

**Format – A
Circular No. 28/2021**

**To, Maha RERA
Mumbai**

LEGAL TITLE REPORT


Sub: Title Clearance Certificate in respect of all that piece and parcel of land bearing Plot number 56, admeasuring about 2103.60 Sq. Mts., situate, lying and being at Sector No.-34A, Node-Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, hereinafter referred to as the said plot of Land.

1. I have investigated the title of the said plot of land on the request of M/S. VARSHA BUILDCON (the "client") and perused the following documents.

- a. Allotment Letter bearing reference number 3619/1000946/802, dated 27/04/2022.
- b. Agreement to Lease dated 18/11/2022, duly registered before the Joint Sub-Registrar of Assurances at Panvel-5 under Receipt No.-20260, Document No. PVL5-18603-2022 on 18/11/2022.
- c. Commencement Certificate bearing No.- CIDCO/BP-18564/TPO (NM & K)/2023/10973, dated 03/07/2023.

2. Description of Property:

All that piece and parcel of land bearing Plot number 56, admeasuring about 2103.60 Sq. Mts., situate, lying and being at Sector No.-34A, Node-Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad.


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3. Search Report for 15 years in respect of the said plot of land and did not find any adverse entries.
4. On the perusal of the above mentioned documents and all other relevant documents relating to the title of the said plot of land, I am of the opinion that the title of the said plot of land is clear, marketable and without any encumbrances.

(I) OWNERS OF THE LAND

M/S. VARSHA BUILDCON is the Owner of the said plot of land bearing Plot number 56, admeasuring about 2103.60 Sq. Mts., situate, lying and being at Sector No.-34A, Node-Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad.

- (II) OBSERVATIONS:** - I have perused the documents submitted to me as mentioned above, I have come to the conclusion that **M/S. VARSHA BUILDCON**, a Partnership firm is entitle to develop the said property subject to the compliance of all the terms and conditions of the development permission granted by Associate Planner (BP), CIDCO and all the laws as may be applicable. Further this report is based on the documents, factual particulars, details, Information and oral explanations and clarifications provided by the Promoters in respect of the said property. Further the Promoters are in physical possession of the said property.

The report reflecting the flow of title of the said plot of land is enclosed herewith as Annexure.

Encl : Annexure
Date : 06/07/2023



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FLOW OF TITLE OF THE SAID LAND

By virtue of an Agreement to Lease dated 18/11/2022, CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (hereinafter called "CIDCO") has granted permission and authority to the Licensees i.e. M/S. VARSHA BUILDCON to enter upon the said piece and parcel of land bearing Plot number 56, admeasuring about 2103.60 Sq. Mts., situate, lying and being at Sector No.-34A, Node-Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad, and to erect the building(s) for residential cum commercial purpose. The said Agreement to Lease is duly registered before the Joint Sub-Registrar of Assurances at Panvel-5 under Receipt No.-20260, Document No. PVL5-18603-2022 on 18/11/2022.

Date : 06/07/2023



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