

FORMAT – A
(Circular No:- 28 /2021)

To,
MahaRERA,
Housefin bhavan, BKC,
Bandra east, Mumbai 400051

LEGAL TITLE REPORT

Sub: Title certificate with respect to **Plot no. C-7/2** admeasuring 3,893.48 sq. meters (the "**Plot**") situated at Sector 12, Kalamboli, Taluka Panvel & District Raigad, Navi Mumbai.

A. We have investigated the title of the said Plot on the request of Shri Ramesh Natha Patel Partner of **M/S. BHAVESHWAR INFRA TECH** (the "**Promoter**") and following documents provided by the Promoter:

Sr. no.	Particulars	Description								
I.	Description of Plot.	All that piece and parcel of leasehold land bearing Plot no. C-7/2 admeasuring 3,893.48 sq. meters situated at Sector 12, Kalamboli, Taluka Panvel & District Raigad, Navi Mumbai, within the limits of Sub Registrar of Panvel and bounded as follows: <table border="1"><tr><td>On or towards the North by</td><td>Plot no. C-7/1</td></tr><tr><td>On or towards the South by</td><td>Plot no. C-6</td></tr><tr><td>On or towards the West by</td><td>Prop 30.00 meter wide road</td></tr><tr><td>On or towards the East by</td><td>Plot no. C-5 STP</td></tr></table>	On or towards the North by	Plot no. C-7/1	On or towards the South by	Plot no. C-6	On or towards the West by	Prop 30.00 meter wide road	On or towards the East by	Plot no. C-5 STP
On or towards the North by	Plot no. C-7/1									
On or towards the South by	Plot no. C-6									
On or towards the West by	Prop 30.00 meter wide road									
On or towards the East by	Plot no. C-5 STP									



II.	The documents of allotment of Plot	<p>1. Vide 'Allotment Letter' dated 27/12/2021 bearing reference no. 146521/1000900 City & Industrial Development Corporation Of Maharashtra Ltd ("CIDCO") agreed to allot said Plot to the Promoter.</p> <p>2. Vide 'Corrigendum Allotment Letter' dated 21/01/2022 bearing reference no. CIDCO/MM-I(Commercial)/2022/175, CIDCO made changes in Clause C of the said Allotment letter.</p> <p>3. Vide 'Agreement to Lease' dated 25/02/2022 CIDCO granted license to Promoter to enter upon said Plot for constructing residential cum commercial building on it on terms and conditions mentioned therein. The said Agreement to Lease is duly registered with the Sub Registrar of Panvel under registered serial no. PVL3/3320/2022 on 25/02/2022.</p> <p>4. Vide letter dated 02/05/2022 bearing reference no. PMC/TP/Kalamboli/12/C-7/2/21-22/16351/1198/2022, Panvel Municipal Corporation sanctioned the layout plan and has granted development permission to Promoter for constructing "residential cum commercial" building of Ground + 05 upper floors utilizing 5,836.151 sq. meters of FSI.</p>
III.	7/12 extract or property card	Not Applicable since said Plot is allotted by CIDCO and name of Promoter is recorded as Licensee in the CIDCO records.



IV.	Search report for 30 years.	Not applicable since said Plot is allotted by CIDCO
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B. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Plot we are of the opinion that the title of Promoter i.e. **M/S. BHAVESHWAR INFRATECH** as Licensee of the said Plot is clear, marketable.

Owner of Plot: CIDCO Lessor of Plot.

Licensee of Plot - M/s. BHAVESHWAR INFRATECH in accordance with the documents described herein above.

C. The report reflecting the flow of title of the said Plot is enclosed herewith as Annexure - A.

Encl: Annexure - A

Date: 19th May, 2022



A handwritten signature in blue ink, appearing to read "Bharat Agarwal", written over a horizontal line.

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Adv. Bharat Agarwal
(Managing Partner)

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Annexure - A
FLOW OF THE TITLE OF THE SAID PLOT

Sr no.	Particulars	Description
1.	7/12 extract/P.R. card	Not applicable since said Plot is allotted by CIDCO.
2.	Mutation Entry no.	Promoter name recorded in CIDCO records
3.	Search report for 30 years	Not applicable since said Plot is allotted by CIDCO.
4.	Any other relevant title	The title herein of the Promoter is a licensee until lease is formally granted after completion of the project.
5.	Litigation if any	No pending litigations were found from the records.

Date:19th May, 2022




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Advocate Bharat Agarwal
(Managing Partner)