



**Gayatri M. Kulkarni**

B.Sc., LL.B.

**Advocate High Court**

Off.: Shop No. 20, C Wing, Kanak Sarovar,  
Final Plot No. 17 (1,2,3 & 6) Old Thana Naka Road,  
Panvel - 410 206, Dist : Raigad.  
☎ : 022 2748 2334 Mob.: 98330 28520

Ref. No.:

Date: 11-6-2013

**TITLE CERTIFICATE.**

Re- Plot No.13, Sector 35D, Kharghar Node, Tal-Panvel, Dist. Raigad within the limits of Sub Registrar, Panvel.

**WHEREAS** The City and Industrial Development Corporation of Maharashtra Ltd. (referred herein to as CIDCO Ltd ) have been declared as New Town Development Authority under the provisions of sub sec (3A) of Section 113 of The Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No XXXVIII of 1966. The state Government have acquired lands in Navi Mumbai and vested it in CIDCO Ltd and that the CIDCO Ltd have allotted plots to the persons under 12.5% G.E.S. Scheme whose land have been acquired for development of Navi Mumbai .

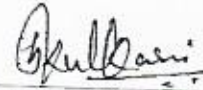
**AND WHEREAS** Ayub Sidhiqmiya Patel, Smt. Mumtaj Sidhiqmiya Patel, Smt. Khatija Sidhiqmiya Patel, Smt. Noornisa Nararudwan Patel, Mahamadnoor Sidhiqmiya Patel, Arfana Sidhiqmiya Patel, – the legal heirs of deceased Sidhiqmiya Abdul Rajjaq Patel and Smt. Fatimabibi Mahammad Hanif Patel, Shri Sarfaraj Mahammad Hanif Patel, Kum. Farhan Mahammad Hanif Patel, Smt. Ashifa Basid Patel, Kum. Abida Mahammad Hanif Patel, Kum. Nahida Mahammad Hanif Patel – the legal heirs of deceased Mahammad Hanifl Abdul Rajak Patel and Smt. Najiya Dastagir Diwan, Smt. Noornnisa Nasuruddin Patel, Smt. Jubedeabibi Abdul Rehman Patel, Smt. Johrabibi M. Aslam Patel, Shri Ismail Dadumiya Patel were allotted the captioned property by registered agreement to lease dated 15.03.2012, registered at Sr.No. PVL1-03475-2012 dt. 17.03.2012 in the office of Sub Registrar, Panvel,1. Also the CIDCO Ltd have put them into possession of the 'said plot'. The plot was leased out for period of 60 years with a right to develop the same as permissible under General Development Control Rules for New Bombay 1975.

**AND WHEREAS** now M/s. Siddhitapaswi Buildtech thru it's partners Smt. Sunita Ajay Gupta, Shri Brijesh Ramrekha Pandey, Shri Anil Shankar Lokhande, Shri Jayant Premji Dedhia, Shri Rajesh Mohan Gawade, Shri Milind Maruti Kadam have entered into a Tripartite Agreement dt.10.05.2012, registered at Sr. No.PVL1-05881-2012 dt.10.05.2012 in the office of Sub Registrar, Panvel,1, with the captioned owners of the property.

**AND WHEREAS** Addl. Town Planning Officer, CIDCO Ltd., has approved Layout Plan and have issued a Commencement Certificate No.CIDCO/ATPO/BP/1214 dt.

29.11.2012 by Addl. Town Planning Officer, Navi Mumbai & Khopta for the Proposed Residential building in the captioned property.

Thus in my opinion, the title of M/s Siddhitapaswi Buildtech is clear, marketable and free from encumbrances. They are entitled to develop the 'said land' as per sanctioned plan and transfer the residential units built thereupon to interested purchasers by executing Agreement as prescribed by the Law.



Gayatri Kulkarni  
Advocate.

