HEMANT PATIL & ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS

Office : 105, Parishram CHS Ltd., 1st Floor, Beside Mamal Classes, Near Shahad Station, Shahad (West), Tal. Kalyan-421 103

Mob.: 99672 19033 / 92238 13088 **e-mail :** hdpatilassociates@gmail.com

FORMAT - A

(Circular No. 28/2021)

To,

Maharashtra Real Estate Regulatory Authority,

Housefin Bhavan, Near RBI,

E Block, Bandra Kurla Complex,

Bandra East, Mumbai-400 051.

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to Plot No. A-9 admeasuring about 1707 square meters and Plot No. A-10 admeasuring about 1512 square meters lying and being situated at Village Kansai, Ambernath Industrial Area, Tal. Ambernath, Dist. Thane in the Registration District of Thane, Sub-District Ulhasnagar within the limits of Ambernath Municipal Council (hereinafter referred as the "said plot").

1. We have investigated the title of the said plot on the request of **M/S. SOHAM INFRASTRUCTURE,** a registered Partnership Firm duly registered under the provisions of Indian Partnership Act, 1932 having its registered office at Shop No. 7, Wing A,

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Nikku Palace, Station Road, O.T. Section, Ulhasnagar-421 003, as per the following details / documents i.e. :-

1.1 **Description of the Plot** -

All that Piece and Parcel of property bearing **Plot No. A-9** admeasuring about **1707 square meters** and **Plot No. A-10** admeasuring about **1512 square meters** lying and being situated at Village Kansai, Ambernath Industrial Area, Tal. Ambernath, Dist. Thane in the Registration District of Thane, Sub-District Ulhasnagar within the limits of Ambernath Municipal Council.

1.2 The documents of allotment of Plot :-

(a) An Agreement of Lease dated 5th November, 1963 executed between Maharashtra Industrial Development Corporation and M/s. Industrial Esters and Chemicals in respect of the Plot No. A-10.

(b) An Agreement of Lease dated 20th June, 1969 executed between MIDC and M/s. Industrial Esters and Chemicals in respect of the Plot No. A-9.

(c) A Lease Deed dated 20th July, 1970, executed between the MIDC and M/s. Industrial Esters and Chemicals in respect of the Plot No. A-10.

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(d) A Letter dated 9th February, 1971 issued by MIDC to M/s. Industrial Esters and Chemicals.

(e) A Letter dated 4th August, 1973 issued by MIDC.

(f) A Deed of Assignment dated 23rd December, 1982 executed between Shri. Madhav Gangadhar Natu and Shri. Shrikant Gangadhar Natu, the Partners of M/s. Industrial Esters and Chemicals (A Partnership Firm) and M/s. Industrial Esters and Chemicals Private Limited in respect of the Plot No. A-10.

(g) A Lease Deed dated 27th July, 1983, executed between the MIDC and M/s. Industrial Esters and Chemicals Private Limited in respect of the Plot No. A-9.

(h) An Order dated 8th March, 1984, the Dy. Chief Officer of MIDC in respect of Plot No. A-9 and A-10.

(i) A Letter dated 7th July, 2000 issued by MIDC to M/s. Industrial Esters and Chemicals Private Limited.

(j) A Letter dated 20th February, 2023 issued by M/s. Industrial Esters and Chemicals Private Limited to MIDC.

(k) An Order dated 28th July, 2023 issued by MIDC

(l) A Joint Venture Agreement dated 21st December, 2023 executed and made between M/s. Industrial Esters and Chemicals Private Limited and M/s. Soham Infrastructure in respect of Plot No. A-9 and A-10.

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(m) A Power of Attorney dated 21st December, 2023 executed by M/s. Industrial Esters and Chemicals Private Limited in favour of M/s. Soham Infrastructure in respect of Plot No. A-9 and A-10.

(n) Search Report dated 25/10/2023 issued by Searcher Mr. N.A. Giridhar for the year 1940 to 1984 (45 years) in respect of Plot No. A-9.

(o) Search Report dated 18/10/2023 issued by Searcher Mr. N.A. Giridhar for the year 1940 to 1984 (45 years) in respect of Plot No. A-10.

(p) Search Report dated 21/04/2023 issued by Searcher Mr. Sunil Bhalerao for the year 1974 to 2023 (50 years) in respect of Plot No. A-9.

(q) Search Report dated 21/04/2023 issued by Searcher Mr. Sunil Bhalerao for the year 1974 to 2023 (50 years) in respect of Plot No. A-10.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, we are of the opinion that title in respect of leasehold rights of M/s. Industrial Esters and Chemicals Private Limited and Joint Venture rights of M/s. Soham Infrastructure is clear, marketable and without any encumbrances.

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Advocates & Legal Consultants
MOBILE NO.
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Owners of the Plot :-

Maharashtra Industrial Development Corporation is the owner of the Plot No. A-9 admeasuring about 1707 square meters and Plot No. A-10 admeasuring about 1512 square meters lying and being situated at Village Kansai, Ambernath Industrial Area, Tal. Ambernath, Dist. Thane in the Registration District of Thane, Sub-District Ulhasnagar within the limits of Ambernath Municipal Council.

3. The report reflecting the flow of the title of M/s. Soham Infrastructure on the said plot is enclosed herewith as annexure.

Encl.: Annexure

Date : 27/12/2023

For HEMANT PATIL & ASSOCIATES

(Hemant D. Patil)

Advocate

Hemant Patil & Associates
MOBILE NO.
9967219033
9223813088
Advocates & Legal Consultants