



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

**Sub: - Report on Title in respect of Plot No. 02, Sector- 8 Part, in Village / Site Ulwe II of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, containing by measuring 9599.48 Square Meters or thereabouts.**

**THIS IS TO CERTIFY** that we have perused the documents of **(1) MIDTOWN HOLDING LEASING & PROPERTIES PVT. LTD.**, a Company incorporated under the Companies Act, 1956, having CIN no. U45201GJ2007PTC049959 and holding PAN no. AAKCS 7872E, having its registered Office at Geetanjali Arcade, 5<sup>th</sup> Floor, 85 Hill Road, Bandra (W), Mumbai – 400 050, **(2) VANSI ENTERPRISES**, holding PAN no. AAMFV5454 F, a Partnership Firm, duly formed under the Indian Partnership Act 1932, having its office at Shop no. 1 Tirupati Complex, Plot No.3, Sector 44, Nerul, Navi Mumbai, in respect of Plot No. 02, Sector- 8 Part, in Village / Site Ulwe II of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, admeasuring 9599.48 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 30<sup>th</sup> April, 2008.
2. Tripartite Agreement dated 12<sup>th</sup> May, 2008.
3. CIDCO's Transfer Order dated 3<sup>rd</sup> June, 2008.
4. Articles of Joint Venture Agreement dated 11<sup>th</sup> July, 2016.
5. Tripartite Agreement dated 13<sup>th</sup> July, 2016.
6. CIDCO's Transfer Order in favour of 1) Midtown Holding Leasing and Properties Pvt. Ltd. and (2) Vansh Enterprises.
7. Search Report dated 27-07-2016.

**The manner in which (1) MIDTOWN HOLDING LEASING AND PROPERTIES PVT. LTD., and (2) VANSI ENTERPRISES have acquired Leasehold Title in respect of the said plot is narrated as under:-**

- 1) By virtue of an Agreement to Lease dated 30<sup>th</sup> April, 2008 executed between CIDCO Ltd. and 1) Smt. Cressie D'souza, 2) Shri. Oskar D'souza, 3) Shri. Canaute D'souza, 4) Shri. Steven D'souza, 5) Mr. James D'souza, 6) Shri. Exalt D'souza, 7) Shri. Dantes D'souza, all



adults, Indian Inhabitants, having their address at "SOLAS VIEW", Plot No. 242, St. Anthony Road, near Church, Chembur, Mumbai – 400 071 (hereinafter referred to as the said Original Licensees), the CIDCO Ltd. granted the said Original Licensees a lease in respect of Plot No. 02, Sector- 8 Part, in Village / Site Ulwe II of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, admeasuring 9599.48 Square Meters or thereabouts (hereinafter referred to as the said Plot) and the same is more particularly described in the Schedule hereunder written for the lease premium and on the terms and conditions as contained therein. The said Agreement to Lease is registered with the Sub-Registrar of Assurances at Panvel under Serial No. PAVAL 1 -03621 - 2008 dated 06-05-2008.

2) Thereafter, by Tripartite Agreement dated 12<sup>th</sup> May, 2008 executed between CIDCO Ltd., the said Original Licensees and Midtown Holding Leasing and Properties Pvt. Ltd. herein, the CIDCO Ltd. agreed to accept and substitute the said Midtown holding Leasing and Properties Pvt. Ltd. as the New Licensees for the said plot upon such terms and conditions as mentioned therein. The said Tripartite Agreement is registered with the Sub-Registrar of Assurances under Serial No. PVL 1 - 03806 - 2008 dated 13-05-2008.

3) The CIDCO Ltd., vide its letter dated 3<sup>rd</sup> June, 2008 bearing reference no. CIDCO/VASAHAT/SATYO/ULWE/1142/2008, has transferred the said plot in favour of the said Midtown Holding Leasing and Properties Pvt. Ltd. upon such terms and conditions as mentioned therein.

4) Thereafter, by an Articles of Joint Venture Agreement dated 11<sup>th</sup> July, 2016 executed between Midtown Holding Leasing and Properties Pvt. Ltd. AND Vansh Enterprise, the parties thereto have agreed to jointly develop the said plot for such consideration and upon such terms and conditions as mentioned therein. The said Articles of Joint Venture Agreement is registered with the Sub- Registrar of Assurances at PVL1/ 4715 / 2016 dated 11/07/2016.

5) Thereafter, by an another Tripartite Agreement dated 13<sup>th</sup> July, 2016 executed between CIDCO Ltd., Midtown Holding Leasing and Properties Pvt. Ltd. (as New Licensees therein) and (1) Midtown Holding Leasing and Properties Pvt. Ltd. and (2) Vansh Enterprises herein (as the Subsequent New Licensees therein), the CIDCO Ltd. agreed to accept and substitute (1) Midtown Holding Leasing and Properties Pvt. Ltd. and (2) Vansh Enterprises, jointly as the Subsequent New Licensees for the said plot in the ratio as mentioned therein,



upon such terms and conditions as mentioned therein. The said Tripartite Agreement is registered with the Sub-Registrar of Assurances under Serial No. PVL - 2 / 8146 / 2016 dated 13/7/2016.

6) The CIDCO Ltd., vide its letter bearing reference no. CIDCON/ASAHAHAT/SATYO/ULWE 1142/ 2016, has transferred the said plot in favour of (1) MIDTOWN HOLDING LEASING AND PROPERTIES PVT. LTD. and (2) VANSI ENTERPRISES herein upon such terms and conditions as mentioned therein.

7) Pursuant thereto, (1) MIDTOWN HOLDING LEASING AND PROPERTIES PVT. LTD. and (2) VANSI ENTERPRISES are seized and possessed of and otherwise well and sufficiently entitled to the said plot, jointly, as the Licensees thereof.

8) At the request of (1) MIDTOWN HOLDING LEASING AND PROPERTIES PVT. LTD. and (2) VANSI ENTERPRISES, we have caused the Search Clerk Mr. Vinay Mankame, to carry out search in the concerned Sub Registrar Offices in respect of the said plot. The Search Clerk has submitted his Report, vide his letter dated 27-07-2016. The Search Clerk has submitted his Report vide his letter dated 27-07-2016, wherein he has made following remarks:-

TRANSACTION ( Sub- Registrar, Panvel - 1 )
1) In Sub Registrar Panvel 1 from 2008 to 2016 in last i.e. 09 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 2008 & 2016.
2) Current year 2016 record is not ready.

TRANSACTION ( Sub- Registrar, Panvel - 2 )
1) In Sub Registrar Panvel 2 from 2008 to 2016 in last i.e. 09 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 2016.



2) Current year 2016 record is not ready.

**TRANSACTION**

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

1) In Sub Registrar Panvel 3 from 2008 to 2016 in last i.e. 09 years as according to available records all records had been checked. However, I did not find transaction and/ or adverse entry at Sub Registrar PVL - 3.

2) Current year 2016 record is not ready.

**TRANSACTION**

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

1) In Sub Registrar Panvel 4 from 2012 to 2016 in last i.e. 05 years as according to available records all records had been checked. However, I did not find transaction and/ or adverse entry at Sub Registrar PVL - 4.

2) Current year 2016 record is not ready.

**TRANSACTION**

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

1) In Sub Registrar Panvel 5 from 2013 to 2016 in last i.e. 04 years as according to available records all records had been checked. However, I did not find transaction and/ or adverse entry at Sub Registrar PVL -5.

2) Current year 2016 record is not ready.

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

Village	Ulwe
Sub Registrar Office	PVL -1
Nature of Deed	Agreement to Lease



Survey Sub Division And House No.	Plot No. 02, Sector No. 08, Village – Ulwe, Navi Mumbai, Tal - Panvel & Dist – Raigad.
Area	9599.48 Sq.mtrs
Name of the Executing Party	CIDCO Ltd.
Name of Claiming Party	Mr. Oskar D'souza & Others
Date of Execution	30-04-2008
Date of Registration	06-05-2008
Serial No/ Volume and page	3621 / 2008

Village	Ulwe
Sub Registrar Office	PVL -1
Nature of Deed	Tripartite Agreement
Survey Sub Division And House No.	Plot No. 02, Sector No. 08, Village – Ulwe, Navi Mumbai, Tal - Panvel & Dist – Raigad.
Area	9599.48 Sq.mtrs
Name of the Executing Party	Mr. Oskar D'souza & Others and CIDCO Ltd.
Name of Claiming Party	Midtown Housing Leasing & Properties Pvt. Ltd.
Date of Execution	13/05/2008
Date of Registration	13/05/2008
Serial No/ Volume and page	3806/2008

Village	Ulwe
Sub Registrar Office	PVL -1
Nature of Deed	Agreement
Survey Sub Division And House No.	Plot No. 02, Sector No. 08, Village – Ulwe, Navi Mumbai, Tal - Panvel & Dist – Raigad.
Area	9599.48 Sq.mtrs
Name of the Executing Party	Midtown Housing Leasing & Properties Pvt. Ltd.
Name of Claiming Party	Vansh Enterprises



Date of Execution	11/07/2016
Date of Registration	11/07/2016
Serial No/ Volume and page	4715/2016

Village	Ulwe
Sub Registrar Office	PVL -1
Nature of Deed	Tripartite Agreement
Survey Sub Division And House No.	Plot No. 02, Sector No. 08, Village – Ulwe, Navi Mumbai, Tal - Panvel & Dist – Raigad.
Area	9599.48 Sq.mtrs
Name of the Executing Party	Midtown Housing Leasing & Properties Pvt. Ltd. and CIDCO Ltd.
Name of Claiming Party	1) Midtown Housing Leasing & properties Pvt. Ltd. 2) Vansh Enterprises
Date of Execution	13/07/2016
Date of Registration	13/07/2016
Serial No/ Volume and page	8146/2016

9) In the circumstances, subject to the compliance of the terms & conditions of the said Agreement to Lease dated 30<sup>th</sup> April, 2008, Tripartite Agreement dated 12<sup>th</sup> May, 2008, CIDCO's Transfer Order dated 3<sup>rd</sup> June, 2008, Articles of Joint Venture Agreement dated 11<sup>th</sup> July, 2016, Tripartite Agreement dated 13<sup>th</sup> July, 2016, CIDCO's Transfer Order in favour of 1) Midtown Holding Leasing and Properties Pvt. Ltd. and (2) Vansh Enterprises and subject to the remarks mentioned in the Search Report dated 27-07-2016, the title of (1) MIDTOWN HOLDING LEASING AND PROPERTIES PVT. LTD. and (2) VANSH ENTERPRISES to the said plot is clear & marketable & free from all registered encumbrances.

**THE SCHEDULE ABOVE REFERRED TO:**

ALL THAT piece or parcel of Land known as Plot No. 02, Sector- 8 Part, in Village / Site Ulwe II of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, containing by measuring 9599.48 Square Meters or thereabouts and bounded as follows that is to say:



HIMANSHU BHEDA  
AND ASSOCIATES

ADVOCATES, HIGH COURT, MUMBAI.

On or towards the North by - Plot No. 1  
On or towards the South by - Plot No. 3  
On or towards the East by - Plot No. 9, 10, 11 & 12  
On or towards the West by - 30.00 Meters Wide Road

DATED THIS 26<sup>TH</sup> DAY OF AUGUST, 2016.

FOR HIMANSHU BHEDA & ASSOCIATES

Proprietor