

# ADV. ABHIMANYU H. JADHAV

Apts. No. PL-6A-4-3, Khandeshwar Apts., Sector 01, Khanda Colony,  
New Panvel (W), Tal. Panvel, Dist. Raigad 410206

Email ID: - [advabhimanyu3026@gmail.com](mailto:advabhimanyu3026@gmail.com)

Contact No: - 9320381010

Date: 31/07/2024

To,  
Maharashtra Real Estate Regulatory Authority (MahaRERA),  
Housefin Bhavan, Plot No. C-21,  
E-Block, Bandra Kurla Complex,  
Bandra (E), Mumbai 400051

## FORMAT-A

(Circular:-28/2021 dated 08/03/2021)

## LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. C-2, admeasuring about 699.89 Sq. Mtrs., Sector No. 13, Node – Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad.

I have examined and scrutinized the title of the said plot on request of **A) INFINITE ASSETS ULWE REALTY LLP.**, a **LLP Firm** duly registered under the Limited Liability Partnership Act 2008 **and B) M/S. VRISHA PHARMACEUTICALS PVT. LTD.**, a Private Limited Company duly registered under the provisions of the Companies Act 2013, (hereinafter referred to as “the Builders/Developers”) and following documents i.e.: -

### **A. DESCRIPTION OF THE PROPERTY: -**

Plot No. C-2, admeasuring about 699.89 Sq. Mtrs., Sector No. 13, Node – Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad (hereinafter referred as “the said Plot”).

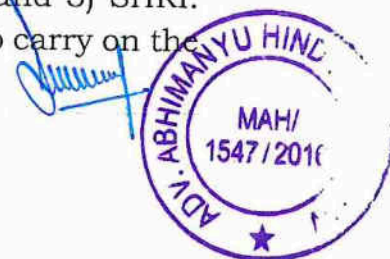
### **B. THE DOCUMENTS OF ALLOTMENT OF LAND/PLOT: -**

- i) **ALLOTMENT LETTER dated 11th November, 2011**, bearing no. 1851 issued by the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., in favor of LATE. SITABAI RAMCHANDRA BHOIR through her legal heirs, 1) SHRI. TULSHIRAM RAMCHANDRA BHOIR, 2) SHRI. KRISHNA RAMCHANDRA BHOIR, 3) SMT. ANUSAYA



CHANDRAKANT THAKUR, 5) SMT. KUNDA EKNATH THAKUR & 5) SMT. VANITA MADHUKAR GHARAT.

- ii) **AGREEMENT TO LEASE** executed on dated 28th November, 2011, and the same was registered before the Sub Registrar of Assurance at Panvel- 3 vide its Registration Receipt No. 11817 under Registration Document Serial No. PVL-3-11617-2011 dated 28/11/2011.
- iii) **TRIPARTITE AGREEMENT** executed on dated 30th December, 2011, and the same was executed subject to the ongoing litigation bearing reference RCS No. 244/2010 and shall also be subjected to the orders that shall be passed in the above mentioned ongoing and pending litigation.
- iv) **FINAL ORDER** Letter bearing No. CIDCO/VASAHAT/SATYO /ULWE/1851/2012 dated 02/01/2012 issued by CIDCO in favor of M/S. KALSHA BUILDERS PVT. LTD. as the New Licensee; subject to the pending litigation bearing reference RCS No. 244/2010 and shall also be subjected to the orders that shall be passed in the above mentioned ongoing and pending litigation.
- v) **CORRIGENDUM LETTER** bearing No. CIDCO/VASAHAT/SATYO /ULWE/1851/2013/279 dated 29/10/2013 issued by CIDCO in the name of M/S. KALSHA BUILDERS PVT. LTD. to willfully and voluntarily revoke and withdraw the litigation bearing reference RCS No. 244/2010 dated 15/10/2013.
- vi) **TRIPARTITE AGREEMENT** executed on dated 19th December, 2013, and the same was duly stamped and registered with the Sub-Registrar of Assurances at Panvel-5 vide its Registration Receipt No. 7378 under Registration Document Serial No. PVL-5-7153-2013 dated 19/12/2013.
- vii) **FINAL ORDER** Letter bearing No. CIDCO/VASAHAT/SATYO /ULWE/1851/2013/415 dated 20/12/2013 issued by CIDCO in the names of A) SHRI. SHIRISH HIRALAL CHAUDHARI and B) M/S. VRISHA PHARMACEUTICALS PVT. LTD., as the Subsequent New Licensee.
- viii) **CORRIGENDUM LETTER** bearing No. CIDCO/VASAHAT/SATYO /ULWE/1851/2019/3025 dated 04/05/2019 issued by CIDCO in the names of A) SHRI. SHIRISH HIRALAL CHAUDHARI and B) M/S. VRISHA PHARMACEUTICALS PVT. LTD., to record the disposal of the pending litigation SCS No. 65/2014 on 28/09/2018.
- ix) **LLP Agreement dated 21<sup>st</sup> August, 2023**, was entered by and executed between 1) M/S. INFINITE ASSETS PROPERTY DEVELOPERS LLP. (A LLP Firm), 2) SHRI. KRISHNA YASHAVANT SALUNKHE and 3) SHRI. NAMDEO GOVIND MORE. The parties mutually decided to carry on the





business of constructing buildings under the category of builders and developers/ trading of plots under the name and style of M/S. INFINITE ASSETS ULWE REALTY LLP.

- x) **TRIPARTITE AGREEMENT** executed on dated **09<sup>th</sup> November, 2023**, and the same was registered with the Sub-Registrar of Assurances at Panvel-2 vide its Registration Receipt No. 22861 under Registration Document Serial No. PVL-2-19876-2023 dated 09/11/2023.
- xi) **FINAL ORDER** Letter bearing No. CIDCO/VASAHAT/SATYO /ULWE/1851/2023/2363/E-259114 dated 13/11/2023 issued by CIDCO in favour of A) INFINITE ASSETS ULWE REALTY LLP., through its partners 1) SHRI. KRISHNA YASHAVANT SALUNKHE, 2) SHRI. NAMDEO GOVIND MORE, 3) M/S. INFINITE ASSETS PROPERTY DEVELOPERS LLP., through its partners a) SHRI. MIHIR MUKESH SHAH, b) M/S. SYNERGY LIFESPACES LLP., through its partners b.1) SHRI. NIKET KHUSHAL RAMBHIYA, b.2) SHRI. AMEESH NAVIN CHHEDA, b.3) SHRI. ARYAN CHHEDA SHAH (in respect of 50% undivided shares) and B) M/S. VRISHA PHARMACEUTICALS PVT. LTD., through its director SHRI. JAGDISH M. CHAUDHARI (in respect of 50% undivided shares), as the Subsequent New Licensee.
- xii) **POWER OF ATTORNEY** executed on dated **02<sup>th</sup> January, 2024**, and the same was registered with the Sub-Registrar of Assurances at Panvel-3 vide its Registration Receipt No. 132 under Registration Document Serial No. PVL-3-122-2024 dated 02/01/2024.
- xiii) **POWER OF ATTORNEY** executed on dated **07<sup>th</sup> February, 2024**, and the same was registered with the Sub-Registrar of Assurances at Panvel-3 vide its Registration Receipt No. 2678 under Registration Document Serial No. PVL-3-2422-2024 dated 07/02/2024.
- xiv) Development permission along with the **COMMENCEMENT CERTIFICATE** issued by Associate planner (BP), CIDCO Ltd. dated 11/07/2024 vide its letter bearing reference no. CIDCO/BP-15456/TPO (NM&K)/2017/12776 in respect of the said Plot No. C-2 located in Sector No. 13 situated at Node Ulwe Tal. Panvel, Dist. Raigad, Navi Mumbai in favor of A) INFINITE ASSETS ULWE REALTY LLP. (LLP Firm), (in respect of 50% undivided shares) and B) M/S. VRISHA PHARMACEUTICALS PVT. LTD., (in respect of 50% undivided shares).

C. **7 / 12 extract of property card** issued by \_\_\_\_\_ dated \_\_\_\_\_ mutation entry no. \_\_\_\_\_: Not Applicable.

D. **Search Report** for 14 years from 2011 till 2024.





2/- On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said plot I am of the opinion that the title of **A) INFINITE ASSETS ULWE REALTY LLP. (LLP Firm)** (50% undivided share) **and B) M/S. VRISHA PHARMACEUTICALS PVT. LTD.** (50% undivided share) is clear, marketable and without any encumbrances the said plot.

The report reflecting the flow of the title of **A) INFINITE ASSETS ULWE REALTY LLP. (LLP Firm)** (50% undivided share) **and B) M/S. VRISHA PHARMACEUTICALS PVT. LTD.** (50% undivided share) on the said land is enclosed herewith as annexure.

It is hereby said that, I have already published the notice regarding the details in apropos of the said Plot No. C-2 located in Sector No. 13 situated at Node Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad in the regional newspaper "KILLE RAIGAD" dated 18/05/2024 for the purpose of inviting possible demurrers, objections and disapprovals, if any. There were no objections received regarding the notice of the title of the Plot described hereinabove within a period of 7 days. Thus, on the lapse of the stipulated time period of 7 days specifically, the title of the Plot is considered as marketable, unobjectionable, legitimate and absolutely indubitable.

• **Owner/Lessee of the Plot:**

- a) **Owner/Lessor** of the said Plot: **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO LTD./THE CORPORATION).**
- b) **Leasehold right Owner/Lessee** of the said Plot: **A) INFINITE ASSETS ULWE REALTY LLP. (LLP Firm)** (50% undivided share) **and B) M/S. VRISHA PHARMACEUTICALS PVT. LTD.** (50% undivided share).

• **Qualifying comments / remarks if any:-**

- (1) Vide Agreement to Lease executed dated **28<sup>th</sup> November, 2011**, 1) **MR. TULSHIRAM RAMCHANDRA BHOIR**, 2) **MR. KRISHNA RAMCHANDRA BHOIR**, 3) **SMT. ANUSAYA CHANDRAKANT THAKUR**, 5) **SMT. KUNDA**



**EKNATH THAKUR, 5) SMT. VANITA MADHUKAR GHARAT** as The Original Licensees of the said Plot.

- (2) Vide Tripartite Agreement executed dated **30<sup>th</sup> December, 2011, M/S. KALSHA BUILDERS PVT. LTD.**, through its director **MR. DAMODAR SADASHIV KARDILE** as the New Licensees of the said Plot.
- (3) Vide Tripartite Agreement executed dated **19<sup>th</sup> December, 2013, A) MR. SHIRISH HIRALAL CHAUDHARI and B) M/S. VRISHA PHARMACEUTICALS PVT. LTD.**, through its director **MR. JAGDISH M. CHAUDHARI** as the Subsequent New Licensees of the said Plot.
- (4) Vide Tripartite Agreement executed dated **09<sup>th</sup> November, 2023, A) INFINITE ASSETS ULWE REALTY LLP.**, through its partners **1) MR. KRISHNA YASHAVANT SALUNKHE, 2) MR. NAMDEO GOVIND MORE, 3) M/S. INFINITE ASSETS PROPERTY DEVELOPERS LLP.**, through its partners **a) MR. MIHIR MUKESH SHAH, b) M/S. SYNERGY LIFESPACES LLP.**, through its partners **b.1) MR. NIKET KHUSHAL RAMBHIYA, b.2) MR. AMEESH NAVIN CHHEDA, b.3) MR. ARYAN CHHEDA SHAH and B) M/S. VRISHA PHARMACEUTICALS PVT. LTD.**, through its director **MR. JAGDISH M. CHAUDHARI**, as the Subsequent New Licensees of the said Plot.

3/- The report reflecting the flow of the title of **A) INFINITE ASSETS ULWE REALTY LLP., (LLP Firm) (in respect of 50% undivided shares)** and **B) M/S. VRISHA PHARMACEUTICALS PVT. LTD., (in respect of 50% undivided shares)**, as the Leasehold right owner in the said Plot is enclosed herewith as annexure.

**Encl:** Annexure.

Date: 31/07/2024

Yours Faithfully,

  
Advocate



**ADV. ABHIMANYU H. JADHAV**



# **ADV. ABHIMANYU H. JADHAV**

Apt. No. PL-6A-4-3, Khandeshwar Apts., Sector 01, Khanda Colony,  
New Panvel (W), Tal Panvel, Dist. Raigad 410206

Email ID: - [advabhimanyu3026@gmail.com](mailto:advabhimanyu3026@gmail.com)

Contact No: - 9320381010

Date: 31/07/2024

## **FORMAT-A**

**(Circular:-28/2021 dated 08/03/2021)**

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

Sr. No.

- 1) Search report for a period of 14 years from 2011 up till 2024 taken from the Sub Registrar Office, Panvel-3 under 15893/2024 dated 16/07/2024. The Index II Record maintained by Sub-Registrar at all the places were tattered and not properly maintained and were indecipherable. Some of the Index II Records were unavailable and unworkable and also at the same time, some of the Index II records were unattainable, irretrievable and unrecoverable on computer due to technical complications and hitches.
- 2) **ALLOTMENT LETTER dated 11th November, 2011**, bearing no. 1851 issued by the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., in favor of LATE. SITABAI RAMCHANDRA BHOIR through her legal heirs, 1) SHRI. TULSHIRAM RAMCHANDRA BHOIR, 2) SHRI. KRISHNA RAMCHANDRA BHOIR, 3) SMT. ANUSAYA CHANDRAKANT THAKUR, 5) SMT. KUNDA EKNATH THAKUR & 5) SMT. VANITA MADHUKAR GHARAT.
- 3) **AGREEMENT TO LEASE dated 28th November, 2011**, executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (hereinafter referred to as "The Corporation/Cidco Ltd."), of the ONE PART AND 1) MR. TULSHIRAM RAMCHANDRA BHOIR, 2) MR. KRISHNA RAMCHANDRA BHOIR, 3) SMT. ANUSAYA CHANDRAKANT THAKUR, 5) SMT. KUNDA EKNATH THAKUR, 5) SMT. VANITA MADHUKAR GHARAT (hereinafter referred to as "The Original Licensees") of the OTHER PART in respect of the Plot No. C-2, Sector No. 13, Node - Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad and the same was registered before the Sub Registrar of Assurance at Panvel- 3 vide its Registration Receipt No. 11817 under Registration Document Serial No. PVL-3-11617-2011 dated 28/11/2011.
- 4) **TRIPARTITE AGREEMENT dated 30th December, 2011**, executed between the Corporation of the First Part and MR. TULSHIRAM RAMCHANDRA BHOIR and other 4 as the Original Licensees of the





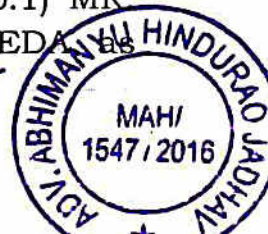
Second Part and M/S. KALSHA BUILDERS PVT. LTD., through its director SHRI. DAMODAR SADASHIV KARDILE of the Third Part (hereinafter referred to as "The New Licensee") in respect of the said Plot and the same was registered with the Sub-Registrar of Assurances at Panvel-3 vide its Registration Receipt No. 13153 under Registration Document Serial No. PVL-3-12933-2011 dated 30/12/2011. This agreement was executed subject to the ongoing litigation bearing reference RCS No. 244/2010 and shall also be subjected to the orders that shall be passed in the above mentioned ongoing and pending litigation.

- 5) **FINAL ORDER** Letter bearing No. CIDCO/VASAHAT/SATYO /ULWE/1851/2012 dated 02/01/2012 issued by CIDCO in favor of M/S. KALSHA BUILDERS PVT. LTD. as the New Licensee; subject to the pending litigation bearing reference RCS No. 244/2010 and shall also be subjected to the orders that shall be passed in the above mentioned ongoing and pending litigation.
- 6) **CORRIGENDUM LETTER** bearing No. CIDCO/VASAHAT/SATYO /ULWE/1851/2013/279 dated 29/10/2013 issued by CIDCO in the name of M/S. KALSHA BUILDERS PVT. LTD. to willfully and voluntarily revoke and withdraw the litigation bearing reference RCS No. 244/2010 dated 15/10/2013.
- 7) **TRIPARTITE AGREEMENT dated 19th December, 2013**, executed between the Corporation of the First Part and, M/S. KALSHA BUILDERS PVT. LTD. as the New Licensees of the Second Part and A) SHRI. SHIRISH HIRALAL CHAUDHARI and B) M/S. VRISHA PHARMACEUTICALS PVT. LTD., through its director SHRI. JAGDISH M. CHAUDHARI, of the Third Part (hereinafter referred to as "The Subsequent New Licensee") in respect of the said plot. The same was duly stamped and registered with the Sub-Registrar of Assurances at Panvel-5 vide its Registration Receipt No. 7378 under Registration Document Serial No. PVL-5-7153-2013 dated 19/12/2013.
- 8) **FINAL ORDER** Letter bearing No. CIDCO/VASAHAT/SATYO /ULWE/1851/2013/415 dated 20/12/2013 issued by CIDCO in the names of A) SHRI. SHIRISH HIRALAL CHAUDHARI and B) M/S. VRISHA PHARMACEUTICALS PVT. LTD., as the Subsequent New Licensee.
- 9) **CORRIGENDUM LETTER** bearing No. CIDCO/VASAHAT/SATYO /ULWE/1851/2019/3025 dated 04/05/2019 issued by CIDCO in the names of A) SHRI. SHIRISH HIRALAL CHAUDHARI and B) M/S. VRISHA PHARMACEUTICALS PVT. LTD., to record the disposal of the pending litigation SCS No. 65/2014 on 28/09/2018.





- 10) LLP Agreement dated 21<sup>st</sup> August, 2023**, was entered by and executed between 1) M/S. INFINITE ASSETS PROPERTY DEVELOPERS LLP. (A LLP Firm), 2) SHRI. KRISHNA YASHAVANT SALUNKHE and 3) SHRI. NAMDEO GOVIND MORE. The parties mutually decided to carry on the business of constructing buildings under the category of builders and developers/ trading of plots under the name and style of M/S. INFINITE ASSETS ULWE REALTY LLP.
- 11) TRIPARTITE AGREEMENT dated 09<sup>th</sup> November, 2023**, executed by and between the Corporation of the First Part and, one of the Subsequent New Licensees namely SHRI. SHIRISH HIRALAL CHAUDHARI of the Second Part and INFINITE ASSETS ULWE REALTY LLP., through its partners 1) SHRI. KRISHNA YASHAVANT SALUNKHE, 2) SHRI. NAMDEO GOVIND MORE and 3) M/S. INFINITE ASSETS PROPERTY DEVELOPERS LLP., through its partners a) MR. MIHIR MUKESH SHAH, b) M/S. SYNERGY LIFESPACES LLP., through its partners b.1) SHRI. NIKET KHUSHAL RAMBHIYA, b.2) SHRI. AMEESH NAVIN CHHEDA, b.3) SHRI. ARYAN CHHEDA SHAH, as the Third Part (hereinafter referred to as "The Subsequent New Licensees /Builders/Developers") and M/S. VRISHA PHARMACEUTICALS PVT. LTD., through its director SHRI. JAGDISH M. CHAUDHARI as the Confirming Party of the Third Part in respect of 50% undivided share in the said Plot which was registered with the Sub-Registrar of Assurances at Panvel-2 vide its Registration Receipt No. 22861 under Registration Document Serial No. PVL-2-19876-2023 dated 09/11/2023.
- 12) FINAL ORDER** Letter bearing No. CIDCO/VASAHAT/SATYO/ULWE /1851/2023/2363/E-259114 dated 13/11/2023 issued by CIDCO in favour of A) INFINITE ASSETS ULWE REALTY LLP., through its partners 1) SHRI. KRISHNA YASHAVANT SALUNKHE, 2) SHRI. NAMDEO GOVIND MORE, 3) M/S. INFINITE ASSETS PROPERTY DEVELOPERS LLP., through its partners a) SHRI. MIHIR MUKESH SHAH, b) M/S. SYNERGY LIFESPACES LLP., through its partners b.1) SHRI. NIKET KHUSHAL RAMBHIYA, b.2) SHRI. AMEESH NAVIN CHHEDA, b.3) SHRI. ARYAN CHHEDA SHAH (in respect of 50% undivided shares) and B) M/S. VRISHA PHARMACEUTICALS PVT. LTD., through its director SHRI. JAGDISH M. CHAUDHARI (in respect of 50% undivided shares), as the Subsequent New Licensee.
- 13) POWER OF ATTORNEY dated 02th January, 2024**, executed by A) INFINITE ASSETS ULWE REALTY LLP., through its partners MR. NAMDEO GOVIND MORE, 3) M/S. INFINITE ASSETS PROPERTY DEVELOPERS LLP., through its partners a) MR. MIHIR MUKESH SHAH, b) M/S. SYNERGY LIFESPACES LLP., through its partners b.1) MR. NIKET KHUSHAL RAMBHIYA, b.2) MR. AMEESH NAVIN CHHEDA





“THE EXECUTANTS” of the First Part in favor of INFINITE ASSETS ULWE REALTY LLP., through its partner MR. KRISHNA YASHAVANT SALUNKHE, as the Power of Attorney Holders as the Second Part. The same was registered with the Sub-Registrar of Assurances at Panvel-3 vide its Registration Receipt No. 132 under Registration Document Serial No. PVL-3-122-2024 dated 02/01/2024.

- 14) **POWER OF ATTORNEY dated 07th February, 2024**, executed by INFINITE ASSETS ULWE REALTY LLP., through its partner M/S. INFINITE ASSETS PROPERTY DEVELOPERS LLP., through its partner M/S. SYNERGY LIFESPACES LLP., through its partner MR. ARYAN CHHEDA SHAH as the First Part in favor of INFINITE ASSETS ULWE REALTY LLP., through its partner MR. KRISHNA YASHAVANT SALUNKHE, as the Power of Attorney Holders. The same was registered with the Sub-Registrar of Assurances at Panvel-3 vide its Registration Receipt No. 2678 under Registration Document Serial No. PVL-3-2422-2024 dated 07/02/2024.
- 15) Development permission along with the **COMMENCEMENT CERTIFICATE** issued by Associate planner (BP), CIDCO Ltd. dated 11/07/2024 vide its letter bearing reference no. CIDCO/BP-15456/TPO (NM&K)/2017/12776 in respect of the said Plot No. C-2 located in Sector No. 13 situated at Node Ulwe Tal. Panvel, Dist. Raigad, Navi Mumbai in favor of A) INFINITE ASSETS ULWE REALTY LLP. (LLP Firm), (in respect of 50% undivided shares) and B) M/S. VRISHA PHARMACEUTICALS PVT. LTD., (in respect of 50% undivided shares).
- 16) It is hereby said that, I have already published the notice regarding the details in apropos of the said Plot No. C-2 located in Sector No. 13 situated at Node Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad in the regional newspaper “KILLE RAIGAD” dated 18/05/2024 for the purpose of inviting possible demurrers, objections and disapprovals, if any. There were no objections received regarding the notice of the title of the Plot described hereinabove within a period of 7 days. Thus, on the lapse of the stipulated time period of 7 days specifically, the title of the Plot is considered as marketable, unobjectionable, legitimate and absolutely indubitable.

17) Any other relevant title: NA.

18) Litigations if any : NA

Date: 31/07/2024

Yours truly,

Advocate



**ADV. ABHIMANYU H. JADHAV**