7th Floor, No. 1, Harrington Road, Chetpet, Chennai, Egnore Nungambakkam, Maharashtra, India, 600031.
Particulars of Creation	Hypothecation of the Whole of the Company's Stocks of Raw Materials, goods-in-process, semi-finished and finished goods.







	consumable stores and spares and such other movables, including Book Debts, bills, whether documentary or clear, both present and future, hypothecation of whole of the Company's movable properties (save and except current assets) including its movable plant & machinery, machinery spares, tools and accessories, furniture, fixtures, non-trade receivables and other movables, both present and future, and hypothecation of all amounts owing to, and received and/or receivable by the Company and/or any person on its behalf, all book debts, all cash flows & receivables of the Company and all right, title, interest benefits, claims and demands whatsoever of the Company, in to or in respect of all the aforesaid assets, including but not limited to the Company's Cash-in Hand both present and future.
Status of Charge	Live

*There are no other charge is created, modified or satisfied on the assets of the company as per the records available for inspection in the website of ministry of corporate affairs as on date.*

Place: Mumbai  
Date: 21/03/2024



For Roy Jacob & Co,  
Company Secretaries

(Roy Jacob)  
Proprietor

FCS No.9017, C P No.8220  
Peer Review Cer. No.686/2020