

FORMAT-A

(Circular No:- 28 / 2021

To
MahaRERA

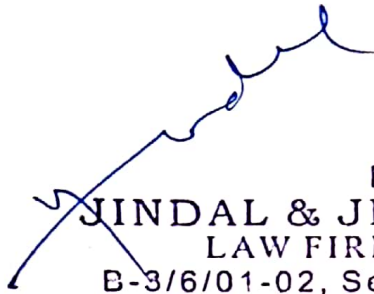
LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Plot No.57B, Sector-34A, Kharghar, Navi Mumbai, 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. RAVRIYA DEVELOPERS and on the basis of the Photo Copies of the relevant Documents which are produced to me i.e.

- 1) Description of the Property:- All that Piece and Parcel of land bearing Plot No.57B, admeasuring about 2728.96 Sq.Mtrs. Area, lying, being and situated in Sector-34A at Kharghar, Navi Mumbai, Taluka-Panvel and District Raigad.
- 2) Documents of Allotment of plot.
 - i) Allotment Letter dated 29.04.2022
 - ii) Registered Agreement to Lease dated 17.11.2022
 - iii) Commencement Certificate dated 19.03.2024
- 3) 7/12 extract of the above property – Not Applicable
- 4) Search report for 30 years from 1994 till 2024.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/S. RAVRIYA DEVELOPERS is clear, marketable and without any encumbrances.



PARTNER
JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

- 5) Owners of land - Plot No.57B, Sector-34A,
Kharghar, Navi Mumbai,
- a) THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LIMITED (CIDCO) as owner/Lessor
- b) M/S. RAVRIYA DEVELOPERS as leasehold right owner.
- 6) Qualifying comments/remarks if any - NA

The report reflecting the flow of the title of the M/S. RAVRIYA DEVELOPERS,
as leasehold right owner on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 16.04.2024.


(R. R. JINDAL)
ADVOCATE
(JINDAL AND JINDAL LAW FIRM)
PARTNER
JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.


FORMAT- A
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TITLE OF THE SAID LAND

1. The Corporation 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 powers under Sub-Section (1) and (3-A) of Section of 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act").
2. By virtue of being the Development Authority the Corporation has been empowered under Section 113A of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.
3. Vide scheme No.MM-SCH-22-2021-22 Corporation has launched a scheme for lease of 22 plots for Residential, Commercial, Residential Cum Commercial use at Kharghar, Panvel and Poshpak Nagar nodes of Navi Mumbai through e-Tender cum e-Auction.
4. The Promoters have participated in the said scheme and applied for Plot No.57B admeasuring 2,728.96 Sq.mtrs. Sector-34A, Kharghar node by quoting Rs.1,07,788.00 per Sq. mtr.

IN THE YEAR 2022

5. Being the Highest bidder among the participants for the above said plot, the Corporation has allotted the Promoters a Plot of land being Plot No.57B, Sector-34A, in Kharghar node, Navi Mumbai, containing by measurement 2,728.96 Square meters or thereabouts for Residential + Commercial purpose vide allotment Ref No.3834/1000964/853, dated 29.04.2022 on the terms and conditions and for the lease premium as contained in the said Allotment Letter
6. The Promoters M/S. RAVRIYA DEVELOPERS paid to the Corporation a sum of Rs.29,41,49,140.48/- (Rupees Twenty Nine Crore Forty One Lakhs Forty Nine Thousand One Hundred Forty Rupees and Forty Eight Paise Only) as and by way of full and final payment of lease premium of the said plot as per the terms of Allotment.


PARTNER
JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

B-3/6/01-02, Opp. Abhudaya Bank, Sector 2, Vashi, Navi Mumbai - 400705


Tel.: 022 2782 5356 / 59 / Mob. 9987058727

• Email: jindaloffice@gmail.com • Website : www.jindallawfirm.com

7. By an Agreement to Lease dated: 17th November, 2022 made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE CORPORATION' and M/S. RAVRIYA DEVELOPERS, through its Partners 1) MR. NARAYAN RAGHAVJI RAVRIYA, 2) MR. ANIL BHANJI RAVRIYA, (therein referred to as the Licensees & hereinafter referred to as the PROMOTERS), the CIDCO leased a Plot of land being Plot No.57B, Sector-34A, admeasuring 2728.96 Sq. Mtrs. at Kharghar, Navi Mumbai, Tal. Panvel & Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT') and which is more particularly described in the First Schedule hereunder written for such lease premium and upon such terms and conditions as mentioned in the said Agreement to Lease and upon covenants mentioned therein for a period of 60 years with a right to develop the same as permissible under General Development Control Regulations for New Bombay, 1975.
8. The said Agreement to Lease dated 17th November, 2022 has been registered at the Office of Sub Registrar Assurances Panvel-1, Vide Receipt No.15652, Document No.PVL1-13407-2022, Dated: 18.11.2022.

IN THE YEAR 2024

9. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-cum-Commencement Certificate under Reference No.CIDCO/ BP-18412/TPO(NM &K)/2023/12257, Dt.19.03.2024 granted its permission to develop the said plot and to construct a building for the Residential cum Commercial purposes on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.
10. The Promoters have entrusted the architect works to "DESTINATION ARCHITECTURE INTERIOR DESIGNS", (hereinafter called "The Said Architect") & RCC works to "S. R. CONSULTANTS", (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot.
11. The said Plot is earmarked for the purpose of building a residential cum commercial project and the said project shall be known as "NEELKANTH DARSHAN "


PARTNER
JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

SCHEDULE

All that piece or parcel of land known as Plot No.57B, situated in Sector-34A, at Kharghar, Navi Mumbai, contained admeasuring 2728.96 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

On or towards the North By : Plot No.57A

On or towards the South By : 35.00 Mtr. Wide Road

On or towards the West By : Open Land for Future Development

On or towards the East By : 45.00 Mtr. Wide Road.

Copy of the search Report has been attached herewith

No litigation seen in the Commencement Certificate.

Date : 16.04.2024.


(R. R. JINDAL)
ADVOCATE
(JINDAL AND JINDAL LAW FIRM)
PARTNER
JINDAL & JINDAL
LAW FIRM
B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.



CHALLAN
MTR Form Number-6



GRN	MH018010243202324P	BARCODE			Date	23/03/2024-20:28:21	Form ID		
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Other Items				PAN No.(If Applicable)					
Office Name				Full Name		GANESH MANE			
PNL1_PANVEL NO 1 SUB REGISTRAR									
Location				Flat/Block No.					
RAIGAD									
Year				Premises/Building					
2023-2024 One Time									
Account Head Details			Amount In Rs.						
0030072201 SEARCH FEE			750.00						
				Road/Street					
				Area/Locality					
				Town/City/District					
				PIN					
				Remarks (If Any)					
				Land Plot No 57B Sector No 34A Village Kharghar From 1994 To 2024					
				Amount In		Seven Hundred Fifty Rupees Only			
				Words					
Total				750.00					
Payment Details				FOR USE IN RECEIVING BANK					
SBIEPAY PAYMENT GATEWAY				Bank CIN		Ref. No.		10000502024032307531	1731425939313
Cheque-DD Details				Bank Date		RBI Date		23/03/2024-20:28:34	Not Verified with RBI
Cheque/DD No.				Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Bank				Scroll No. , Date		Not Verified with Scroll			
Name of Branch									

Department ID : Mobile No. : 9702752672
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 रादर चलान "टाइप ऑफ पेमेंट" गध्ये नगुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करायला दस्तांसाठी लागू नाही.

GANESH A MANE

(SEARCH CLERK)

Room No. 16, Jai Bhole Shankar Chawl, Suryanagar, Vikhroli (W),

Mumbai - 400 083

Mob. 9702752672

Date: 23.03.2024

To,
Jindal & Jindal
Associates.

Ref: Investigation title of the property Land bearing Plot No. 57 B, Sector No. 34 A, Area 2,728.96 Sq Mtrs. Scheme No. MM-SCH-22-2021-2022, Residential and Commercial, of Village. Kharghar, Taluka. Panvel, Dist Raigad.

OWNER: M/S. RAVRIYA DEVELOPERS.

Dear Sir,

As per your instructions I have taken Online search of above-mentioned property in Sub-Registrars Offices at Panvel from 1994 To 2024 (30 Years).

I have found the following documents registered therein during the course of search save and except those listed herein below.

AT PANVEL SUB REGISTRAR OFFICE FROM 1994 TO 2024 (30 YEARS)
COMPUTER RECORD - PVL- 1, 2, 3, 4, 5.

1994 : Torn
1995 : Torn
1996 : Torn
1997 : Torn
1998 : Some Pages Torn
1999 : Some Pages Torn
2000 : some Pages Torn
2001 : Some Pages Torn
2002
To : Nil
2021
2022 : ENTRY

PVL-1 13407/2022	AGREEMENT TO LEASE A.V. RS. 294149140.48/- CIDCO LTD THROUGH ASSISTANT MARKETING OFFICER SHRI. RAJENDRA SONAWANE TO M/S. RAVRIYA DEVELOPERS THROUGH PARTNER NARAYAN RAGHAVJI RAVRIYA	17.11.2022 18.11.2022
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Schedule: Plot No. 57 B, Sector No. 34 A, Area 2728.96 Sq Mtrs. Scheme No. MM-SCH-22-2021-2022, Residential and Commercial, of Village. Kharghar, Taluka. Panvel. Dist Raigad.

2023 : Nil
2024 : Nil

mane

(Up to Last dated 22 March 2024)

NOTE OF SEARCH

The Online Record is not properly maintained therefore I have conducted the above search as per the available record on online portal.

G. Mane
G.A. MANE
Search Clerk
MUMBAI