



HIMANSHU BHEDA
AND ASSOCIATES
ADVOCATES, HIGH COURT, MUMBAI.

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

Sub: - Report on Title in respect of Plot No. 86, Sector- 21 in Village/ Site Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, admeasuring 3499.51 Square Meters or thereabouts.

THIS IS TO CERTIFY that we have perused the documents of **M/S PLATINUM ENTREPRISES**, a Partnership Firm, registered under the provisions of Indian Partnership Act, 1932, having its Office address at B-84, Agrawal Trade Centre, Plot no 62, Sector 11, CBD Belapur, Navi Mumbai, in respect of Plot No. 86, Sector- 21, in Village/ Site Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, admeasuring 3499.51 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 26th November, 2009.
2. Tripartite Agreement dated 30th July, 2015.
3. CIDCO's Transfer Order dated 14-08-2015.
4. Search Report dated 13-08-2015.

The manner in which **M/S PLATINUM ENTREPRISES** has acquired Leasehold Title in respect of the said plot is narrated as under:-

1. The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966, hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.

2. The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec.113 of the said Act.



3. By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.
4. By an Agreement to Lease dated 26th November, 2009 executed between CIDCO Ltd. and 1) Shri. Vishwanath Balu Patil, 2) Shri. Mahadeo Balu Patil, 3) Shri. Bharat Balu Patil, 4) Shri. Ramesh Balu Patil and 5) Shri. Suresh Balu Patil, all adults, Indian Inhabitants, having their common address at Post-Vahal, Taluka – Panvel, District-Raigad (hereinafter referred to as the said Original Licensees), the CIDCO Ltd. granted to the said Original Licensees lease in respect of the Plot No. 86, Sector- 21 in Village/ Site Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, admeasuring 3499.51 Square meters or thereabouts (hereinafter referred to as the said plot) and which is more particularly described in the First Schedule for such lease premium and upon such terms and condition as are mentioned therein. The said Agreement to Lease is registered under Serial No. 8131 of 2009 dated 26-11-2009.
5. Thereafter, by a Tripartite Agreement dated 30th July, 2015, executed between the CIDCO Ltd, the said Original Licensees and the said PLATINUM ENTERPRISES, the CIDCO Ltd. has agreed to accept and substitute the said PLATINUM ENTERPRISES as the New Licensee in respect of the said plot more particularly described in the First Schedule upon such terms and conditions as mentioned therein. The said Tripartite Agreement is registered with the Sub-Registrar of Assurances under serial no. 9603-2015 dated 03-08-2015.
6. The CIDCO Ltd., vide its letter 14-08-2015 bearing reference no. CIDCO/VASAHAT/SATYO/ULWE/1049/2015/910 has substituted the said M/S PLATINUM ENTREPRISES as the New Licensees instead and in place of the said Original Licensees and at the request of the said Original Licensees, the CIDCO Ltd has transferred the said plot in favour of the said M/S PLATINUM ENTREPRISES upon such terms & conditions as mentioned therein.
7. At the request of M/S PLATINUM ENTREPRISES, we have taken search in the Sub Registrar Offices in respect of the said plot. The Search Clerk, Mr. Vinay Mankame, has submitted his Report, vide his letter dated 13-08-2015, wherein he has stated that the



available Index from the year 2008 to 2015 has been checked and he has also stated that the records for the year 2015 were not ready.

8. In the above circumstances, M/S PLATINUM ENTREPRISES is well and sufficiently entitled to the said plot.

9. In the circumstances, subject to the compliance of the terms & conditions of the said Agreement to Lease dated 26th November, 2009, Tripartite Agreement dated 30th July, 2015, CIDCO's Transfer Order dated 14-08-2015 and Search Report dated 13-08-2015, the title of **M/S PLATINUM ENTREPRISES** 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. 86, Sector- 21 in Village/ Site Ulwe of 12.5% (erstwhile Goathan Expansion Scheme) Scheme, containing by measurement 3499.51 Square meters or thereabouts and is bounded as follows, that is to say:

On or towards the North by - 30.0 Meters Wide Road
On or towards the South by - Plot No. 84 & 85
On or towards the East by - Plot No. 87
On or towards the West by - 24.0 Meters Wide Road

DATED THIS 28TH DAY OF OCTOBER, 2015.

FOR HIMANSHU BHEDA & ASSOCIATES

Proprietor