

**GP LAW & ASSOCIATES
ADVOCATES & SOLICITORS**

Partners
Onkar Gupte
Ambika Gupte
Nilesh Pawar

Office:
271-272, Atrium, Satra Plaza,
Sector 19D, Vashi, Navi Mumbai
Tel. No.: 27830614

Ref.: OG/AG/19/2015

TITLE CERTIFICATE

Re: Plot No. 197, admeasuring about 650 sq. mtrs. and Plot No. 198, admeasuring about 649.80 sq. mtrs. both lying being and situate at Sector 23, Ulwe Node, Navi Mumbai

1. At the request of Mr. Sangram Vilasrao Patil Proprietor of M/s. Tejas Enterprises, having his office at No. 1805, 18th Floor, The Ambience Court, Plot No. 2, Sector-19D, Opp. RTO Office, Vashi, Navi Mumbai, we have caused investigations to be made at the offices of the Sub-Registrar of Assurance at Panvel-1, Panvel-2, Panvel-3, Panvel-4 and Panvel-5 in respect of the captioned Plots of land being Plot No. 197, admeasuring about 650 sq. mtrs. and Plot No. 198, admeasuring about 649.80 sq. mtrs. both lying being and situate at Sector 23, Ulwe Node, Navi Mumbai. On the basis of the search report submitted to us in respect of the investigations undertaken at the offices of the Sub-Registrar of Assurances and upon perusal of the original and/or copies of the original documents provided to us, we have to state as under.
2. We state as under:-
 - (a) The City and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the Companies Act, 1956 and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai- 400 021 (hereinafter referred to as "**the Corporation**") is a New Town Development Authority declared and appointed by the State Government of Maharashtra in exercise of its powers under Sub-sections (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 for the new town of Navi-Mumbai.



- (b) The State Government in pursuant to Section 113(A) of the Maharashtra Regional and Town Planning Act, 1966, acquiring lands described therein and vesting such lands in the Corporation for development and disposal;
- (c) By an Agreement to Lease dated 8th May 2014 entered between the Corporation of the One Part and Mr. Sunil Namdev Vaskar, Smt. Gunabai Namdev Vaskar, Smt. Vaishali Anil Vaskar, Kumar Rutik Anil Vaskar and Kumar Pratik Anil Vaskar (hereinafter collectively referred to as “**the Original Licensees**”) of the Other Part, duly registered on 22nd May 2014 with the Sub-Registrar of Assurances, Panvel-2 under Serial No.PVL2-3759-2014, the Corporation under its 12.5% Gaothan Expansion Scheme agreed to grant a lease of all that piece and parcel of land bearing Plot No. 197, admeasuring about 650 sq. mtrs. lying being and situate at Sector 23, Ulwe Node, Navi Mumbai to the Original Licensees for the premium, rent and term of 60 years and other terms and conditions contained therein (hereinafter referred to as “**Plot No. 197**”);
- (d) By another Agreement to Lease dated 21st May 2014 entered between the Corporation of the One Part and Mr. Hira Mahadya alias Mahadu Mhatre and Mr. Kanha Mahadya alias Mahadu Mhatre (hereinafter collectively referred to as “**the Original Licensee Nos.2**”) of the Other Part, duly registered on 22nd May 2014 with the Sub-Registrar of Assurances, Panvel-2 under Serial No.PVL2-3752-2014, the Corporation under its 12.5% Gaothan Expansion Scheme agreed to grant a lease of all that piece and parcel of land bearing Plot No. 198, admeasuring about 649.80 sq. mtrs. lying being and situate at Sector 23, Ulwe Node, Navi Mumbai to the Original Licensee Nos. 2 for the premium, rent and term of 60 years and other terms and conditions contained therein (hereinafter referred to as “**Plot No. 198**”);
- (e) By a Tripartite Agreement dated 1st July 2014 entered between the Corporation of the First Part, the Original Licensees of the Second Part and **MR. SANGRAM VILASRAO PATIL**, Proprietor of **M/S TEJAS ENTERPRISES** (hereinafter referred to as “**the Builder**”) of the Third Part, duly registered on 1st July 2014 with the Sub-Registrar of Assurances, Panvel-2, under Serial No. PVL2-4836-2014,



it is recorded therein that the Corporation has agreed to grant lease of Plot No. 197 to the Builder and substitute the Builder for the Original Licensees in the Agreement to Lease dated 8th May 2014 entered between the Corporation and the Original Licensees and by virtue thereof the Builder shall have all the rights, obligations, liabilities, benefits and equities accordingly thereunder;

- (f) By its Final Order dated 8th July 2014 addressed by the Corporation to the Builder, the Corporation has inter alia informed the Builder that his name has been registered in their records as the New Licensee in respect of Plot No. 197;
- (g) By a Tripartite Agreement dated 16th June 2014 entered between the Corporation of the First Part, the Original Licensee Nos. 2 of the Second Part and the Builder of the Third Part, duly registered on 16th June 2014 with the Sub-Registrar of Assurances, Panvel-2, under Serial No. PVL2-4387-2014, it is recorded therein that the Corporation has agreed to grant lease of Plot No. 198 to the Builder and substitute the Builder for the Original Licensee Nos. 2 in the Agreement to Lease dated 21st May 2014 entered between the Corporation and the Original Licensee Nos. 2 and by virtue thereof the Builder shall have all the rights, obligations, liabilities, benefits and equities accordingly thereunder;
- (h) By its Final Order dated 27th June 2014 addressed by the Corporation to the Builder, the Corporation has inter alia informed the Builder that his name has been registered in their records as the New Licensee in respect of Plot No. 198;
- (i) Upon an application made by the Builder to the Corporation for amalgamation of Plot No. 197 and Plot No. 198, the Corporation has by two letters both dated 4th December 2014 inter alia granted permission to the Builder for carrying on development of Plot No. 197 and Plot No. 198 by amalgamating them, subject to payment of charges of Rs. 20,000/- by them to the Corporation (Plot No. 197 and Plot No. 198 are hereinafter collectively referred to as "**the said Plots**");
- (j) Upon submission of plans and layout by the Builder to the Corporation for granting him permission to develop the said Plots, the Corporation has issued a Commencement Certificate dated 3rd November 2015 bearing Ref. No.



CIDCO/TPO (NM&K)/BP-13327/2015/1284 to the Builder for developing the said Plots by constructing thereon a building of stilt plus 12 upper floors consisting of 36 residential units and other terms and conditions contained therein;

(k) By virtue of the aforesaid, the Builder i.e. Mr. Sangram Vilasrao Patil, Proprietor of M/s. Tejas Enterprises is entitled to develop the said Plots.

3. In the circumstances heretofore mentioned, we hereby certify that subject to what is stated hereinabove, Mr. Sangram Vilasrao Patil, Proprietor of M/s. Tejas Enterprises has a leasehold right, interest and/ or benefit in the said Plots being Plot No. 197, admeasuring about 650 sq. mtrs. and Plot No. 198, admeasuring about 649.80 sq. mtrs. both lying being and situate at Sector 23, Ulwe Node, Navi Mumbai and entitled to develop the said Plots.

Dated this 5th day of December 2015

GP Law & Associates



Partner