



PARTH CHANDE

(BLS. LL.B.)

Advocate Bombay High Court

FORMAT -A

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

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece or parcel of land bearing Plot No. 57A, Sector No.34A, area admeasuring about **3104.33 sq. mtrs.**, lying, being and situated at Village Kharghar, 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. MILLENNIUM GROUP** and following documents i.e.: -

- 1) Description of the Plot.
- 2) Copy of Allotment letter dated **29/04/2022**, bearing reference no. **3833/1000963/856**.
- 3) Copy of Agreement to Lease dated **10/11/2022**, bearing Registration Document Serial No.**PVL-5/18081/2022**.
- 4) Copy of Commencement Certificate bearing No. **CIDCO/BP-18326/TPO(NM & K)/2022/12021** dated **05/03/2024**.
- 5) Search report for 14 years from 2011 till 2024.

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 **M/s. MILLENNIUM**





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GROUP as the Leasehold Right Holder is clear, marketable and without any encumbrances.

Owner/Lessee of the said Plot:

A) CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (Owner/Lessor): Plot No. 57A, Sector No.34A, area admeasuring about **3104.33 sq. mtrs.**, lying, being and situated at Village Kharghar, Taluka Panvel, District Raigad.

B) M/s. MILLENNIUM GROUP (Leasehold Right Holder/Lessee): Plot No. 57A, Sector No.34A, area admeasuring about **3104.33 sq. mtrs.**, lying, being and situated at Village Kharghar, Taluka Panvel, District Raigad.

The report reflecting the flow of the title of the **M/s. MILLENNIUM GROUP** as the Leasehold Right Holder on the said Plot is enclosed herewith as annexure.

Encl : Annexure.





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FLOW OF THE TITLE OF THE SAID PLOT.

Sr.No.

- 1) Search report for 14 years from 2011 - 2024 taken from Online Search Report, bearing receipt No.: **1113346336** dated **08/03/2024**.
- 2) Vide Allotment Letter bearing No. **3833/1000963/856**, dated **29/04/2022**, The City And Industrial Development Corporation of Maharashtra Limited (CIDCO of Maharashtra Ltd.) under the State Government, The CIDCO of Maharashtra Ltd., has allotted the said Plot in the name of **M/s. MILLENNIUM GROUP**.
- 3) Vide Agreement to Lease dated **10/11/2022**, whereby CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. party of the One Part therein referred to as "**the Corporation**" sold, transferred and assigned all the leasehold rights, title, interest and benefits with respect to Said Plot unto and in favour of **M/s. MILLENNIUM GROUP** party of the Other Part therein referred to as "**the Licensee**" as per the terms and conditions mentioned therein. The same is duly registered before Sub-Registrar of Assurances at Panvel bearing Registration Document Serial No. **PVL-5/18081/2022** dated **10/11/2022** (the "**said Agreement to Lease**").
- 4) The Promoter is entitled and enjoined to construct the Residential cum Commercial building as per the plans sanctioned and the development permission

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809/810, The Landmark, Plot No. 26A, Sector 7, Kharghar, Navi Mumbai-410 210
+91 99677 98937, +91 79770 77375





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granted by CIDCO vide Commencement Certificate bearing No. CIDCO/BP-18326/TPO(NM & K)/2022/12021 dated 05/03/2024 as may be amended from time to time.

5) Litigations if any:

It has been informed by **M/s. MILLENNIUM GROUP** that there is no any pending litigation with respect to the said Plot.

6) We have not issued a public notice inviting objections/claims in respect of the said Plot.

7) Since our scope of work does not include considering aspects within the domain of an architect or a surveyor, the title is only for the said Plot and not for any structure that are or were standing thereupon.

8) Opinion:

Our Legal Title Report is based on the provision of applicable law, prevailing at the present time and the facts of the matter, as we understand them to be. Our understanding is based upon and limited to the information provided to us. Any variance of facts or of law may cause a corresponding change in our Legal Title Report.

Place: Navi Mumbai

Date: 08/03/2024



Mr. Parth Chande

Advocate

