

*Sonal V. Koli*

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Date: 09.12.2016

**TITLE CERTIFICATE**

THIS IS TO CERTIFY that I have taken information from the documents (original/photo copy) submitted to me and also I have taken search in the office of Sub-Registrar of Assurance Panvel-1, 2, 3,4 and 5, for the last 13 yrs, to prepare Legal Opinion/Title report in the respect of piece and parcel of Land bearing Plot No. 59 C, Sector- 21, situate at Kharghar, Tal.- Panvel, Dist.- Raigad, admeasuring 499.87 Sq. Mtrs. (hereinafter referred to as "SAID PIECE OR PARCEL OF LAND") And I gives my findings as under.

The City and Industrial Development Corporation of Maharashtra Ltd, a Company incorporated under the Companies Act, 1956 having registered office at Nirmal, 2<sup>nd</sup> floor, Nariman Point, Mumbai 400021( herein referred the CIDCO) is the new Town Development Authority declared for the area designated as site for the new town of Navi Mumbai by Government of Maharashtra in exercise of its powers under Sub-section (1) and (3A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 hereinafter referred to as the "M R T P Act". ✓



AND WHEREAS 'THE STATE GOVERNMENT' in pursuance to Section 113-A of the Maharashtra Regional Town Planning Act acquired Lands and vested in 'CIDCO' for development and disposal of lands.

AND WHEREAS CIDCO planned and laid out plot at Kharghar, Tal- Panvel, Dist- Raigad. AND CIDCO invited offers for allotment of Plot No.59 C, in Sector -21, Kharghar.

Whereas by virtue of an Deed of Lease dated 28<sup>th</sup> February 2013 made between the City & Industrial Development Corporation of Maharashtra Limited ( hereinafter referred to as "CIDCO") of the One Part and M/s. Dolphin Co. op. Hsg. So., through signatory Mr. Balasaheb D. Dhoble (N.B.O.M., CIDCO/HSG(T.C)/6111/JTR/Year 2015-2016), of the Other Part, CIDCO allotted a Plot No.59 C, in Sector-21, in Kharghar, admeasuring area about 499.87 Sq. mtrs.. On the terms and conditions contained in the said Lease Deed dated 10<sup>th</sup> June 2015. This Deed is registered with the sub-registrar of Assurances, PVI - 4, Vide Document No. 7200/2015 and registered on 10/06/2016.

AND WHEREAS by an Agreement dated 24<sup>th</sup> November 2016, the said M/s. Dolphin Co. op. Hsg. So., through signatory Mr. Balasaheb D. Dhoble sold and transferred the Plot No.59 C, in Sector-21, kharghar, admeasuring area about 499.87 Sq. mtrs. to M/s. Shadow Builders And Developers through its Director Mr. Prashik Balasaheb Dhoble. This Agreement is registered with the sub-registrar of Assurances, PVL-4, Vide Document No. 13351/2016 and registered on 24/11/2016.





Now therefore on the basis of the copies of the documents submitted to me, I am therefore of the opinion that the title of M/s. Shadow Builders And Developers through its Director Mr. Prashik Balasaheb Dhoble, is clear and marketable on the Plot No.59 C, Sector- 21, Kharghar, Tal-Panvel, Dist-Raigad, is encumbrance as under:-

The description of the Said Plot is more particularly described herein below.

### SCHEDULE

All that piece and parcel of land known as Plot No. 59 C, Sector-21, situated at Kharghar, Tal.-Panvel, Dist.-Raigad, containing by admeasuring 499.87 Sq. Mtrs.,



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