



PARTH CHANDE

(BLS. LL.B.)

Advocate Bombay High Court

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

To,
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece or parcel of land bearing Plot No.8, area admeasuring about **1199.64 Sq. Mtrs** lying, being and situated at Sector No.19A, Village: Kharghar, 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. HITECH REALTY** and following documents i.e.: -

- 1) Description of the plot.
- 2) Copy of Letter of Allotment dated 31/05/2018, bearing File No. **60**.
- 3) Copy of Agreement to Lease dated 08/10/2018 bearing document Registration No. **PVL-3/11136/2018**.
- 4) Copy of Tripartite Agreement dated 23/04/2019 bearing document Registration No. **PVL-2/5037/2019**.
- 5) Copy of Final Order No. **सिडको/भूमी/साटयो/नावडे/६०/२०१९/३७१४** dated 02/05/2019.
- 6) Copy of Corrigendum Letter No. **सिडको/भूमी/साटयो/नावडे/६०/२०२३/२२५१** dated 23/01/2023.
- 7) Copy of Deed of Modification dated 23/01/2023 bearing document Registration No. **PVL-5/1339/2023**.
- 8) Copy of Tripartite Agreement dated 05/04/2023 bearing Document Registration No. **PVL-2/5883/2023**.





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- 9) Copy of Final Order No. सिडको/वसाहत /साटयो/नावडे/६०/२०२३/११००/E-216758 dated 09/06/2023.
- 10) Copy of Commencement Certificate bearing reference No. CIDCO/BP-18771/TPO (NM&K)/2023/12313 dated 12/04/2024.
- 11) Search report for 14 years from 2011 till 2024.

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 **M/s. HITECH REALTY** as the Leasehold Right Holder is clear, marketable and without any encumbrances.

Owner/Lessee of the Said Plot

A) CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (Owner/Lessor): Plot No.8, area admeasuring about **1199.64 Sq. Mtrs** lying, being and situated at Sector No.19A, Village: Kharghar, Taluka: Panvel, District: Raigad.

B) M/s. HITECH REALTY (Leasehold Right Holder/Lessee): Plot No.8, area admeasuring about **1199.64 Sq. Mtrs** lying, being and situated at Sector No.19A, Village: Kharghar, Taluka: Panvel, District: Raigad.

The report reflecting the flow of the title of **M/s. HITECH REALTY** as the Leasehold Right Holder is clear, marketable and without any encumbrances on the Said Plot is enclosed herewith as annexure.

Encl : Annexure.





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FLOW OF THE TITLE OF THE SAID PLOT.

Sr.No.

- 1) Search report for 14 years from 2011 - 2024 taken from Online Search Report, bearing Receipt No. **113412023** dated **23/04/2024**.
- 2) Vide Letter of Allotment bearing File No. 60, dated **31/05/2018**, The City And Industrial Development Corporation Of Maharashtra Limited (CIDCO of Maharashtra Ltd.) under the State Government, The CIDCO of Maharashtra Ltd, has allotted the land bearing Plot No.45 area admeasuring about **1200.00 Sq. Mtrs**, lying, being and situated at Sector No.45, Village: Navade, Node: Navade, Taluka: Panvel, District: Raigad (referred to as the "**Said Land**") in favour of 1)Jagannath R Mhatre 2) Jitendra R Mhatre 3) Vinayak Ramchandra Mhatre 4) Nirmala Shrikant Bhandarkar 5) Sima Dilip Gharat 6) Nutan Natha Gharat 7) Damyanti Rohan Bhoir 8) Rajni Pravin Barshikar 9) Pratiksha Ramchandra Mhatre @ Pratiksha Rajesh Jadhav.
- 3) Vide Agreement to Lease dated **08/10/2018**, executed by The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. therein referred to as "**the Corporation**", party of the One Part sold, transferred and assigned all their leasehold rights, title, interest and benefits with respect to Said land unto and in favour of 1) Jagannath R Mhatre 2) Jitendra R Mhatre 3) Vinayak Ramchandra Mhatre 4) Nirmala Shrikant Bhandarkar 5) Sima Dilip Gharat 6) Nutan Natha Gharat 7) Damyanti Rohan Bhoir 8) Rajni Pravin Barshikar 9) Pratiksha Ramchandra Mhatre @ Pratiksha Rajesh Jadhav therein referred to as "**the Licensee**", party of the Other Part as per the terms and conditions mentioned therein. The same is duly registered with the Sub-Registrar of Assurances at Panvel, bearing Registration





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Document Serial No. PVL-3/11136/2018 dated 09/10/2018 (the "said Agreement to Lease").

- 4) Vide Tripartite Agreement dated 23/04/2019, executed between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD therein referred to as "**the Corporation**", Party of the FIRST PART and 1) Jagannath R Mhatre 2) Jitendra R Mhatre 3) Vinayak Ramchandra Mhatre 4) Nirmala Shrikant Bhandarkar 5) Sima Dilip Gharat 6) Nutan Natha Gharat 7) Damyanti Rohan Bhoir 8) Rajni Pravin Barshikar 9) Pratiksha Ramchandra Mhatre @ Pratiksha Rajesh Jadhav therein referred to "**The Original Licensee**", Party of the SECOND PART sold, transferred and assigned all their leasehold rights, title, interest and benefits with respect to the said land in favour of 1) **Mr. Kirti Ambalal Patel** 2) **Mr. Dilip Chhaganlal Velani** 3) **Ashwin Tulsibhai Patel** and 4) **Praful Tulsibhai Patel** therein referred to as "**The New Licensees**" party of THIRD PART as per terms and conditions mentioned therein. The same is duly registered with the Sub-registrar of Assurances at Panvel bearing Registration Document Serial No. PVL-2/5037/2019 dated 23/04/2019 (the "said Tripartite Agreement No. 1").
- 5) In pursuance of Tripartite Agreement, CIDCO had granted permission vide its Order bearing No. **सिडको/भूमी/साटयो/नावडे/६०/२०१९/३७१४** dated 02/05/2019 and the name of 1) Mr. Kirti Ambalal Patel 2) Mr. Dilip Chhaganlal Velani 3) Ashwin Tulsibhai Patel and 4) Praful Tulsibhai Patel has been recorded by CIDCO as Licensees/Owners with respect to the said Land.
- 6) Vide Corrigendum letter No. **सिडको/भूमी/साटयो/नावडे/६०/२०२३/२२५१** dated 23/01/2023 issued by CIDCO Ltd, wherein CIDCO has cancelled the said land bearing Plot No. 45, Sector – 45, admeasuring 1200.00 Sq. Mtrs, situated at Village: Navade, Node: Navade, Taluka: Panvel, District: Raigad and has agreed to replace it with land bearing **Plot No. 8**, admeasuring about **1199.64 Sq. Mtrs** lying, being and situated at Sector: 19A, Node: Kharghar, Taluka: Panvel, District: Raigad (hereinafter referred





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to as “**the said Plot**”) in favour of 1) Mr. Kirti Ambalal Patel 2) Mr. Dilip Chhaganlal Velani 3) Ashwin Tulsibhai Patel and 4) Praful Tulsibhai Patel.

- 7) Vide Deed of Modification dated **23/01/2023**, executed by CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD therein referred to as the “**Corporation**”, party of the ONE PART wherein the Corporation, due to technical reasons, has cancelled the allotment of the said land and agreed to replace it with the said Plot in favour of 1) Mr. Kirti Ambalal Patel 2) Mr. Dilip Chhaganlal Velani 3) Ashwin Tulsibhai Patel and 4) Praful Tulsibhai Patel, therein referred to as “**The Licensee**”, party of the OTHER PART and it should be treated as supplement and all the terms and conditions of the said Agreement to Lease and said Tripartite Agreement No. 1 shall remain the same and binding on both the parties subject to necessary changes/modifications as defined in the Said Deed of Modification. The same is duly registered with the Sub-registrar of Assurance at Panvel, bearing registration document serial No. **PVL-5/1339/2023** dated **24/01/2023** (the “**said Deed of Modification**”).
- 8) Vide Tripartite Agreement dated **05/04/2023**, executed between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD therein referred to as the “**Corporation**” Party of the FIRST PART and 1) Mr. Kirti Ambalal Patel 2) Mr. Dilip Chhaganlal Velani 3) Ashwin Tulsibhai Patel and 4) Praful Tulsibhai Patel, therein referred to as “**The Original Licensee**” Party of the SECOND PART sold, transferred and assigned all their leasehold rights, title, interest and benefits with respect to the Said Plot in favour of **M/s. HITECH REALTY** therein referred to as the “**The New Licensees**” party of THIRD PART as per terms and conditions mentioned therein. The same is duly registered with the Office of Sub-registrar of Assurance at Panvel bearing Registration Document Serial No. **PVL-2/5883/2023** dated **10/04/2023** (the “**said Tripartite Agreement No. 2**”).





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- 9) In pursuance of Tripartite Agreement No. 2, CIDCO had granted permission vide its Order bearing No. **सिडको/भूमी/साटयो/नावडे/६०/२०२३/११००/६-२१६७५८** dated **09/06/2023** and the name of **M/s. HITECH REALTY** has been recorded by CIDCO as Licensees with respect to the said plot.
- 10) **M/s. HITECH REALTY** is entitled and enjoined to construct the Residential building on the Said Plot as per the plans sanctioned and the development permission granted by **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD** vide Commencement Certificate No. **CIDCO/BP-18771/TPO(NM &K)/2023/12313** dated **12/04/2024** as may be amended from time to time.
- 11) Litigations if any:
It has been informed by **M/s. HITECH REALTY** that there is no any pending litigation with respect to the said Plot.
- 12) I have not issued a public notice inviting objections/claims in respect of the said Plot.
- 13) Since my scope of work does not include considering aspects within the domain of an architect or a surveyor, the title is only for the said plot and not for any structure that are or were standing thereupon.
- 14) I have perused the Photocopies of the abovementioned documents, which I believe to be true and correct to the best of my knowledge. I have not inspected the original documents mentioned herein and my Legal Title Report is based on the photocopies provided to me.





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15) Opinion:

My Legal Title Report is based on the provision of applicable law, prevailing at the present time and the facts of the matter, as I understand them to be. My understanding is based upon and limited to the information provided to me. Any variance of facts or of law may cause a corresponding change in my Legal Title Report.

Place: Navi Mumbai

Date: 26/04/2024



Mr. Parth Chande

Advocate

