

**TO WHOMSOEVER IT MAY CONCERN**

**Re: All that piece and parcel of land bearing Plot No. 15, admeasuring 2250sq. mts. lying being and situate at Sector – 8, Sanpada, Navi Mumbai or thereabout.**

**MR. RAJESH DHARAMVEER GULATI, sole proprietor M/S. SATYAM DEVELOPERS** having his office at 1204/1205/1206, Maithili Signet, Plot No. 39/4, Sector 30A, Opp. InorbitMall, Vashi, Navi Mumbai – 400 705 (hereinafter referred to as the "**PROMOTER**") placed in our hands the files and papers in respect of the aforesaid property and requested us to issue the title certificate. We caused the title search of the said property carried out the searches through the Title Investigator Mr. Ramesh Lohakare in the Offices of Sub-Registrars of Assurances, Thane-III (Vashi) (Manual Index), Thane-III (Vashi) (computerized Index), Thane-VIII (Koparkhairane), Thane-IX (Airoli), Thane-VI & XI (Belapur) Thane-V and Sub-Registrar-Mumbai.

We also caused the Public Notices issued in the newspapers, Vashi Times (25<sup>th</sup> Nov-1st Dec, 2017 Edition) and Aajchi Navi Mumbai (25<sup>th</sup> Nov-1st Dec, 2017 Edition). We have till date not received any claim and/or objection to our issuing the title certificate.

On going through the title documents and the search report we have to state as under:

**A. WHEREAS :**

- I. The Government of Maharashtra having being satisfied that it was expedient in the public interest that an area reserved and designated on the regional plan be developed as a 'Site' for New Town of Navi Mumbai (New Bombay);
- II. After the publication of the Notification under Section 113(1), of the Maharashtra Regional Town planning Act ("MRTP ACT") the State Government by another Notification designated City & Industrial Development Corporation of Maharashtra Limited (CIDCO) as a New Town Development Authority for the purpose of acquiring, developing & disposing of lands in the area of Navi Mumbai under the provisions of Section 113(2) & 113(3-A) of the MRTP Act;

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- III. Pursuant to the mandate of S. 114 of the MRTP Act, the CIDCO floated tenderscheme in the month of November, 2016 for the disposal of commercial cum residential plots on lease at Sanpada, Navi Mumbai.
- IV. On the opening of the tenders, the Promoter turned out to be highest tenderer in respect of residential cum commercial plot being Plot No. 15, admeasuring 2250sq.mtslying, being and situate at Sector 8, Sanpada, Navi Mumbai (Project Land) .
- V. By an Allotment Letter dated the 8<sup>th</sup>/ 10<sup>th</sup>March, 2017 the CIDCO allotted the Project Land to the Promoter on the terms and conditions more specifically set out in the said Allotment Letter dated the 8<sup>th</sup>/ 10<sup>th</sup>March, 2017.
- VI. On the payment of both the installments of the lease premium, the CIDCO was pleased to execute an Agreement to Lease dated the 20<sup>th</sup>June, 2017 agreeing to grant the lease of Project Land being Plot No. 15, admeasuring 2250sq.mts(after demarcation) lying being and situate at Sector 8, Sanpada, Navi Mumbai to the Promoter on the terms and conditions more specifically set out in the said Agreement to Lease dated the 20<sup>th</sup> June, 2017.
- VII. Consequently, the Promoter became seized and possessed of and entitled to develop the Project Land in compliance of the terms and conditions as set out in the Agreement to Lease dated the 20<sup>th</sup>June, 2017.
- VIII. In exercise of power u/s. 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949 and u/s. 45 (1)(3) of the Maharashtra Regional Town Planning Act, 1966, the Navi Mumbai Municipal Corporation (NMMC) on the 6<sup>th</sup>December,2017 granted the Development Permission, issued Commencement Certificate and approved the plans for the development of the Project Land, pursuant to the application of the Promoter u/s. 44 thereof.
- IX. The Promoter is constructing on the Project Land, a residential cum commercial building to be known as **"SATYAM BELLAGIO"** as per the plans and permission referred hereinabove including such additions, modifications, revisions, alterations, therein if any, from time to time as may be approved by the NMMC;
- X. The Promoter had availed the loan from M/s. Dewan Housing Finance Corporation Limited and have vide Deed of Mortgage dated the 19<sup>th</sup>July2017interalia mortgaged the Project Land as Additional Security.

The said Deed of Mortgage has been executed and duly registered with the Sub-Registrar of Assurances, Thane-3 under Sr. No. TNN/3/9314/2017.

We are therefore, of the opinion that the title of **MR. RAJESH DHARAMVEER GULATI, sole proprietor M/S. SATYAM DEVELOPERS**, the Promoter herein in respect of the Project Land is clear and marketable, subject to the Promoter complying with all the terms and conditions of the Allotment Letter dated the 8<sup>th</sup> / 10<sup>th</sup> March, 2017, the Agreement to Lease dated the 20<sup>th</sup> June, 2017, terms and conditions of the Commencement Certificate dated the 6<sup>th</sup> December, 2017 and subject to the Promoter complying with the terms and conditions of the loan including the Deed of Mortgage dated the 19<sup>th</sup> July, 2017 executed by him in favour of M/s. Dewan Housing Finance Corporation Ltd as stated supra.

**THE SCHEDULE ABOVE REFERRED TO:**

All that piece and parcel of land bearing Plot No. 15 admeasuring 2250 sq. mts. lying being and situate at Sector – 8, Sanpada, Navi Mumbai or thereabout and bounded as follows:

On or towards the North by	-	Plot No. 14
On or towards the South by	-	15.00 mts wide road
On or towards the East by	-	15.00 mts wide road
On or towards the West by	-	Plot No.16

**Dated this 18<sup>th</sup> December, 2017**

**For M.Tripathi & Co.**

  
(Advocate)