



Rajendra D. Tambe

B.Com, L.L.B.

Advocate High Court

Enroll No.Mah/3758/2002

Email:rajendratambe@hotmail.com

FORMAT -A

(Circular No.28/2021)

Date :- 19/08/2023

To,

MAHARERA

Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E),
Mumbai -400051.

LEGAL TITLE REPORT

(as per circular No.28/2021)

Sub- Title Certificate with respect to Property bearing Plot No.12, containing by measurement 2612.79 Sq. mtrs, Sector No.20, at New Panvel (East), Taluka - Panvel, District- Raigad. (hereinafter referred to as "SAID PLOT").

I have investigated the Title of the Said plot on the request of Promoter- M/s. **MANAS GROUP**, a duly registered Partnership Firm under the Indian Partnership Act 1932, through its Partners 1) **Shri. SUJEET SUBHASH THORAT** 2) **Shri. SUBHASH MARUTI THORAT** 3) **Shri. SHANKAR SHIMGYA PATIL** 4) **Shri. ANAND SHANKAR CHOUGULE** 5) **Shri. RAJENDRA BARIKRAO THORAT** 6) **Mrs.**



SHITAL PRASHANT NEMANE 7) Mrs. MANISHA GANGARAM SAWANT 8) Shri. SOMNATH M. DEVKAR 9) Shri. PRASHANT SUBHASH THORAT, 10) Shri. VISHAL VILAS JAIN, having permanent address at Office No.117-119, Raheja Arcade, Plot No. 61, Sector-11, CBD Belapur, Navi Mumbai -400614, Taluka & District- Thane, (hereinafter referred to as "LICENSEE/PROMOTER") on the basis of following documents i.e.:-

1) **Description of the Property :-**

All that Piece And Parcel Of Land known as Plot No.12, Sector No.20, at New Panvel, (E), Taluka - Panvel, District- Raigad., containing by measurement 2612.79 Sq. mtrs or thereabout and bounded as follows,

On Or Towards the North by :- 15.00 M. WIDE ROAD

On Or Towards the South by :- Plot No. 13

On Or Towards the East by :- Plot No. 15 FD

On Or Towards the West by :- 15.00 M. WIDE ROAD

Falling within the Sub-registrar of assurances of Taluka- Panvel & District- Raigad.

2) **The Documents of Said Plot :-**

- a) Allotment letter dated 27-4-2022 bearing Ref. No. 3626/1000953/797, Customer No. 30489853 issued by CIDCO



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1. ID to Promoter- M/s. **MANAS GROUP** in respect of Said Plot.

b) Receipt dated 03/06/2022 issued by CIDCO Ltd. bearing Receipt No.6800013321/2022 in respect of Charges paid by Licensee/Promoter at the office of CIDCO Ltd, which is to the tune of Rs.11,11,42,142.51/- (Rupees Eleven Crore Eleven Lacs Forty Two Thousand One Hundred Forty Two Rupees and Fifty One paise only) in respect of Said Plot.

c) General Power of Attorney dated 06/09/2022 executed by the other partners in favour of Mr. Sujeet Subhash Thorat inter-se in respect of Said Plot which is duly registered at the office of Sub-Registrar Thane-11 bearing Document at Serial No:- TNN11-13260-2022, Receipt No:- 13884 dated 06/09/2022.

d) Receipt dated 28/11/2022 issued by CIDCO Ltd. bearing Receipt No.6800049414/2022 in respect of Charges paid by Licensee/Promoter at the office of CIDCO Ltd, which is to the tune of Rs.8,17,634.90/-(Rupees Eight Crore Seventeen Lacs Six Hundred Thirty Four Rupees and Ninety Paise only) in respect of Said Plot.



- e) Receipt dated 02/12/22022 issued by CIDCO Ltd. bearing Receipt No.6800050000/2022 in respect of Charges paid by Licensee/Promoter at the office of CIDCO Ltd, which is to the tune of Rs.11,11,42,142.51/- (Rupees Eleven Crore Eleven Lacs Forty Two Thousand One Hundred Forty Two Rupees and Fifty One paise only) in respect of Said Plot.
- f) Receipt dated 9/12/22022 issued by CIDCO Ltd. bearing Receipt No.6800053579/2022 in respect of Charges paid by Licensee/Promoter at the office of CIDCO Ltd, which is to the tune of Rs.37,94,230/- (Rupees Thirty Seven Lacs Ninety Four Thousand Two Hundred Thirty only) in respect of Said Plot.
- g) Registered Agreement to Lease dated 19/12/2022, which is entered and executed by and between M/s. CIDCO Ltd, therein referred to as Corporation as the First Part and **M/s. MANAS GROUP** a partnership firm, as the Licensee as the Other Part, which is duly registered with the office of Joint Sub-Registrar, Panvel-2 at **Serial No.PVL2-17622-2022 dated 19/12/2022** and Receipt No.19939 dated 19/12/2022.
- h) Commencement Certificate bearing Permit No. **CARPC/B/2023/APL/00346 dated 18/7/2023** on the terms and conditions set and prescribed therein which is issued by Panvel



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Municipal Corporation in respect of the Project to be constructed in and upon Said Plot.

3) 7/12 Extract or Property Card & Mutation Entry No – Not Applicable

4) Search Report for 15 years from year 2008 till date.

2/- 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 Promoter- **M/s. MANAS GROUP (PROMOTER)**, is Clear, Marketable and without any encumbrances.

Owners of the Said Plot-


1) By virtue of Registered Agreement to Lease dated 19/12/2022, the Licensee of the Said Plot of Land is Promoter- **M/s. MANAS GROUP**, a Partnership Firm.

2) Qualifying Comments/ Remarks – Not Applicable (NA)

3/- The report reflecting the Flow of the Title of the Licensee/ Promoter on the Said Plot is enclosed herewith as annexure.

Encl : Annexure

Date :- 19/08/2023


RAJENDRA D. TAMBE
Advocate



ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND/PLOT :-

a) The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "M/s.CIDCO LTD") is Government Company wholly owned by the state Government incorporated under the Companies Act, 1956 having its registered office at "Nirmal" 2nd floor, Nariman Point, Mumbai -400021 and is also New Town Development Authority declared for the area designated as a site of the new town of Navi Mumbai by the state Government in exercise of its power under Sub-Section (1) and (3-A) of Section 113 of Maharashtra Regional and Town Planning Act, 1966.

b) That M/s. CIDCO LTD through its scheme in the year 2021-22 has launched e-TENDER Cum e-AUCTION for the lease of 19 plots for Residential cum Commercial use at Kharghar and New Panvel node of Navi Mumbai vide Scheme No.MM-SCH-20-2021-22 for Residential cum Commercial use in the course of development of Navi Mumbai.





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c) That M/s. **MANAS GROUP**, a Partnership firm has participated in the Said Scheme and applied for Said Plot being Plot No. 12 admeasuring 2612.79 Sq. Mtrs. Sector-20, New Panvel (EAST) by quoting Bid amount of **Rs.92,332/-** (Rupees. Ninety Two Thousand Three Hundred Thirty Two Only) per Sq.mtrs under Customer No.30489853 and requested M/s. CIDCO of Maharashtra/ Corporation to grant lease of a piece or parcel of the above referred Said Plot by submitting an application in E-tender Process so as to acquire leasehold rights of the Said Plot.

d) That being the highest bidder among the participants for the above referred Said Plot, M/s. CIDCO of Maharashtra Ltd issued an allotment letter dated 27/4/2022 bearing Ref No.3626/1000953/797 in respect of Plot bearing No. 12 admeasuring 2612.79 Sq. Mtrs. Sector-20, Node New Panvel (East), Taluka – Panvel & District-Rajgad with the various terms and conditions enumerated therein with the condition of payment of Total Lease Premium of **Rs.24,12,44,126.28/-** (Rupees. **Twenty Four Crore Twelve Lakh Forty Four Thousand One Hundred Twenty Six and Twenty Eight Paise Only**). ↙



e) WHEREAS The Promoter herein i.e. M/s. MANAS GROUP, the Partnership firm has paid Total Lease premium of Rs.24,12,44,126.28/- (Rupees. Twenty Four Crore Twelve Lakh Forty Four Thousand One Hundred Twenty Six and Twenty Eight Paise Only) and other Miscellaneous Charges such as Water Distribution betterment Charge, Power Supply Network Development Charge etc which is to the tune of Rs. 8,17,634.90/- (Rupees Eight Lacs Seventeen Thousand Six Hundred Thirty Four and Ninty Paise Only) in respect of Said Plot to M/s. CIDCO Ltd.

f) Thereafter the registered Agreement to Lease dated 19/12/2022, is entered and executed by and between M/s. CIDCO Ltd, therein referred to as Corporation as the First Part and M/s. MANAS GROUP, the Partnership firm through its authorized Partner Shri. SUJEET SUBHASH THORAT, as the Licensee as the Other Part, which is duly registered with the office of Joint Sub-Registrar Panel-2 at Serial No.PVL2-17622-2022 dated 19/12/2022 and Receipt No.19939 dated 19/12/2022, and by virtue of registered Agreement To Lease dated 19/12/2022, the Licensee/Promoter has acquired a lease hold rights in respect of Said Plot with the terms and conditions contained therein and





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M/s. CIDCO LTD has granted permission/ License to enter upon the Plot and handed over the peaceful and vacant possession of the Said Plot of Land to the Licensee/Promoter.

g) Thereafter, the Licensee/Promoter have prepared Building Plan of the project, viz. "MAULI" which is to be erected upon the Said Plot for Residential Cum Commercial Purpose, through Dimension Architect and submitted the Proposal to Deputy Director of Town Planning Panel Municipal Corporation for approval and sought approval to such plans and after obtaining necessary permissions from requisite authorities, the Promoter has obtained development permission from Panel Municipal Corporation vide Commencement Certificate bearing Building Permit No:- 192557 and Permit No. CARPC/B/2023/APL/00348 dated 18/7/2023 on the terms and conditions set and prescribed therein.

h) 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 Promoter- M/s. MANAS GROUP, through its Partners 1) Shri. SUJEET SUBHASH THORAT 2) Shri. SUBHASH MARUTI THORAT 3) Shri.



SHANKAR SHIMGYA PATIL 4) Shri. ANAND SHANKAR
CHOUGULE 5) Shri. RAJENDRA BARIKRAO THORAT 6)
Mrs. SHITAL PRASHANT NEMANE 7) Mrs. MANISHA
GANGARAM SAWANT 8) Shri. SOMNATH MANGLYA
DEVKAR 9) Shri. PRASHANT SUBHASH THORAT 10) Shri.
VISHAL VILAS JAIN, (LICENCEE / PROMOTER), is Clear,
Marketable and without any encumbrances.

3) Search Report for 15 years from year 2008 till date.

4) Any Other relevant Title - Not Applicable.

5) Litigation – No Litigation as on date. f

Date – 19/08/2023

R.D. Tambe

RAJENDRA D. TAMBE
Advocate





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SEARCH REPORT

TO WHOM SO EVER IT MAY CONCERN

Reference: - Plot No.12, containing by measurement 2612.79 Sq. mtrs, Sector No.20, at New Panvel (East), Taluka - Panvel, District- Raigad.

Pursuant to the Search of Plot No.12, containing by measurement 2612.79 Sq. mtrs, Sector No.20, at New Panvel (East), Taluka - Panvel, District- Raigad. (hereinafter referred to as "SAID PLOT"), the **LICENSEE/PROMOTER viz. M/s. MANAS GROUP**, a duly registered Partnership Firm under the Indian Partnership Act 1932, through its Partners
1) Shri. SUJEET SUBHASH THORAT 2) Shri. SUBHASH MARUTI THORAT 3) Shri. SHANKAR SHIMGYA PATIL 4) Shri. ANAND SHANKAR CHOUGULE 5) Shri. RAJENDRA BARIKRAO THORAT 6) Mrs. SHITAL PRASHANT NEMANE 7) Mrs. MANISHA GANGARAM SAWANT 8) Shri. SOMNATH MANGLYA DEVKAR 9) Shri. PRASHANT SUBHASH THORAT 10) Shri. VISHAL VILAS JAIN , having address at Office No.117-119, Raheja Arcade, Plot No. 61, Sector-11, Belapur, Navi Mumbai -400614, Taluka & District- Thane, have requested me to take a Search of the Said Plot at the office of Joint Sub-



Registrar of Assurances, Panvel and accordingly I have conducted a Search of the Said Property from the Year 2008 to 2023 since the Said Plot is came into existence by an allotment Letter dated 27/04/2022 issued by CIDCO Ltd, which is for a period of 15 years at the office of Sub-registrar of assurances, Panvel-1, Panvel-2, Panvel-3, Panvel-4 & Panvel-5, I found as registered documents in respect of Said Plot which are as under :-

Joint. Sub-Registrar office, Panvel-1	REPORT
2008 to 2022	Available Index-II are checked and No Entry Found.
2023 till date	Available Index-II are checked and No Entry Found.

Joint Sub-Registrar office, Panvel-2	REPORT
2008 to 2021	Available Index-II are checked and No Entry Found.
2022	Available Index-II are checked & I found Entry.
2023 till date	Available Index-II are checked and No Entry Found.

Joint. Sub-Registrar office, Panvel-3	REPORT
2008 to 2022	Available Index-II are checked and No Entry Found.
2023 till date	Available Index-II are checked and No Entry Found.





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Joint. Sub-Registrar office, Panvel-4	REPORT
2012 to 2022	Available Index-II are checked and No Entry Found.
2023 till date	Available Index-II are checked and No Entry Found.

Joint. Sub-Registrar office, Panvel-5	REPORT
2013 to 2022	Available Index-II are checked and No Entry Found.
2023 till date	Available Index-II are checked and No Entry Found.

During my Search, I found following documents, which are as under,

Year- 2022

Registered Agreement to Lease dated 19/12/2022, bearing document at **Serial No.PVL2-17622-2022 dated 19/12/2022** and **Receipt No.19939 dated 19/12/2022** in the records of Sub-Registrar, Panvel-2, Taluka- Panvel, District-Raigad in respect of the Said Plot which is entered and executed by and between M/s. CIDCO Ltd, therein referred to as Corporation as the First Part and M/s. **MANAS GROUP**, a partnership firm, as the Licensee as the Other Part, The Agreement Value is **Rs.24,12,44,126.28/- (Rupees)**



✦ **Twenty Four Crore Twelve Lacs Fourty Four Thousand One Hundred Twenty Six and Twenty Eight Paisa Only) and Stamp duty of Rs.1,20,62,500/- (Rupees One Crore Twenty Lacs Sixty Two Thousand and Five Hundred Only) is being paid.**

My Report on the Search conducted by me is subjected to the following,

1) Index-II for the years mentioned in the report of the Search is not being made available at the office of Joint. Sub-Registrar of assurances for the reason that the same is not updated from time to time or it is in torn condition and hence for the above reason, I cannot furnish details of transaction taken place in relation to the above property during the above Years. It is also seen that the Index-II is not being upto dated.

2) I have wherever possible, verified entries where No Index-II is made available for the above reason, with reference to the entries up-dated on Internet. However I sometimes find finds difficult to access the internet to find out entries.





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- 3) It cannot be ruled out that during period for which Index-II is not made available for the above reason nor access to the internet is available for verification of transactions with reference to the Said Property, any more transaction in relation to the Said Property may have been made.
- 4) A Copy of Receipt No. 1112998836 dated 22/7/2023 of Rs.400/- issued towards Search Fee is enclosed herewith.

This Search Report is qualified in value and submitted from the records available "**On as is Where is basis**" at that particular point of time and without any liability on the part of the undersigned advocate.

Dated this 07th DAY OF AUGUST 2023.

**RAJENDRA D.TAMBE,
ADVOCATE**



MH005577444202324P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
22 Jul 2023	Receipt	Receipt no.: 1112998836
	Name of the Applicant :	Adv Rajendra Tambe
	Details of property of which document has to be searched :	Dist :Raigarh Village :Panvel S.No/CTS No/G.No. : 12
	Period of search :	From :2008 To :2023
	Received Fee :	400
The above mentioned Search fee has been credited to government vide GRN no :MH005577444202324P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php '.		



CHALLAN
MTR Form Number-6



GRN	MH005577444202324P	BARCODE	[Barcode]		Date	22/07/2023-18 08 18	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee	TAX ID / TAN (If Any)						
	Other Items	PAN No.(If Applicable)						
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN			Full Name	Adv Rajendra Tambe			
Location	PUNE			Flat/Block No.				
Year	2023-2024 One Time			Premises/Building				
Account Head Details		Amount In Rs.	Road/Street					
0030072201 SEARCH FEE		400.00	Area/Locality					
			Town/City/District					
			PIN					
			Remarks (If Any)					
			Amount In					
			Four Hundred Rupees Only					
Total		400.00	Words					
Payment Details			FOR USE IN RECEIVING BANK					
SBIEPAY PAYMENT GATEWAY			Bank CIN	Ref. No.	10000502023072203257	9911271379327		
Cheque/DD Details			Bank Date	RBI Date	22/07/2023-18:08:52	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 : 406059956

Mobile No. : 8080296233

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

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

