

FORMAT – A  
(Circular No:- 28 /2021)

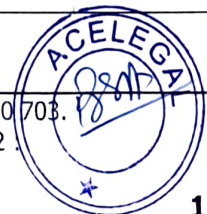
To,  
MahaRERA,  
Housefin bhavan, BKC,  
Bandra east, Mumbai 400051.

**LEGAL TITLE REPORT**

**Sub:** Title certificate with respect to **Plot no. 1A+1B+1C+1D** admeasuring 8,602.63 sq. meters (the "**Plot**") situated at Sector 27, Kharghar, Navi Mumbai.

**A.** We have investigated the title of the said Plot on the request of Director of **Geecee Ventures Limited** (the "**Promoter**") and following documents provided by the Promoter:

Sr. no.	Particulars	Description								
I.	Description of Plot:	All that piece and parcel of leasehold land bearing Plot no. 1A+ 1B+ 1C+ 1D admeasuring area 8602.63 sq. meter and thereabouts situated at Sector 27, Kharghar, Navi Mumbai and bounded as under: <table border="1" style="margin-left: 20px;"> <tr> <td>On or towards the North by:</td> <td>15.00 meter wide road</td> </tr> <tr> <td>On or towards the South by:</td> <td>40.00 meter wide road</td> </tr> <tr> <td>On or towards the West by:</td> <td>15.00 meter wide road</td> </tr> <tr> <td>On or towards the East by :</td> <td>Plot No – 1</td> </tr> </table>	On or towards the North by:	15.00 meter wide road	On or towards the South by:	40.00 meter wide road	On or towards the West by:	15.00 meter wide road	On or towards the East by :	Plot No – 1
On or towards the North by:	15.00 meter wide road									
On or towards the South by:	40.00 meter wide road									
On or towards the West by:	15.00 meter wide road									
On or towards the East by :	Plot No – 1									
II.	The documents for allotment of Plot:	1. Vide letter dated 24th November, 2021 bearing reference no. CIDCO/ESTATE-3/2021/8000125757, CIDCO granted permission to the Promoter for amalgamating the adjacent piece and parcels of land								



		<p>bearing Plot no. 1A, Plot no. 1B, Plot no. 1C and Plot no. 1D into a signal plot admeasuring 8602.63 sq. meters referred as the said "<b>Plot</b>" on the conditions mentioned therein.</p> <p>2. Vide 'Modified Agreement' executed and registered with the Sub Registrar of Panvel5 under registered serial no. PVL5/14950/2021 on 26<sup>th</sup> November, 2021, the CIDCO amalgamated the said Plot 1A, Plot 1B, Plot 1C and Plot 1D now being referred as the said Plot admeasuring 8,602.63 sq. meters. and granted permission to the Promoter to use said Plot for residential cum commercial purpose on terms and conditions mentioned therein.</p>
III.	7/12 extract or property card	Not Applicable since said Plot is allotted by CIDCO and name of the Promoter is recorded as Licensee in the CIDCO records.
IV.	Search report for 30 years.	Not applicable since said Plot is allotted by CIDCO

**B.** On perusal of the above mentioned documents relating to title of the said Plot we are of the opinion that the title of Promoter i.e. **GEECEE VENTURES LTD.** as Licensee of the said Plot is clear, marketable and without any encumbrances as on date.

**Owner of Plot** :- CIDCO Lessor of Plot.

**Licensee of Plot** :- GeeCee Ventures Ltd. in accordance with the documents described herein above.



C. The report reflecting the flow of title of the said Plot is enclosed herewith as Annexure - A.

Encl: Annexure - A

Date: 28<sup>th</sup> January, 2023



A handwritten signature in blue ink that reads "Bharat Agarwal". The signature is written in a cursive style and is positioned above the printed name.

Acelegal

Adv. Bharat Agarwal  
(Managing Partner)

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**Annexure - A**

**FLOW OF THE TITLE OF THE SAID PLOT**

**1. 7/12 extract or property card:**

Not applicable since CIDCO 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 power under sub-section (1) of (3-A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII) in exercise of powers for the area designated as site for a New Town under sub-section (1) of section 113 of the said Act and Lessor of Plot.

**2. Mutation Entry no.:**

As per 'Modified Agreement' dated 26<sup>th</sup> November, 2021, CIDCO has recorded the Promoter's name as Licensee of the said Plot.

**3. Search report for 30 years:**

Not applicable since said Plot is allotted by CIDCO.

**4. Any other relevant title:**

- i. Vide 'Allotment Letter' dated 24th March, 2021 bearing reference no. 7485/1000590/1400, City & Industrial Development Corporation of Maharashtra Ltd ("**CIDCO**") agreed to allot leasehold land bearing Plot no.1B admeasuring 1,962.13 sq. meters (the "**Plot 1B**") to the Promoter;
- ii. Vide 'Allotment Letter' dated 24th March, 2021 bearing reference no. 7484/1000589/1399, CIDCO agreed to allot leasehold land bearing Plot no.1C admeasuring 1,982.52 sq. meters (the "**Plot 1C**") to the Promoter;



- iii. Vide 'Allotment Letter' dated 25th March, 2021 bearing reference no. 7498/1000596/1414, CIDCO agreed to allot leasehold land bearing Plot no.1A admeasuring 1,900.23 sq. meters (the "**Plot 1A**") to the Promoter;
- iv. Vide 'Allotment Letter' dated 16th June, 2021 bearing reference no. 29049/1000722/3118 agreed to allot leasehold land bearing Plot no.1D admeasuring 2,757.75 sq. meters (the "**Plot 1D**") to the Promoter;
- v. Vide 'Agreement to Lease' dated 20th August, 2021 CIDCO granted license to Promoter to enter upon said Plot 1A for constructing residential cum commercial building on it on terms and conditions mentioned therein. The said Agreement to Lease is duly registered with the Sub Registrar of Panvel5 under registered serial no. PVL5/10299/2021 on 30th August, 2021.
- vi. Vide 'Agreement to Lease' dated 20th August, 2021 CIDCO granted license to Promoter to enter upon said Plot 1B for constructing residential cum commercial building on it on terms and conditions mentioned therein. The said Agreement to Lease is duly registered with the Sub Registrar of Panvel5 under registered serial no. PVL5/10297/2021 on 30th August, 2021.
- vii. Vide 'Agreement to Lease' dated 20th August, 2021 CIDCO granted license to Promoter to enter upon said Plot 1C for constructing residential cum commercial building on it on terms and conditions mentioned therein. The said Agreement to Lease is duly registered with the Sub Registrar of Panvel5 under registered serial no. PVL5/10295/2021 on 30th August, 2021.
- viii. Vide 'Agreement to Lease' dated 27th August, 2021 CIDCO granted license to Promoter to enter upon said Plot 1D for constructing residential cum commercial building on it on terms and conditions mentioned therein. The said Agreement to Lease is duly registered with the Sub Registrar of Panvel5 under registered serial no. PVL5/10445/2021 on 30th August, 2021.





- ix. Vide letter dated 24<sup>th</sup> November, 2021 bearing reference no. CIDCO/ESTATE-3/2021/8000125757, CIDCO granted permission to the Promoter for amalgamating the said Plot 1A, Plot 1B, Plot 1C and Plot 1D into a signal plot admeasuring 8602.63 sq. meters referred as the said "**Plot**" on the conditions mentioned therein.
- x. Vide 'Modified Agreement' executed and registered with the Sub Registrar of Panvel5 under registered serial no. PVL5/14950/2021 on 26<sup>th</sup> November, 2021, the CIDCO amalgamated the said Plot 1A, Plot 1B, Plot 1C and Plot 1D now being referred as the said Plot admeasuring 8,602.63 sq. meters. and granted permission to the Promoter to use said Plot for residential cum commercial purpose on terms and conditions mentioned therein.

**5. Litigation if any:**

No pending litigations were found from the records provided by Promoter.

Date: 28<sup>th</sup> January, 2023



A handwritten signature in blue ink that reads "Bharat Agarwal".

Acelegal

Advocate Bharat Agarwal  
(Managing Partner)