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**3A-202, Sec.-34,
Manasarovar complex ,
Panvel-410209.**

ADVOCATE HIGH COURT

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

Sub: - Report on Title in respect of Plot No. 178, Sector- 17, in Village / Site Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, containing by admeasurements 3249.5 Square Meters or thereabouts.

THIS IS TO CERTIFY that we have perused the documents of **1)M/S PLATINUM LIFESPACES**, a Partnership Firm (Holding PAN No. AAQFP0418D) and having their registered address at B-84, Aggarwal Trade Centre, Plot no. 62, Sector – 11, C.B.D Belapur, Navi Mumbai, **2) MR. BHARAT KUMAR RAMBHAI PETHANI**, an adult, Indian Inhabitant, having his address at 603, Vaibhav CHS, Plot no. 28, above More Store, Sec – 11, Kharghar, Navi Mumbai, **3) MR. HASMUKHBHAI BHIMJIBHAI GHADIA**, an adult, Indian Inhabitant, having his address at C-5/2/1:3, Sector 1 A, CBD Belapur, Navi Mumbai, **4) MR. SANTOSH SITARAM KORE**, an adult, Indian Inhabitant, having his address at Flat no. B-7, Padmalaya Building, Intercity CHS, Sec- 16 A, Vashi, Navi Mumbai 400703 and **5) MR. SANJAY RAJENDRA SHELKE**, an adult, Indian Inhabitant, having his address at B/10/22/04, Nav Prerana Association, Sector 15, Vashi, Navi Mumbai, in respect of Plot No. 178, Sector- 17, in Village / Site Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, containing by admeasurements 3249.5 Square Meters or thereabouts (hereinafter referred to as the said Plot).

We have inspected the photocopies of the following documents:-

- i. Agreement to Lease dated 4-11-2016.
- ii. Tripartite Agreement dated 15-02-2017.
- iii. CIDCO's Final Transfer Order dated 16-02-2017.
- iv. Order dated 22-02-2017 passed by the Court of Junior Division at Panvel.
- v. Shuddhipatrak issued by CIDCO Ltd. dated 05-04-2017
- vi. Search Report dated 08-01-2018.

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The manner in which 1) **M/S. PLATINUM LIFESPACES**, 2) Mr. Bharat Kumar Rambhai Pethani, 3) Mr. Hasmukhbhai Bhimjibhai Ghadia, 4) Mr. Santosh Sitaram Kore and 5) Mr. Sanjay Rajendra Shelke have 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 Ltd.") 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 4th November, 2016 executed between CIDCO Ltd. and 1) Shri. Pandurang Gajanan Deshmukh and 2) Shri. Jaywant Chandrakant Deshmukh (hereinafter collectively referred to as the said Original Licensees), the CIDCO Ltd. granted the said Original Licensees lease in respect of all that pieces and parcel of land known as Plot No. 178, Sector- 17, in Village / Site Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, containing by admeasurements 3249.5 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. PVL 2 -12804 - 2016 dated 04-11-2016.



5. Thereafter, by a Tripartite Agreement dated 15-02-2017 executed between the CIDCO Ltd., the said Original Licensees and 1) M/S PLATINUM LIFESPACES, 2) Mr. Bharat Kumar Rambhai Pethani, 3) Mr. Hasmukhbhai Bhimjibhai Ghadia, 4) Mr. Santosh Sitaram Kore and 5) Mr. Sanjay Rajendra Shelke, the CIDCO Ltd. agreed to accept and substitute M/S PLATINUM LIFESPACES and the said Mr. Bharat Kumar Rambhai Pethani and 3 ors jointly as the New Licensees for the said plot, subject to the Order passed in Regular Civil Suit no. 24 of 2009 and upon such terms and conditions as mentioned therein. The said Tripartite Agreement is registered with the Sub-Registrar of Assurances under Serial No. 1435/2017 dated 15-02-2017 and the CIDCO Ltd.

6. The CIDCO Ltd., vide its letter dated 16-02-2017 bearing reference no. CIDCO / VASA HAT / SATYO / ULWE 362+269B/2017/16181, has substituted M/S PLATINUM LIFESPACES and the said Mr. Bharat Kumar Rambhai Pethani and 3 ors jointly 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, subject to the Order passed in Regular Civil Suit no. 24 of 2009, transferred the said plot in favour of M/S PLATINUM LIFESPACES and the said Mr. Bharat Kumar Rambhai Pethani and 3 ors upon such terms & conditions as mentioned therein.

7. It appears that prior to the said Agreement to Lease dated 4th November, 2016, one Mr. Sham Uddhavrao Deshmukh had filed a Regular Civil Suit no. 24 of 2009 before the Court of Junior Division at Panvel against the said Original Licensees along with the other necessary parties for such reliefs as mentioned in the Complaint in the said Suit. However, the said Mr. Sham Uddhavrao Deshmukh had unconditionally withdrawn the said Suit and the Hon'ble Court, by its Order dated 22-02-2017, has disposed off the said Suit.

8. Pursuant thereto, by Shuddhipatrak issued in 05-04-2017, having ref. no. CIDCO / VASA HAT / SATYO / ULWE 362 + 269 B / 2017 / 18336, the CIDCO Ltd. has removed the condition / reference of the said Regular Civil Suit no. 24 of 2009 mentioned in the said Tripartite Agreement 15-02-2017 and the said Letter dated 16-02-2017, transferring the said plot jointly in favour of 1) M/S PLATINUM LIFESPACES, 2) Mr. Bharat Kumar Rambhai Pethani, 3) Mr. Hasmukhbhai Bhimjibhai Ghadia, 4) Mr. Santosh Sitaram Kore and 5) Mr. Sanjay Rajendra Shelke.



9. At the request of M/S PLATINUM LIFESPACES, we have taken search in the Sub Registrar Offices in respect of the said plot. The Property Investigator, Mr. Vinay Mankame, has submitted his Report, vide his letter dated 08-01-2018, a copy whereof is annexed hereto and marked as **Annexure "A"**.

10. In the above circumstances, 1) M/S PLATINUM LIFESPACES, 2) Mr. Bharat Kumar Rambhai Pethani, 3) Mr. Hasmukhbhai Bhimjibhai Ghadia, 4) Mr. Santosh Sitaram Kore and 5) Mr. Sanjay Rajendra Shelke are jointly well and sufficiently entitled to the said plot.

11. In the circumstances, subject to the compliance of the terms & conditions of the said Agreement to Lease dated 4-11-2016, Tripartite Agreement dated 15-02-2017, CIDCO's Final Transfer Order dated 16-02-2017, Order dated 22-02-2017 passed by the Court of Junior Division at Panvel, Shuddhipatrak issued in 05-04-2017 and Search Report dated 08-01-2018, the title of 1) M/S PLATINUM LIFESPACES, 2) Mr. Bharat Kumar Rambhai Pethani, 3) Mr. Hasmukhbhai Bhimjibhai Ghadia, 4) Mr. Santosh Sitaram Kore and 5) Mr. Sanjay Rajendra Shelke to the said plot is clear & marketable & free from all registered encumbrances.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT pieces or parcel of land known as Plot No. 178, Sector – 17 in Village/ Site Ulwe of 12.5% (Erstwhile Goathan Expansion Scheme) Scheme, containing by measurement 3249.5 Square meters or thereabouts and bounded as follows

That is to say:

Towards the North by	:	Plot no. 179 and 199
Towards the South by	:	24 meters Wide Road
Towards the East by	:	30 meters Wide Road
Towards the West by	:	Plot no. 177

DATED THIS 17th DAY OF Jan., 2018.



TRUPTI TAMLURKAR.

(ADVOCATE HIGH COURT)