Sunil J. Garg
M.Com., LL.B.
ADVOCATE, HIGH COURT

406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur.
Navi Mumbai 400 614.
Tel.: +91-22-2087 1415

Format – A
Circular No. 28/2021

To, Maha RERA
Mumbai

LEGAL TITLE REPORT

Sub: Title Clearance Certificate in respect of all that piece and parcel of land bearing Plot number 91 A, admeasuring about 2843.30 Sq. Mts., situate, lying and being at Sector-15, C.B.D. Belapur, Navi Mumbai, Tal. & Dist.-Thane-400 614, hereinafter referred to as the said plot of Land.

1. I have investigated the title of the said plot of land on the request of **M/S. AAKAR INFRATECH** (the "client") and perused the following documents.

a. Allotment Letter dated 04/04/2022, bearing reference number 20/1000933/149.

b. Agreement to Lease dated 18/05/2023, duly registered before the Joint Sub-Registrar of Assurances at Belapur under Document No.-TNN6-7014-2023 on 18/05/2023.

c. Sanction of building permission and Commencement Certificate bearing No. NMMC/TPO/BP/922/2024 dated 22/03/2024 issued by Assistant Director of Town Planning, Navi Mumbai Municipal Corporation.

2. Description of Property:

All that piece or parcel of land bearing Plot number 91 A, admeasuring about 2843.30 Sq. Mts., situate, lying and being at Sector-15, C.B.D. Belapur, Navi Mumbai, Tal. & Dist.-Thane-400 614.

3. Search Report dated 09/04/2024 for 15 years carried out by Adv. Ramakant G. Pawar in respect of the said land on the instruction of **M/S. AAKAR INFRATECH**, which did not contain any adverse entries.

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4. On the perusal of the above mentioned documents and all other relevant documents relating to the title of the said plot of land, I am of the opinion that the title of the said plot of land is clear, marketable and without any encumbrances.

I) OWNERS OF THE LAND

M/S. AAKAR INFRATECH and CIDCO Ltd. has entered into an Agreement to Lease dated 18/05/2023 for a plot of land bearing Plot number 91 A, admeasuring about 2843.30 Sq. Mts., situate, lying and being at Sector-15, C.B.D. Belapur, Navi Mumbai, Tal. & Dist.-Thane-400 614 for a period of 60 years from the date of Agreement to Lease, by virtue of it, CIDCO is the Owner/Lessor of the said plot and M/S. AAKAR INFRATECH, is the lessee of the said plot of land.

(II) OBSERVATIONS: - I have perused the documents submitted to me as mentioned above, I have come to the conclusion that **M/S. AAKAR INFRATECH**, a partnership firm is entitle to develop the said property subject to the compliance of all the terms and conditions of the Development Permission granted by CIDCO and all the laws as may be applicable. Further this report is based on the documents, factual particulars, details, Information and oral explanations and clarifications provided by the Promoter in respect of the said property. Further the Promoter is in physical possession of the said property.

The report reflecting the flow of the title of the said land is enclosed herewith as Annexure.

Encl : Annexure
Date : 03/08/2024

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(Circular No. 28/2021)
FLOW OF TITLE OF THE SAID LAND

1. By virtue of **Agreement to Lease dated 18/05/2023**, CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (hereinafter called "CIDCO") has granted permission and authority to the Licensee i.e. M/S. AAKAR INFRATECH to enter upon all that piece and parcel of land bearing Plot number 91 A, admeasuring about 2843.30 Sq. Mts., situate, lying and being at Sector-15, C.B.D. Belapur, Navi Mumbai, Tal. & Dist.-Thane-400 614 and to erect the building(s) for commercial purpose. The said Agreement to Lease is duly registered before the Joint Sub-Registrar of Assurances at Belapur under Document No.-TNN6-7014-2023 on 18/05/2023.

2. Search Report dated 09/04/2024 for 15 years carried out by Adv. Ramakant G. Pawar which contains no adverse entries.

3. Litigations, if any- Nil.

Date : 03/08/2024

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Advocate, High Court

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