



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 Plot No. 01, Sector -31, area admeasuring about 2827.56 sq. mtrs., lying, being and situated at Village- Belapur, Taluka & District- Thane, Navi Mumbai (hereinafter referred as the "Said Plot").

I have investigated the title of the Said Plot on the request of **M/s. TODAY ROYAL BUILDCON** and following documents i.e.: -

- 1) Description of the property.
- 2) Copy of Allotment Letter dated **16/01/2023**, bearing reference no. **54334/1001336/3243**.
- 3) Copy of Agreement to Lease dated **20/10/2023**, bearing registration document serial no. **TNN-6/15068/2023**.
- 4) Copy of Deed of Rectification dated **17/01/2024**, bearing registration document serial no. **TNN-6/1080/2024**.
- 5) Copy of Commencement Certificate dated **25/01/2024**, bearing No. **नमंमपा./नरवि./बां. प./ 192/2024**.
- 6) 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. TODAY ROYAL BUILDCON** as the Leasehold Rights Holder/Developer on the Said Plot and they are entitled to develop the Said Plot is clear, marketable and without any encumbrances.





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Owners/Lessee of the Plot:

A) THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (Owners/Lessor): Plot No. 01, Sector -31, area admeasuring about 2827.56 sq. mtrs., lying, being and situated at Village- Belapur, Taluka & District- Thane, Navi Mumbai.

B) M/s. TODAY ROYAL BUILDCON (Leasehold right holder/Lessee): Plot No. 01, Sector -31, area admeasuring about 2827.56 sq. mtrs., lying, being and situated at Village- Belapur, Taluka & District- Thane, Navi Mumbai.

The report reflecting the flow of the title of **M/s. TODAY ROYAL BUILDCON** as the Leasehold Rights Holders/Developer on the Said Plot and they are entitled to develop the said Land is enclosed herewith as annexure.

Encl: Annexure.





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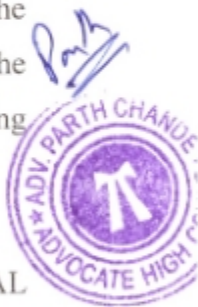
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(Circular 28/2021 dated 08/03/2021)

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 Challan No.: **MH016862249202324E** dated **06/03/2024**.
- 2) Vide Allotment Letter bearing Reference No. **54334/1001336/3243** dated **16/01/2023**, THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (CIDCO of Maharashtra Ltd.) under the state Government and as per the Confirmation Order Passed by the Collector, Raigad. The CIDCO of Maharashtra Ltd. had allotted the land bearing Plot No. 01, Sector -30/31, area admeasuring about 2827.56 sq. mtrs., lying, being and situated at Village- Belapur, Taluka & District- Thane, Navi Mumbai (hereinafter referred to as the "**Said Land**") in the name of **M/s. TODAY ROYAL BUILDCON**.
- 3) Vide Agreement to Lease dated **20/10/2023**, executed by THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., therein referred to as "the Corporation", party of the One Part sold, transferred and assigned all their leasehold rights, title, interest and benefits with respect to the Said Land in favour of **M/s. TODAY ROYAL BUILDCON** therein called as "the Licensee", party of the Other Part, as per terms and conditions mentioned therein. The same was duly registered with the Sub-Registrar of Assurances at Thane, bearing Registration Documents Serial No. **TNN-6/15068/2023** dated **20/10/2023**.
- 4) Further, vide Deed of Rectification dated **17/01/2024**, THE CITY AND INDUSTRIAL





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DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, therein called as "the Corporation" party of the One Part and M/s. **TODAY ROYAL BUILDCON** therein called as "the Licensee", party of the Other Part, as per Re-Confirmation Plan dated **01/01/2024**, both parties accept and agree the revised sector no. as **Sector-31** instead of **Sector- 30/31**, mentioned on page 12 in Schedule of Agreement to Lease dated **20/10/2023**. The same is duly registered with the Sub-Registrar of Assurance at Thane, bearing registration document serial no. **TNN-6/1080/2024** dated **17/01/2024** (hereinafter referred to as the "**said Deed of Rectification**"). Now as per Deed of Rectification, the plot of land is described as Plot No. 01, Sector – 31, area admeasuring about 2827.56 sq. mtrs., lying, being and situated at Village- Belapur, Taluka & District- Thane, Navi Mumbai (hereinafter referred to as the "**Said Plot**").

- 5) The promoter is entitled and enjoyed to construct a real estate project on the said plot, as per the plans sanctioned/ to be sanctioned and the development permission granted by Navi Mumbai Municipal Corporation vide Commencement Certificate bearing no. **नमुंमपा./नरवि./बां. प./192/2024** dated **25/01/2024**. The said commencement certificate was granted on the application dated 16/10/2023 made by the Architect of the Promoter. Since as on date of the application, the sector was 30/31, therefore, the same is reflected in the commencement certificate as well. However, since post the date of application for commencement certificate, the sector number has been revised to Sector No 31, therefore, it is to be deemed that the construction approvals are also granted for the Sector No 31 and the plot description is as: Plot No. 01, Sector – 31, area admeasuring about 2827.56 sq. mtrs., lying, being and situated at Village- Belapur, Taluka & District- Thane, Navi Mumbai.

- 6) Litigations if any:

It has been informed by **M/s. TODAY ROYAL BUILDCON** that there is no pending





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litigation with respect to 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 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 understanding 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: **06/03/2024**



Parth Chande
Advocate

