



Sunil & Co.

Advocates & Consultants in Property Matters

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Date : 18.07.2018

TITLE REPORT TO WHOM SO EVER IT MAY CONCERN

**Reference: Plot No. 45/9, Sector-34A, area admeasuring 1599.45 Sq. Mtrs.,
Kharghar, Taluka-Panvel & District-Raigad, Navi Mumbai.**

At the instructions of our Client, M/s. Mokal Brothers Realty Private Limited a Company duly incorporated under the provisions of Companies Act, 1956, through its Directors 1) Mr. Nilim Kamalakar Mokal & 2) Mr. Kamalakar Atmaram Mokal having address at Office No. 804, Goodwill Infinity, Plot No. E/3A, Sector No. 12, Kharghar, Navi Mumbai-410210 (hereinafter referred to as the Promoter), we have perused the title of the land being Plot No. 45/9, Sector-34A, area admeasuring 1599.45 Sq. Mtrs., Kharghar, Taluka-Panvel & District-Raigad, Navi Mumbai and more particularly described in the Schedule hereunder written (herein after referred to as "the said Plot") and we have made the following observations:

1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "the CIDCO") is a Govt. Company wholly owned by the State Govt. incorporated under the Companies Act, 1956 (I of 1956) having its Registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai, 400 021 and is also New Town Development Authority declared for the area designated as a site of the new town of Navi Mumbai by the State Govt. in exercise of its powers under Sub-sections (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966. (hereinafter referred to as the "MRTP Act").

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Read and Confirmed by
For M/s. Mokal Brothers Realty Private Limited

Mr. Nilim Kamalakar Mokal

2. By an Agreement to Lease made at C.B.D. Belapur, Navi Mumbai on the 16.01.2017 made and executed between the CIDCO therein referred to as the Corporation, of the ONE PART and Smt. Anandibai Namdev Raje (therein referred to as the Licensee and hereinafter referred to as ("THE ORIGINAL LICENSEE")) the CIDCO agreed to lease and the Original Licensee agreed to accept the Lease of the Plot No. 45/9, Sector-34A, area admeasuring 1599.45 Sq. Mtrs., Kharghar, Taluka-Panvel & District-Raigad, Navi Mumbai allotted under 12.5% scheme on the terms and conditions specified therein. The said Agreement to Lease is duly registered with the Sub-Registrar of Assurances Panvel-3 under its Serial No. PVL3-378-2017 dated 19.01.2017.
3. By a Tripartite Agreement made at CBD Belapur, Navi Mumbai on 23.08.2017 between the CIDCO therein referred to as the Corporation of the First Part, Smt. Anandibai Namdev Raje therein referred to as the Original Licensee of the Second Part and the Promoter herein, therein referred to as the New Licensee of the Third Part, duly stamped as per the Maharashtra Stamp Act, 1958 and registered under the provisions of the Indian Registration Act, 1908 under document registration no. PVL2-9853-2017, the CIDCO having permitted the Original Licensee to transfer and assign to the Promoter, her rights, interests in or benefits under the said Agreement to Lease, has agreed to grant to the Promoter a lease of the said land upon performance and observance by them upon obligations and the terms and conditions contained in the said Agreement to Lease read with the Tripartite Agreement herein before mentioned.
4. The CIDCO thereafter has by its Letter No CIDCO/Estate/Satyo/Kharghar-150/2017/22134 dated 29.08.2017 transferred the said Plot in the name of M/s. Mokal Brothers Realty Private Limited through its Directors 1) Nilim Kamalakar



Read and Confirmed by

For M/s. Mokal Brothers Realty Private Limited

Mr. Nilim Kamalakar Mokal

- Mokal & 2) Kamalakar Atmaram Mokal, the Promoter herein. The said Final Order has been issued subject to the outcome of the then ongoing litigations namely:
- a. Special Civil Suit No.481/2011
 - b. Special Civil Suit No. 348/2013
 - c. Special Civil Suit No. 185/2017
5. Pursuant thereto the Promoter herein became well and sufficiently entitled to the said plot, subject to the outcome of the above referred Suits.
6. In the above circumstances, the Promoter is the New Licensee in respect of the said Plot and is entitled to develop the said plot by constructing a building/s as per the building plans sanctioned by the concerned authority.
7. The CIDCO has approved the plans for building intended to be erected on the said Plot and has accordingly issued to the Promoter the Commencement Certificate and Development Permission bearing No. CIDCO/BP-15655/TPO (NM & K)/20185/2697 dated 19.06.2018.
8. By virtue of Provisions contained in the said Agreement to Lease read with the said Tripartite Agreement herein before referred, the Promoter is entitled to erect the building or building on the said land and sell with the permission of the CIDCO the flats to its intending buyers and also to transfer and assign with the permission of the CIDCO rights and interest in and benefits under the said Agreement to Lease in favour of a Cooperative Housing Society or a Company or Association to be constitute of the Buyers of the Flat in building or buildings to be erected on the aid land provided that the Promoter has complied with all the terms and conditions contained in the said Agreement to Lease herein before referred.



Read and Confirmed by

For M/s. Mokal Brothers Realty Private Limited

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Mr. Nilim Kamalakar Mokal

9. I perused the Copy of Special Civil Suit No. 481/2011 filed before Hon'ble Panvel Court. By perusing the said documents it is revealed that the said suit filed by M/s. Kwality Project against Shri. Gajanan D. Navadekar in respect of the said Plot. The said Suit has been disposed of under Order No. 7 Rule 11 of Civil Procedure Code vide order dated 27.03.2018 passed by the Hon'ble Civil Judge, Sr. Division, Panvel.
10. I perused the Copy of all the documents of Special Civil Suit No. 348/2013 filed before Hon'ble Panvel Court. By perusing the said documents it is revealed that the said suit filed by Smt. Muktabai Krushna Navdekar against Smt. Anandibai Namdev Raje in respect of the said Plot. The said Suit is yet pending in the Hon'ble Panvel Court and the orders pass by the Hon'ble Court shall be binding on the M/s. Mokal Brothers Realty Private Limited.
11. I perused the Copy of all the documents of Special Civil Suit No. 185/2017 filed before Hon'ble Panvel Court. By perusing the said documents it is revealed that the said suit filed by M/s. Mauli Enterprises through Shri. Rajesh Namdev Patil against Shri. Gajanan D. Navadekar & 7 others in respect of the said Plot. The said Suit is yet pending in the Hon'ble Panvel Court and the orders pass by the Hon'ble Court shall be binding on the M/s. Mokal Brothers Realty Private Limited.
12. Further the Promoter has declared that there are no encumbrances and or any injunction orders passed upon the project Plot or the Project except the above mentioned subsisting Suits.
13. I have also got the search conducted in the office of the Sub-Registrar of assurances at Panvel-1, 2, 3,4,5 and have not found any entries during the search that affects the title of the said Plot. I have issued a separate search report dated 17.07.2018 for the period of 13 years from the year 2006 till date.



14. Subject to what is stated above and relying on the said declaration, I state that the rights and interest of M/s. Mokal Brothers Realty Private Limited through its Directors 1) Nilim Kamalakar Mokal & 2) Kamlakar Atmaram Mokal to the said Plot is clear, marketable and free from encumbrances except the outcome of the said above mentioned two prevailing Suits and M/s. Mokal Brothers Realty Private Limited through is entitled to obtain the Lease of the said Plot and sell flats in the building constructed with the prior permission of the CIDCO and thereafter transfer in favour of the Co-operative Society or a Company or any other legal entity constituted of buyers of Flats/Shops in the building on the said plot.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT PIECE OR PARCLE OF LAND being Plot No. 45/9, Sector-34A, area admeasuring 1599.45 Sq. Mtrs., Kharghar, Taluka-Panvel & District-Raigad, Navi Mumbai or thereabout falling within the Registration Sub District and District – Raigad and within the area of Raigad, Navi Mumbai and the land being bounded as follows that is to say:

On or towards the North by :- 15.0 M2 wide Road
 On or towards the South by :- Plot No. 45/11 & 45/10
 On or towards the East by :- 15.0 M2 wide Road
 On or towards the West by :- 9.0 M2 wide Road

Dated this 18th day of July, 2018.

For M/s. Sunil & Co.

Proprietor/Advocate High Court



Read and Confirmed by

For M/s. Mokal Brothers Realty Private Limited

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Mr. Nilim Kamalakar Mokal