



**REPORT ON TITLE  
TO WHOMSOEVER IT MAY CONCERN**

Sub: - Report on Title in respect of all that piece or parcel of land bearing Plot No. 4, Sector- 23, in Village/ Site Kharghar, admeasuring 8694.03 Square meters or thereabouts.

THIS IS TO CERTIFY that we have perused the documents of **M/S. BALAJI CORPORATION**, a Partnership Firm, duly formed under the Indian Partnership Act, 1932, having its registered Office at Shyam Bungalow, 1/2, Pushpa Colony, Manchchubhai Road, Malad East, Mumbai – 400 097, in respect of all that piece or parcel of land bearing Plot No. 4, Sector- 23, in Village/ Site Kharghar, admeasuring 8694.03 Square meters or thereabouts (hereinafter referred to as the said Plot).

We have inspected the Photocopies of the following Documents:-

1. Agreement to Lease dated 2<sup>nd</sup> February, 2017.
2. Search Report dated 21-07-2017.

The manner in which M/s. Balaji Corporation have acquired Leasehold Title in respect of the said plot is narrated as under:-

1. The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO Ltd.") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. 3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.

2. The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec.113 of the said Act.



3. By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

4. By an Agreement to Lease dated 2<sup>nd</sup> February, 2017 executed between CIDCO Ltd. and M/s. Balaji Corporation, the CIDCO Ltd. granted in favour of the M/s. Balaji Corporation a lease in respect of Plot No. 4, Sector- 23, in Village/ Site Kharghar, admeasuring 8694.03 Square meters or thereabouts (hereinafter referred to as the said plot) and which is more particularly described in the Schedule hereunder written for such lease premium and upon such terms and conditions as mentioned therein. The said Agreement to Lease is registered with the Sub-Registrar of Assurances under Serial No. 629 of 2017 dated 02-02-2017.

5. In the above circumstances, M/s. Balaji Corporation are the Licensees in respect of the said Plot and are entitled to develop the said plot by constructing Building/s as per the building plans sanctioned by the concerned authority.

6. At the request of the M/s. Balaji Corporation, we have taken search, through the Property Investigator, Mr. Vinay Mankame, in respect of the said plot for the year 2017 and the said Property Investigator has issued his Search Report dated 21-07-2017 in respect of the said plot, wherein he has stated as under:

TRANSACTION ( Sub- Registrar, Panvel – 1 )
1) In Sub Registrar Panvel 1 2017 in last i.e. 01 years as according to available records all records had been checked. However, I did not find any transaction and/or adverse entry at Sub – Registrar PVL – 1.

TRANSACTION ( Sub- Registrar, Panvel – 2 )
2) In Sub Registrar Panvel 2 2017 in last i.e. 01 years as according to available



records all records had been checked. However, I did not find any transaction and/or adverse entry at Sub – Registrar PVL – 2.

**TRANSACTION  
( Sub- Registrar, Panvel – 3 )**

- 1) In Sub Registrar Panvel 3 2017 in last i.e.01 years as according to available records all records had been checked. Upon search of index 2 I have found below mentioned transaction in the year 2017.

**TRANSACTION  
( Sub- Registrar, Panvel – 4 )**

- 3) In Sub Registrar Panvel 4 2017 in last i.e. 01 years as according to available records all records had been checked. However, I did not find any transaction and/or adverse entry at Sub – Registrar PVL – 4.

**TRANSACTION  
( Sub- Registrar, Panvel – 5 )**

- 1) In Sub Registrar Panvel 5 2017 in last i.e. 01 years as according to available records all records had been checked. However, I did not find any transaction and/or adverse entry at Sub – Registrar PVL – 5.

**According to the above schedule those entries which I have founded in Search are given as below:-**

Village	Kharghar
Sub Registrar Office	PVL – 3
Nature of Deed	Agreement to Lease
Survey Sub Division And House	<b>Plot No. 04, situated at Sector No. 23, Village</b>



No..	Kharghar, Navi Mumbai, Tal – Panvel, Dist -  Raigad
Area	8694.03 Sq.Mtrs
Name of the Executing Party	CIDCO Ltd
Name of Claiming Party	M/s. Balaji Corporation, a Partnership Firm
Date of Execution	02/02/2017
Date of Registration	02/02/2017
Serial No/ Volume and page	629/2017
Value	1127346176 /-
Market value	0 /-
Stamp duty	56367409 /-
Registration fees	30000 /-

7. In the circumstances, subject to the compliance of the terms & conditions of the said Agreement to Lease dated 2<sup>nd</sup> February, 2017 and the Search Report dated 21-07-2017, the title of **M/S. BALAJI CORPORATION** to the abovementioned plot is clear & marketable & free from all registered encumbrances.

**THE SCHEDULE ABOVE REFERRED TO:**

All that piece and parcel of land bearing Plot No. 4, Sector- 23, in Village/ Site Kharghar, containing by measurement 8694.03 Square Meters or thereabouts and bounded as follows that is to say:



HIMANSHU BHEDA  
AND ASSOCIATES  
ADVOCATES, HIGH COURT, MUMBAI.

- |                           |   |                            |
|---------------------------|---|----------------------------|
| On or toward the North by | - | 21 Meters wide Road        |
| On or toward the South by | - | Plot no. 5                 |
| On or toward the East by  | - | Central Park               |
| On or toward the West by  | - | Proposed Road, Plot No. 3. |

DATED THIS 21<sup>st</sup> DAY OF JULY, 2017.

FOR HIMANSHU BHEDA & ASSOCIATES

Proprietor/ Associate