

DATE : 17.02.2024

FORMAT- A

(Circular No:- 28 / 2021

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Plot No.137, Sector-26, Pushpak, 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 1) MR. SURYAKANT KALURAM DESHMUKH, 2) MR. PRABHAKAR TUKARAM DESHMUKH, 3) MR. JAGADISH TUKARAM DESHMUKH, 4) MR. PRADIP NARAYAN DESHMUKH, 5) MR. SANTOSH NARAYAN DESHMUKH AND M/S. PRIME NEELKANTH LLP, through its Partners 1) RAHUL DINESH PATEL, 2) NIKUNJ MANMOHAN AGARWAL, 3) PIYUSH RASIKBHAI NAKRANI, 4) ABHAY VIKRAM GUPTA, 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.137, admeasuring about 1,210 Sq.Mtrs. Area, lying, being and situated in Sector-26 at Pushpak, Navi Mumbai, Taluka-Panvel and District Raigad.
- 2) Documents of Allotment of plot.
 - i) Allotment Letter dated 09.03.2022
 - ii) Registered Agreement to Lease dated 23.03.2022
 - iii) Registered Release Deed dated 08.04.2022.
 - iv) Registered Tripartite Agreement dated 07.10.2022
 - v) Final Order dated 02.11.2022
 - vi) Commencement Certificate dated 30.06.2023
- 3) 7/12 extract of the above property – Not Applicable
- 4) Search report for 30 years from 1994 till 2023.

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 1) MR. SURYAKANT KALURAM DESHMUKH, 2) MR. PRABHAKAR TUKARAM DESHMUKH, 3) MR. JAGADISH TUKARAM DESHMUKH, 4) MR. PRADIP NARAYAN DESHMUKH, 5) MR. SANTOSH NARAYAN DESHMUKH AND M/S. PRIME

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

NEELKANTH LLP, through its Partners 1) RAHUL DINESH PATEL, 2) NIKUNJ MANMOHAN AGARWAL, 3) PIYUSH RASIKBHAI NAKRANI, 4) ABHAY VIKRAM GUPTA is clear, marketable and without any encumbrances.

Owners of land

- 1) MR. SURYAKANT KALURAM DESHMUKH - Plot No.137, Sector-26
2) MR. PRABHAKAR TUKARAM DESHMUKH Pushpak, Navi Mumbai.
3) MR. JAGADISH TUKARAM DESHMUKH
4) MR. PRADIP NARAYAN DESHMUKH
5) MR. SANTOSH NARAYAN DESHMUKH

AND


M/S. PRIME NEELKANTH LLP.

through its Partners

- 1) RAHUL DINESH PATEL
2) NIKUNJ MANMOHAN AGARWAL
3) PIYUSH RASIKBHAI NAKRANI
4) ABHAY VIKRAM GUPTA

The report reflecting the title of the 1) MR. SURYAKANT KALURAM DESHMUKH, 2) MR. PRABHAKAR TUKARAM DESHMUKH, 3) MR. JAGADISH TUKARAM DESHMUKH, 4) MR. PRADIP NARAYAN DESHMUKH, 5) MR. SANTOSH NARAYAN DESHMUKH AND M/S. PRIME NEELKANTH LLP, through its Partners 1) RAHUL DINESH PATEL, 2) NIKUNJ MANMOHAN AGARWAL, 3) PIYUSH RASIKBHAI NAKRANI, 4) ABHAY VIKRAM GUPTA on the said land is enclosed herewith as annexure.

Encl : Annexure.


(R. R. JINDAL)
ADVOCATE
(JINDAL AND JINDAL LAW FIRM)

PARTNER
JINDAL & JINDAL
LAW FIRM

B-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.

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TITLE OF THE SAID LAND

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (I of 1956) (hereinafter referred to as 'THE CORPORATION') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, for the area designated as the site for the new town of Navi Mumbai, as declared by Government of Maharashtra (hereinafter referred to as the "State Government") in exercise of its powers under subsection (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966, (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as the "MRTP Act, 1966").
2. The Corporation, as per section 126 (a) & (b) of the MRTP Act, 1966, Acquired lands for the development of Nerul Uran Railway Project & Navi Mumbai Project.
3. The Corporation, as a part of the development of Navi Mumbai, has decided to establish a New Town "Navi Mumbai" (Allotment of plots to Railway line Project affected persons for Nerul Uran Railway Project/Mumbai Trans harbor link Project/Navi Mumbai project and purposes allied thereto) with the approval of the State and Central Government. (hereinafter referred to as the "Project" which includes development of land for the purposes allied thereto)..
4. The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013 (hereinafter referred to as the "LARR ACT, 2013") came into force w.e.f. 01.01.2014 replacing the LA Act 1894. Although the land for the Project was notified under the LA Act 1894, awards under section 11 of the LA Act, 1894 have not been declared for certain lands as on 01.01.2014. Therefore, as per S. 24 of the LARR Act, 2013, the determination of compensation for such lands shall be in conformity with the LARR Act, 2013.
5. Pursuant to Section 108 (1) and 108 (2) of the LARR Act, 2013, the State Government vide Govt. Resolution Urban Development Dept. No.CID-1812/CR-274/UD-10, Dated 01.03.2014 & Govt. Resolution Urban Development Dept. No.CID/3317/1295/C.R.184/NV-10, Dated : 28.02.2018 (hereinafter referred to as the "G.R. dated 01.03.2014) has, in lieu of monetary compensation, provided for higher and better compensation in the form of developed plots to the land owners, whose lands are to be acquired for the Project. Accordingly, the Corporation is obliged to allot a plot to the land owner concerned if he has opted for compensation in the form of developed plot in lieu of monetary compensation.
6. The land hereinafter mentioned, owned by the Original Licensee, was notified for acquisition under the Land Acquisition Act. The Original Licensee has opted for a developed plot in lieu of monetary compensation. This developed plot will be allotted by the corporation, on lease, as per the provisions, terms and conditions under the Navi Mumbai Disposal of Land (Allotment of Plots to Railway line Project affected Persons for Nerul Uran Railway Project/Navi Mumbai Project

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and purposes allied thereto) (Amendment) Regulations, 2015 and Navi Mumbai Disposal of Land Regulations 2008. Accordingly, the chief Land and survey officer CIDCO who is delegated with powers under MRTP Act. 126 (a) & (b) by Hon. VC & MD & the Dy. Collector (Land Acquisition), Metro Center Panvel/Uran/Thane, who is an officer delegated with the powers under the Land Acquisition Act 1894 by the State Government, declared Award under the LA Act 1894, specifying therein, the area of the plot to be allotted to the license in lieu of monetary compensation as per the option and consent given by him.

DETAILS OF LAND ACQUIRED AS PER AWARD:

Village	Taluka & District	Award No.	S.No/H.No	Area acquired (H.A.)	Name of the Awardee
Gavhan	RAIGAD	39	276/1	0-76-3	1) MR. SURYAKANT KALURAM DESHMUKH 2) MR. PRABHAKAR TUKARAM DESHMUKH 3) MR. JAGADISH TUKARAM DESHMUKH 4) SMT. NIRMALA NARAYAN DESHMUKH 5) SMT. SUNITA BALARAM DESHMUKH 6) MR. PRADIP NARAYAN DESHMUKH 7) MR. SANTOSH NARAYAN DESHMUKH

IN THE YEAR 2022

7. As per the provisions of MRTP Act, 1966 section 126 (a) & (b) CLSO/Deputy collector in metro center Panvel/Uran declared the award, the Corporation has allotted to the Licensee vide its Allotment Letter No.2000480, dated : 09.03.2022, a piece and parcel of land which is written hereinafter for the purpose of constructing a building or buildings on the terms and conditions mentioned in the said Allotment Letter.

DESCRIPTION OF LAND ALLOTTED

Node	Plot No.	Sector No.	Area in Sq. Mtrs	Admissible F.S.I.
PUSHPAK NODE	137	26	1210	Approx. 2.0 or 2.5 Applicable as per Note

* Note: FSI 2.5 for 10% area allotted against compensation of land for all land owners and FSI 1.5 for additional 12.5% area allotted to the PAP's who are otherwise eligible under 12.5% scheme, and only 10% developed plot for the absentee landlord, salt pan owner, public trust and other institution.

8. Before the execution of the Lease Agreement, the Original Licensees paid the Premium of Rs.60/- being the "Lease Rent" for the period of 60 (sixty) years at the rate of Rs.1/- per annum as per the letters from the Urban Development Dept. bearing No.CID-1812/CR-274/UD-10, dt.18th August 2014 and Dept. No.CID-1812/CR-274/UD-10 dt.6th October 2015.

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 Vashi, Navi Mumbai

9. By an Agreement to Lease dated: 23rd March, 2022, entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and 1) MR. SURYAKANT KALURAM DESHMUKH, 2) MR.

PRABHAKAR TUKARAM DESHMUKH, 3) MR. JAGADISH TUKARAM DESHMUKH, 4) SMT. NIRMALA NARAYAN DESHMUKH, 5) SMT. SUNITA BALARAM DESHMUKH, 6) MR. PRADIP NARAYAN DESHMUKH, 7) MR. SANTOSH NARAYAN DESHMUKH, (therein referred to as the LICENSEE and hereinafter referred to as 'The confirming Party'), the CIDCO leased a Plot of land in lieu of compensation as resettlement under the 22.5% Scheme, a Plot of Land being Plot No.137, Sector-26, admeasuring 1210 Sq. Mtrs. at Pushpak Node, Taluka-Panvel, Dist.Raigad, (hereinafter referred to as 'THE SAID PLOT').

10. The said Agreement to Lease dated 23rd March, 2022 has been registered at the Office of Sub Registrar Assurances Panvel-4, Vide Receipt No.3963, Document No.PVL4-3711-2022, Dated: 23.03.2022.
11. The Physical possession of the said plot has been handed over to the Original Licensees for Development and Construction thereof the Building for Residential cum commercial purposes. The corporation granted permission or license to the Original Licensee to enter upon the said Plot of land for the purpose of erecting building/s.
12. The said Original Licensees SMT. NIRMALA NARAYAN DESHMUKH and SMT. SUNITA BALARAM DESHMUKH have released their all rights, interest in and upon the said Plot in favour of MR. PRADIP NARAYAN DESHMUKH and MR. SANTOSH NARAYAN DESHMUKH by executing Release Deed dated 08.04.2022, duly registered at the Office of Sub Registrar Assurances Panvel-5, Vide Receipt No.6623, Document No.PVL5-6154-2022, Dated: 08.04.2022.
13. By Tripartite Agreement dated: 07th October, 2022, between the CIDCO THE FIRST PART, the Original Licensees of the SECOND PART & the M/S. PRIME NEELKANTH LLP, through its Partners 1) RAHUL DINESH PATEL, 2) NIKUNJ MANMOHAN AGARWAL, 3) PIYUSH RASIKBHAI NAKRANI, 4) ABHAY VIKRAM GUPTA, therein referred to as the New Licensees and hereinafter referred to as the "Promoters" of THE THIRD PART. The said "Original Licensees have assigned their 50% (605.00 sq.mtrs) Lease hold rights, interests and benefits over the said Plot being Plot No.137, Sector-26, at Pushpak (Vahal), Taluka-Panvel, Dist.Raigad, to the Party of the THIRD PART on the terms and conditions more particularly set out in the said Agreement to Lease and this Tripartite Agreement.
14. The said Tripartite Agreement dated 07th October, 2022, has been registered at the Office of Sub Registrar Assurance, Panvel-5, vide Receipt No.17714, Document No.PVL5-16305-2022, Dated. 07.10.2022.
15. The CIDCO has transferred 50% (605.00 sq.mtrs) of the said Plot in favour of M/S. PRIME NEELKANTH LLP, through its Partners 1) RAHUL DINESH PATEL, 2) NIKUNJ MANMOHAN AGARWAL, 3) PIYUSH RASIKBHAI NAKRANI, 4) ABHAY VIKRAM GUPTA, vide CIDCO Letter No. CIDCO/LAND ACQUI/2022/8000159135., dated : 02.11.2022.


PARTNER
JINDAL & JINDAL
LAW FIRM

B-3/6/01-02, Sector-2,
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● Email: jindaloffice@gmail.com ● Website : www.jindallawfirm.com

IN THE YEAR 2023

16. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-Cum-Commencement Certificate under Reference No.CIDCO/BP-18491/TPO(NM & K)/2023/10782, Dated: 30.06.2023, granted its permission to develop the said plot No.137, Sector-26, Node Pushpak, Navi Mumbai and to construct a building for residential Cum Commercial proposes 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.
17. The Promoters have proposed to construct the building project known as "PRIME NEELKANTH".

SCHEDULE

All that piece or parcel of land known as Plot No.137, Sector-26, in Village Pushpak of 22.5% Scheme containing by measurement 1210 Sq.Mtrs. or thereabouts and bounded as follows that is to say:


On or towards the North By : 20.00 mtrs. wide road
On or towards the South By : Plot No.142F, 142E
On or towards the East By : Plot No.136
On or towards the West By : Plot No.138

I have caused the search through search clerk Mr. Ganesh A. Mane, in the Sub-Registrar office at Panvel & Uran for the last 30 years

Copy of the search Report has been attached herewith

No litigation seen in the Commencement Certificate.

Date : 17.02.2024


(R. R. JINDAL)
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CHALLAN
MTR Form Number-6



GRN	MH005044650202324P	BARCODE			Date	12/07/2023-09:24:12	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR			Full Name	GANESH MANE			
Location	RAIGAD			Flat/Block No.				
Year	2023-2024 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street				
0030072201 SEARCH FEE		750.00		Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)	Land Plot No 137 Sector No 26 Village Gavhan From 1994 To 2023			
				Amount In	Seven Hundred Fifty Rupees Only			
Total			750.00	Words				
Payment Details	SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	10000502023071200398	1268794544913			
Cheque/DD No.		Bank Date	RBI Date	12/07/2023-09:24:20	Not Verified with RBI			
Name of Bank		Bank-Branch	SBIEPAY PAYMENT GATEWAY					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

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

सदर चलन "सॉफ्ट ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.

GANESH A MANE

(SEARCH CLERK)

Room No. 16, Jai Bhole Shankar Chawl, Suryanagar, Vikhroli (W),
Mumbai - 400 083
Mob. 9702752672

Date: 12.07.2023

To,
Jindal & Jindal
Associates .

Ref: Investigation title of the property Land bearing Plot No. 137, Sector No. 26, Area 605 Sq Mtrs., of Village. Gavhan, Taluka. Panvel, Dist Raigad.

Owner: M/S. PRIME NEELKANT LLP.

Dear Sir,

As per your instructions I have taken Online search of above mentioned property in Sub-Registrars Offices at Panvel & Uran from 1994 To 2023 (30 Years).

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

AT PANVEL & URAN SUB REGISTRAR OFFICE FROM 1994 TO 2023 (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-4 3711/2022	AGREEMENT TO LEASE A.V. RS. 1/-	23.03.2022 23.03.2022
	CIDCO LIMITED THROUGH CHIEF LAND AND SURVEY OFFICER SATISH KUMAR KHADKE TO SURYAKANT KALURAM DESHMUKH JAGADISH TUKARAM DESHMUKH PRABHAKAR TUKARAM DESHMUKH & OTHERS	

Schedule: Plot No. 137, Sector No. 26, Area 1210 Sq Mtrs., of Village. Ulwe, Taluka. Panvel. Dist Raigad.

mane

PVL-5 6154/2022	RELEASE DEED A.V. RS. 0/-	08.04.2022 08.04.2022
	NIRMALA NARAYAN DESHMUKH SUNITA BALARAM DESHMUKH TO PRADEEP NARAYAN DESHMUKH SANTOSH NARAYAN DESHMUKH	

Schedule: Plot No. 137, Sector No. 26, Area 1210 Sq Mtrs., of Village. Pushpak, Node, Pargaon Dungi, Taluka. Panvel. Dist Raigad.

PVL-5 16305/2022	TRIPARTITE AGREEMENT A.V. RS. 1/-	07.10.2022 07.10.2022
	CIDCO LIMITED THROUGH CHIEF LAND AND SURVEY OFFICER SATISH KUMAR KHADKE, TO SURYAKANT KALURAM DESHMUKH & OTHERS TO M/S. PRIME NEELKANT LLP THROUGH RAHUL DINESH PATEL, NIKUNG MANMOHAN AGGARWAL & OTHERS	

Schedule: Plot No. 137, Sector No. 26, Area 1210 Sq Mtrs. Part 50% share Area 605 Sq Mtrs, of Village. Gavhan, Taluka. Panvel. Dist Raigad.

2023 : Nil

(Up to Last dated 11 July 2023)

NOTE OF SEARCH

Register of Computerized Print copies of Index II are prepared for search from February, 2002, which have not been maintained properly.

G.A.MANE
G.A.MANE
Search Clerk
Mumbai