

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. 20+21** admeasuring 3000.26 sq. meters (the "**Plot**") situated at Sector 8, Sanpada, Taluka & District Thane, Navi Mumbai.

A. We have investigated the title of the said Plot on the request of Shri Dinesh R. Khandelwal, Partner of **M/s. Kamdhenu Lifespaces** (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. 20+21 admeasuring 3000.26 sq. meters situated at Sector 8, Sanpada, Navi Mumbai, Taluka & District Thane, within the limits of Sub Registrar of Thane and bounded as follows: <table><tr><td>On or towards the North by</td><td>Plot no. 22+23</td></tr><tr><td>On or towards the South by</td><td>15.00 meter wide road</td></tr><tr><td>On or towards the West by</td><td>Prop 15.00 meter wide road (Existing 11.00 meter wide road)</td></tr><tr><td>On or towards the East by</td><td>Plot no. 19 PU</td></tr></table>	On or towards the North by	Plot no. 22+23	On or towards the South by	15.00 meter wide road	On or towards the West by	Prop 15.00 meter wide road (Existing 11.00 meter wide road)	On or towards the East by	Plot no. 19 PU
On or towards the North by	Plot no. 22+23									
On or towards the South by	15.00 meter wide road									
On or towards the West by	Prop 15.00 meter wide road (Existing 11.00 meter wide road)									
On or towards the East by	Plot no. 19 PU									



Mumbai : B-201, 2nd Floor, Vashi Station Complex, Navi Mumbai – 400 703.
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II.	The documents of allotment of Plot	<p>1. Vide 'Allotment Letter' dated 30/03/2021 bearing reference no. 7628/1000602/1741 City & Industrial Development Corporation Of Maharashtra Ltd ("CIDCO") agreed to allot said Plot to the Promoter.</p> <p>2. Vide 'Corrigendum Allotment Letter' dated 22/04/2021 bearing reference no. CIDCO/MM-I/PLOTS/2021/1896 CIDCO made changes in Clause C of the said Allotment letter.</p> <p>3. Vide 'Agreement to Lease' dated 16/09/2021 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 Thane under registered serial no. TNN-3-15387-2021 on 20/09/2021.</p> <p>4. Vide letter dated 23/03/2022 bearing reference no. NMMC/TPO/BP/CaseNo.20211CNMMC18482/869/2022, Navi Mumbai Municipal Corporation sanctioned the layout plan and has granted development permission to Promoter for constructing residential cum commercial building of Ground + 13 upper floors utilizing 4,291.730 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



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. Kamdhenu Lifespaces** as Licensee of the said Plot is clear, marketable.

Owner of Plot: CIDCO Lessor of Plot.

Licensee of Plot - M/s. Kamdhenu Lifespaces 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: 29th April, 2022



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
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:29th April, 2022



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Advocate Bharat Agarwal
(Managing Partner)