



Bajpai & Associates, Advocates

Pramod Bajpai (Proprietor)

Enrolment No. MAH/910/1984

High Court (O.O.C.J.)

Regn. No. 584

By Regd. Post A.D./by Email/by courier/by Hand Delivery

Ref. : PB/NOT/No. 220/2018

Date: 04-07-2018

SEARCH AND TITLE REPORT OF BUILDING BEARING BUILDING NO.1, B1 TYPE, ON THE LAND AREA ADMEASURING 1,423.235 SQ.MTRS. BEING CONSTRUCTED ON PLOT NOS. 3, 4 & 4A, SITUATED IN SECTOR 30/31 AT (AGROLI), BELAPUR, NAVI MUMBAI, OUT OF THE LARGER AREAS OF RESPECTIVE PLOTS ADMEASURING 9600, 40900 & 2700 SQ.MTRS., TOTALLY ADMEASURING 53200 SQ.MTRS.

1. Pursuant to Lease Agreement dated 5/9/2008, in favour of 1) SHRI GOVINDNARAYAN PURANMAL MUNDRA, 2) SHRI CHANDRAKANT PURANMAL MUNDRA, 3) SHRI RAMNIKLAL PURANMAL MUNDRA, 4) SHRI BRIJMOHAN PURANMAL MUNDRA, 5) SHRI MAHESH NANDLAL MUNDRA, and 6) SHRI MANOJ NANDLAL MUNDRA, residing at 16/62, Sahyadri Oswal Park, Pokhran Road No. 2, Thane, Tal & Dist Thane, as well as Letter of Transfer from M/S. CIDCO LTD. dated 12/9/2008, bearing Ref. No. CIDCO/VASAHAT/SATYO/BELAPUR(WAGHIVALI)/1/2008/10 13, in respect of the GES, Plot No. 3, Sector- 30/31, of C.B.D., Belapur Node, Taluka & Dist. Thane, admeasuring 9600 sq. mtrs. more particularly described in Schedule I hereunder.

a. AND WHEREAS Tripartite Agreement by and between M/S. CIDCO LTD., (as the Corporation) of the First Part, 1)



SHRI GOVINDNARAYAN PURANMAL MUNDRA, 2)
SHRI CHANDRAKANT PURANMAL MUNDRA, 3)
SHRI RAMNIKLAL PURANMAL MUNDRA, 4) SHRI
BRIJMOHAN PURANMAL MUNDRA, 5) SHRI
MAHESH NANDLAL MUNDRA, and 6) SHRI MANOJ
NANDLAL MUNDRA, (as the Original Licensee) of the
Second Part and M/S. IRAISAA DEVELOPERS PVT.LTD.
through its Director SHRI BHUPENDRA M. SHAH and MRS.
ANUPAMA B. SHAH (as the New Licensee) of the Third Part,
duly entered, executed and registered on 11th September,
2008, in respect of the said plot under schedule I above.

2. Lease Agreement dated 16/6/2008, in favour of 1) SHRI
JUGALKISHORE HANUMANBUX MUNDRA, 2) SHRI
BALKISHAN HANUMANBUX MUNDRA, 3) SHRI
KAMALKISHORE BHALCHANDRA MUNDRA, at Mundra
House, Jambhali Naka, Station Road, Thane, Tal & Dist Thane, as
well as possession receipt from M/S. CIDCO LTD. dated
16/6/2008, in respect of the GES, Plot No. 4, Sector- 30/31, of
C.B.D., Belapur Node, Taluka & Dist. Thane, admeasuring 40900
sq. mtrs. more particularly described in Schedule II hereunder.

a. AND WHEREAS Tripartite Agreement by and between
M/S. CIDCO LTD., (as the Corporation) of the First Part, 1)





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Ref. : PB/NOT/No. _____ SHRI JUGALKISHORE HANUMANBUX MUNDRA, 2)
SHRI BALKISHAN HANUMANBUX MUNDRA,

3) SHRI KAMALKISHORE BHALCHANDRA MUNDRA
(as the Original Licensee) of the Second Part and M/S.
IRASAA DEVELOPERS PVT.LTD. through its Director SHRI
BHUPENDRA M. SHAH and MRS. ANUPAMA B. SHAH (as
the New Licensee) of the Third Part, duly entered and
executed on 19th June, 2008 and registered on 20/6/2008,
in respect of the said plot.

3. Lease Agreement dated 27/04/2009, duly registered bearing Reg.
No. TNN11/01437/2009, by CIDCO LTD., in favour of 1) SHRI
JUGALKISHOR HANUMANBUX MUNDRA, 2) SHRI
BALKISHAN HANUMANBUX MUNDRA, residing at Mundara
House, Jambi Naka, Thane, as well as possession receipt from M/S.
CIDCO LTD., in respect of the GES, Plot No.4A, Sector- 30/31, of
C.B.D., Belapur Node, Taluka & Dist. Thane, admeasuring 2700 sq.
mtrs. more particularly described in Schedule III hereunder.

a. AND WHEREAS vide Tripartite Agreement by and between
M/S. CIDCO LTD., (as the Corporation) of the First Part, 1)
SHRI JUGALKISHOR HANUMANBUX MUNDRA, 2)
SHRI BALKISHAN HANUMANBUX MUNDRA, (as the



Original Licensee) of the Second Part and M/S. IRAISAA DEVELOPERS PVT.LTD. through its Director SHRI BHUPENDRA M. SHAH and MRS. ANUPAMA B. SHAH (as the New Licensee) of the Third Part, duly entered, executed and registered on 4th May, 2009, with the Sub-Registrar of Assurance at Thane, bearing Reg. No. TNN11-01521-2009, in respect of the said plot, more particularly described in schedule III hereunder.

AND WHEREAS sanctioned plans and specifications including the Commencement of Construction Certificate for each plot were issued by the Town Planning Authority i.e. Municipal Corporation of Navi Mumbai post respective Tripartite Agreements mentioned above;

AND WHEREAS at the relevant time post issuance of the Commencement of Construction Certificate issued by Navi Mumbai Municipal Corporation, however there have been some litigations initiated by purported claimants/villagers, allegedly claiming the tenancy qua the original licensee i.e. M/s. Mundras, which has ultimately resulted into rejection of their claims by various orders and directions of the Hon'ble High Court, Mumbai & Govt. of Maharashtra, the said Commencement of Construction Certificate remained suspended for some time and that still some related litigations were again initiated by erstwhile legal heirs of the





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Ref. : PB/NOT/No. _____ Original occupants, who had earlier relinquished their rights *Date: _____* accrued in the

year 1960 under the provisions of Bombay Tenancy and Agricultural Lands Act, now known as Maharashtra Tenancy and Agricultural lands Act (in short BTALT & MTLT Acts), being 25 Regular Civil suits, pending before the Hon'ble Civil Court, Jr. Div. at Vashi Navi Mumbai, without there being any adverse orders passed by the Hon'ble Court as there are applications for rejection of complaints for want of jurisdiction of Civil Court are pending decisions and simultaneously 39 Tenancy Appeals initiated resulting into dismissal by the sub-divisional officer Panvel, Dist. Raigad, Appeals therefrom before Maharashtra Revenue Tribunal are pending without any adverse orders passed therein and that the list of such regular civil suits are annexed to this Report as Annexure-1 including the particulars of the proceedings pending before Maharashtra Revenue Tribunal and thus, the rights and entitlements of the new licensee viz. IRAISAA DEVELOPERS PVT.LTD. continued to remain immune to the effects of the aforesaid litigations as the said IRAISAA DEVELOPERS PVT.LTD. not being under any contractual or statutory obligation under the said litigations, have the complete absolute rights, entitlements and interest without any encumbrance save as aforesaid .

IRAISAA DEVELOPERS PVT. LTD. has changed its name as BHUMIRAJ BUILDERS PVT. LTD. in the records of Registrar of Companies and



CIDCO LTD. the same Plot Nos. 3, 4 & 4A stands recorded with its changed name.

WHEREAS it is reported that Bhumiraj Builders Pvt. Ltd., have obtained financial assistance from **ECL Finance Limited**, a company incorporated under the Companies Act, 1956 and having its registered office at Edelweiss House, Off CST Road, Kalina, Mumbai - 400 098, by entering and executing a Loan Agreement dated 26th May, 2017 by virtue of which a Deed of Mortgage is duly registered before the Sub-Registrar of Assurances, Thane -6, at Thane bearing Registration No. TNN6-5627-2017 and as such all the activities are subject to the said secured financial assistance and subject to the terms and conditions of the said documents mentioned *supra* in respect of the development of the said plots including the current area of the proposed construction, for which the Commencement of Construction certificate is issued as more particularly described hereinafter.

AND WHEREAS Navi Mumbai Municipal Corporation, on demand, have accepted the charges for the purpose of development of all the three plots as if the same are amalgamated and accordingly have issued Commencement Certificate for the plots mentioned in the schedule IV hereunder written.





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AND WHEREAS the revised Commencement of Construction for the purpose of beginning the construction activity has been granted by the Municipal Corporation vide its letter dated 02/06/2018 bearing Ref.No. NMMC/TPO/BP-A-9183/2288/2018 alongwith the sanction of plans and specifications in respect of Development and construction of five buildings on the plots mentioned in schedule IV.

AND WHEREAS by virtue of such Commencement of construction certificate dated 02/06/2018 the Town Planning Authority i.e. Municipal Corporation of Navi Mumbai has granted for the construction work of proposed buildings in the following manner:

| Floor | Area | No. of Flats |
|-------------------------------|-------------------|---------------|
| Building "B" Gr. +10 (2 Nos.) | 3173.444 sq.mtrs. | 78 Nos. |
| Building "B1" Gr. +10(2 Nos.) | 3156.004 sq.mtrs. | 78 Nos. |
| Building "B-2"Gr +10 (1 Nos.) | 1254.756 sq.mtrs. | 32 Nos. |
| Building "D" Gr. + 3 (1 Nos.) | 500.313 sq.mtrs. | 3 Nos. |
| Total B.U.A. (Residential) | 8084.516 sq.mtrs. | 191 Nos. |
| Total B.U.A. (Commercial) | 601.414 sq.mtrs. | 16 Nos.(Shop) |
| Total B.U.A. | 8685.930 sq.mtrs. | |

AND WHEREAS in our opinion and demonstrative effect of the records produced before us and search carried out by us, for the purpose of grant of certificate under Real Estate Regulation and Development Act (RERA) by the authority prescribed, M/s. Bhimiraj Builders Pvt. Ltd., being



entitled to seek the registration, have good and absolute marketable title for the purpose of carrying out the development of the project in accordance with the duly issued revised commencement certificate for construction, subject to the registration under the provisions of RERA and the compliances as provided for the purpose of grant of conveyance in terms of lease by CIDCO LTD.

SCHEDULE-I

Part and parcel of land bearing Plot No.3, Sector- 30/31, GES, situated at C.B.D., Belapur Node, Taluka & Dist. Thane, admeasuring 9600 sq.mtrs.

SCHEDULE-II

Part and parcel of land bearing Plot No.4, Sector- 30/31, GES, situated at C.B.D., Belapur Node, Taluka & Dist. Thane, admeasuring 40900 sq.mtrs.

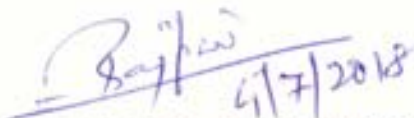
SCHEDULE-III

Part and parcel of land bearing Plot No.4A, Sector- 30/31, GES, situated at C.B.D., Belapur Node, Taluka & Dist. Thane, admeasuring 2700 sq.mtrs.

SCHEDULE-IV

Proposed one building, bearing No.1, B1 Type, to be constructed on Part and parcel of land bearing Plot No. 3, 4 & 4A, Sector- 30/31, GES, situated at C.B.D., Belapur Node, Taluka & Dist. Thane, admeasuring 1,423.235 sq.mtrs. out of total admeasuring area of 53,200 sq. mtrs. as per Revised Commencement Certificate dated 02/06/2018 issued by N.M.M.C

ISSUED ON THIS 4th DAY OF JULY, 2018.


PRAMOD S. BAJPAI (PROP.)
BAJPAI & ASSOCIATES
ADVOCATES.





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ANNEXURE-I

| | Tenancy Rev. Appl No. | Applicant | Opposite Party |
|-----|-----------------------|-------------------------------|--|
| 1. | 331/17 | Mr. Prakash Gaurya Mundkar | Jugalkishor Hanumanbux Mundra & Others |
| 2. | 332/17 | Mr. Ananta Baburav Mundkar | Jugalkishor Hanumanbux Mundra & Others |
| 3. | 333/17 | Mr. Pandurang Budhaji Bhoir | Jugalkishor Hanumanbux Mundra & Others |
| 4. | 334/17 | Mr. Mahadev Chandar Koli | Jugalkishor Hanumanbux Mundra & Others |
| 5. | 335/17 | Mr. Manglubai Gana Koli | Jugalkishor Hanumanbux Mundra & Others |
| 6. | 336/17 | Mr. Datta Bala Patil | Jugalkishor Hanumanbux Mundra & Others |
| 7. | 337/17 | Mr. Kana Joma Koli | Jugalkishor Hanumanbux Mundra & Others |
| 8. | 338/17 | Mr. Vinod Changa Koli | Jugalkishor Hanumanbux Mundra & Others |
| 9. | 339/17 | Mr. Parshuram Changa Koli | Jugalkishor Hanumanbux Mundra & Others |
| 10. | 340/17 | Mr. Tukaram Dharma Koli | Jugalkishor Hanumanbux Mundra & Others |
| 11. | 341/17 | Mr. Eknath Dattu Koli | Jugalkishor Hanumanbux Mundra & Others |
| 12. | 342/17 | Mr. Rama Chaya Patil | Jugalkishor Hanumanbux Mundra & Others |
| 13. | 343/17 | Mr. Bhalchandra Baban Mundkar | Jugalkishor Hanumanbux Mundra & Others |
| 14. | 344/17 | Mr. Suresh Padu Koli | Jugalkishor Hanumanbux Mundra & Others |



| | | | |
|-----|--------|------------------------------|--|
| 15. | 345/17 | Mr. Suresh Parshuram Bhagat | Jugalkishor Hanumanbux Mundra & Others |
| 16. | 346/17 | Mr. Poshiram Dharma Koli | Jugalkishor Hanumanbux Mundra & Others |
| 17. | 347/17 | Mr. Dhau Krishna Shinde | Jugalkishor Hanumanbux Mundra & Others |
| 18. | 348/17 | Mr. Mahesh Suresh Mundkar | Jugalkishor Hanumanbux Mundra & Others |
| 19. | 349/17 | Mr. Mahesh Parshuram Bhoir | Jugalkishor Hanumanbux Mundra & Others |
| 20. | 350/17 | Mr. Pandurang Joma Patil | Jugalkishor Hanumanbux Mundra & Others |
| 21. | 351/17 | Mr. Harishchandra Balu Koli | Jugalkishor Hanumanbux Mundra & Others |
| 22. | 352/17 | Mr. Hiranman Manglya Koli | Jugalkishor Hanumanbux Mundra & Others |
| 23. | 353/17 | Mr. Minnath Kamlakar Patil | Jugalkishor Hanumanbux Mundra & Others |
| 24. | 354/17 | Mr. Rama Padya Koli | Jugalkishor Hanumanbux Mundra & Others |
| 25. | 355/17 | Mr. Santosh Goma Mundkar | Jugalkishor Hanumanbux Mundra & Others |
| 26. | 356/17 | Mr. Prakash Pandurang Bhagat | Jugalkishor Hanumanbux Mundra & Others |
| 27. | 357/17 | Mr. Pandurang Raghu Koli | Jugalkishor Hanumanbux Mundra & Others |
| 28. | 358/17 | Mr. Kamlakar Nathu Koli | Jugalkishor Hanumanbux Mundra & Others |
| 29. | 359/17 | Mr. Ananta Ladkya Patil | Jugalkishor Hanumanbux Mundra & Others |





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| 30. | 360/17 | Mr. Ananta Mahadev Patil | Jugalkishor Hanumanbux Mundra & Others |
| 31. | 361/17 | Mr. Jayendra Laxman Bhagat | Jugalkishor Hanumanbux Mundra & Others |
| 32. | 362/17 | Mr. Hiranman Kamliya Koli | Jugalkishor Hanumanbux Mundra & Others |
| 33. | 363/17 | Mr. Sitabai Soma Koli | Jugalkishor Hanumanbux Mundra & Others |
| 34. | 364/17 | Mr. Ramnath Mahadev Koli | Jugalkishor Hanumanbux Mundra & Others |
| 35. | 365/17 | Mr. Dilip Ambo Patil | Jugalkishor Hanumanbux Mundra & Others |
| 36. | 366/17 | Mr. Kana Hira Koli | Jugalkishor Hanumanbux Mundra & Others |
| 37. | 367/17 | Mr. Bandu Bama Patil | Jugalkishor Hanumanbux Mundra & Others |
| 38. | Tenancy Appeal | Mr. Ramesh Shamji Patil | Jugalkishor Hanumanbux Mundra & Others |
| 39. | Tenancy Revision Application No.40 of 2017 | Jugalkishor Hanumanbux Mundra & Ors. | Mr. Ramesh Shamji Patil |

| Sr. No. | R.C.S. No. | Plaintiff | Defendants |
|---------|------------|----------------------|---|
| 1. | 407/16 | Mahadeo Kalya Koli | Jugalkishor Mundra & 14 Ors. And M/s. . Iraisaa as the Defendant No.9 |
| 2. | 419/16 | Pandurang Joma Patil | V/s. Jugalkishor Mundra & 14 Ors. And M/s. Iraisaa as the Defendant |



| | | | |
|-----|--------|--------------------------|--|
| | | | No.9 |
| 3. | 425/16 | Vijay Ramdas Patil | V/s. Jugalkishor Mundra & 14 Ors. And M/s. . Iraisaa as the Defendant No.9 |
| 4. | 421/16 | Ananta Baburao Mundkar | V/s. Jugalkishor Mundra & 14 Ors. And M/s. Iraisaa as the Defendant No.9 |
| 5. | 417/16 | Kundan Rohidas Bhoir | V/s. Jugalkishor Mundra & 14 Ors. And M/s. . Iraisaa as the Defendant No.9 |
| 6. | 423/16 | Joma Kalya Gavand | Jugalkishor Mundra & 14 Ors. And M/s. . Iraisaa as the Defendant No.9 |
| 7. | 418/16 | Prakash Pandurang Bhagat | Jugalkishor Mundra & 14 Ors. And M/s. . Iraisaa as the Defendant No.9 |
| 8. | 422/16 | Kamlakar Mundi Koli | Jugalkishor Mundra & 14 Ors. And M/s. . Iraisaa as the Defendant No.9 |
| 9. | 424/16 | Alya Kana Mundkar | Jugalkishor Mundra & 14 Ors. And M/s. . Iraisaa as the Defendant No.9 |
| 10. | 420/16 | Subhash Ragho Patil | Jugalkishor Mundra & 14 Ors. And M/s. . Iraisaa as the Defendant No.9 |
| 11. | 323/16 | Ramesh Shamji Patil | Jugalkishor Mundra & 14 Ors. And M/s. Iraisaa as the Defendant No.9 |
| 12. | 337/16 | Anant G. Mundkar | Jugalkishor Mundra & 27 Ors. And M/s. Iraisaa as the Defendant No.22 |
| 13. | 342/16 | Suresh Shankar Koli | Jugalkishor Mundra & 14 Ors. And M/s. Iraisaa as the Defendant No.9 |





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|-----|----------|--|---|
| 14. | 505/2016 | Ram Parshuram Koli (Raja Mahadu Koli & Narayan Rama Koli) | Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9 |
| 15. | 506/2016 | Jayendra Laxman Bhagat (Balu Maya Bhagat) | Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9 |
| 16. | 507/2016 | Dilip Ambu Patil (Ambu Vitthal Patil) | Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9 |
| 17. | 508/2016 | Chandrakant Mahadeo Koli (Mahadya Amulya Koli) | Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9 |
| 18. | 509/2016 | Tukaram Dharma Koli (Dharma Naga Koli) | Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9 |
| 19. | 510/2016 | Minnath Kamlakar Patil (Nama Bama Patil) | Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9 |
| 20. | 511/2016 | Pundalik Hira Bhagat | Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9 |
| 21. | 512/2016 | Jayendra Eknath Patil (Chaya Balu Patil) | Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9 |
| 22. | 513/2016 | Suresh Padu Koli (Pandu Changya Koli) | Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9 |
| 23. | 514/2016 | Parshuram Changa Koli (Mahadu Joma Koli) | Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9 |
| 24. | 515/2016 | Poshiram Dharma Koli (Shriram Gana Koli) | Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9 |



| Sr.No. | W.P.NO. | Petitioner | Respondent |
|--------|---|--------------------------------|---------------------------|
| 1. | High Court, Bombay Civil Writ Petition No.9212 of 2014 | IRASIAA DEVELOPERS PVT.LTD. | M/S. CIDCO LTD. & ORS. |

DATE: 4/7/2018.

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4/7/2018

