

Edate & Company

Advocate & Consultant in Property

N. N. Edate

BA (Spl), LL.B., LL.M,
Advocate, High Court,
Roll No. MAH/53169/1999
Enrolled on 25-01-1999
Ex-Marketing Manager/Law Officer
CIDCO Ltd.

319, 3rd Floor,
Vardhaman Market, Plot No. 75,
Sector 17, Vashi,
Navi Mumbai 400 703.
Tel : 27800216
e-mail : edateandcompany@gmail.com

Ref : /

Date :

06th June 2019

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Name of the Clients: M/s. Neelsidhi Associates LLP, a Limited Liability Partnership Firm duly incorporated under the Limited Liability Partnership Act 2008 having its Registered Office at 03rd floor, the Emerald, plot No. 195B, Sector 12, Vashi, Navi Mumbai- 400703.

Property details: - Plot No 2A, admeasuring area 1749.89 Sq. Mtrs situated at Sector 06, Ghansoli, Navi Mumbai.

I have investigated the title of M/s. Neelsidhi Associates LLP, a Limited Liability Partnership Firm duly incorporated under the Limited Liability Partnership Act 2008, to the Plot No 2A, admeasuring area 1749.89 Sq. Mtrs situated at Sector 06, Ghansoli, Navi Mumbai and I have to state as under: -

Copies of Documents examined: -


1. Agreement to lease dated 21-05-2019 executed between the CIDCO and M/s. Neel Sidhi Associates LLP, duly stamped as per the Bombay Stamped Act, 1958 and registered under the provisions of the Indian Registration Act, 1908 along with copy of Registration Receipt and Index II .
2. General Power of Attorney Granted by M/s. Neel Sidhi Associates LLP in favor of 1) Kalpesh Jamandas Palan 2) Darshan Gopaji Palan 3) Vilas Madanlal Kathari 4) Neel Vilas Kothari .



3. Allotment Letter dated 22-01-2019 issued by the CIDCO to M/s Neelsidhi Associates LLP.
4. Search Report dated 06-06-2019 issued by Advocate Edate & Co.

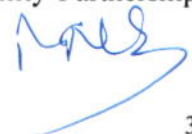
Observations: -

1. The City and Industrial Development Corporation of Maharashtra Limited (the CIDCO) is a Govt. company wholly owned by the State Govt. duly incorporated under the Companies Act 1956 and having its Registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai 400 021.
2. State Govt. has been acquiring agricultural lands in Navi Mumbai for the purpose of orderly development of new town of Navi Mumbai.
3. State Govt. has appointed the CIDCO as a New Town Development Authority for the purpose of development of new town of Navi Mumbai and for that purpose, vested all the lands so acquired along with the Govt. lands in Navi Mumbai in the CIDCO for orderly development of new town of Navi Mumbai.
4. The CIDCO has carved out plots out of such lands acquired by the State Govt. and subsequently vested in the CIDCO, being, lying and situate at Ghansoli, Navi Mumbai.
5. By or under its Letter of Allotment Ref. 2664/1000113 dated 22-01-2019, the CIDCO had allotted to M/s. Neelsidhi Associates LLP, a Limited Liability Partnership Firm duly incorporated under the Limited Liability Partnership Act 2008 one of the Plots being Plot No 2A, admeasuring area 1749.89 Sq. Mtrs situated at Sector 06, Ghansoli, Navi Mumbai for or at consideration and upon the terms and conditions contained in the above Allotment Letter.
6. Pursuant to the above Letter of Allotment, by an Agreement to Lease made at CBD Belapur, Navi Mumbai on 21-05-2019, executed between the CIDCO therein referred to as the Corporation of the One Part, and **M/s. Neelsidhi Associates LLP**, a Limited



Liability Partnership Firm duly incorporated under the Limited Liability Partnership Act 2008, therein referred to as the Licensee of the Other Part, the CIDCO has agreed to grant to **M/s. Neelsidhi Associates LLP**, a Limited Liability Partnership Firm duly incorporated under the Limited Liability Partnership Act 2008 or their nominee being a cooperative housing society or any other legal entity to be formed and registered of the purchasers of the residential and commercial units, a lease of the above Plot No 2A, admeasuring area 1749.89 Sq. Mtrs situated at Sector 06, Ghansoli Navi Mumbai, more particularly described in the Schedule [for short, the said plot], along with the intending building to be constructed thereon, for a period of 60 years upon performance and observance by them of the obligations and terms and conditions contained therein and has granted them a permission or license to enter upon the said plot for the purpose of construction of a Plot No 2A, admeasuring area 1749.89 Sq. Mtrs situated at Sector 06, Ghansoli, Navi Mumbai for construction of Residentail cum Commercial building. The above Agreement to Lease is duly registered under the provisions of the Indian Registration Act, 1908 under Doc Reg. No TNN-6/6684/2019 Registered dated 22-05-2019. Possession of the said plot is handed over by the CIDCO to them 21-05-2019 as shown on the possession receipt furnished.

7. As per terms and conditions contained in the above Agreement to Lease, M/s. Neelsidhi Associates LLP. is obliged to complete erection of the building and obtain Occupancy Certificate within a period of 4 years from the date of execution of the above Agreement to Lease.
8. The CIDCO has put on them restriction on transfer or assignment of their rights, interests in or benefits under the above Agreement to Lease and subject to such restriction, they are permitted to transfer and assign their rights, interests in or benefits under the above Agreement to Lease.
9. On getting occupancy certificate from the CIDCO on completion of the erection of the intending building in accordance with the approved building plans and specifications, the CIDCO would grant to **M/s. Neelsidhi Associates LLP**, a Limited Liability Partnership Firm duly incorporated under the Limited Liability Partnership



Act 2008 or their nominee being a cooperative housing society or any other legal entity to be formed and registered of the purchasers of the residential and commercial units, a lease of the above Plot No 2A, admeasuring area 1749.89 Sq. Mtrs situated at Sector 06, Ghansoli Navi Mumbai, more particularly described in the Schedule. Till then, they are the only licensees having a license or permission to enter upon the said plot for the purpose of erection of the intending building and during subsistence of the above Agreement to Lease, they don't get any title, ownership rights, etc. which is capable of being assigned.

10. Since all the agricultural lands held privately in Navi Mumbai were acquired by the State Govt. and vested in the CIDCO such lands so acquired along with Govt. lands for orderly development of new town of Navi Mumbai and hence, no separate N. A. permission for conversion of the agricultural lands is needed.
11. I have taken search through Search clerk Kisan J. Bhide for period of 13 Years i.e. 2007 to 2019 and I have noticed nothing recorded in the Sub Registrar's office recording any lien, charge, mortgage in or over the above plot. Search report and search fee receipt are enclosed.
12. I have made observations based on the copies of documents furnished to me. No original documents have been produced.

CONCLUSION:

Subject to what is stated herein before, the title of **M/s. Neelsidhi Associates LLP**, a Limited Liability Partnership Firm duly incorporated under the Limited Liability Partnership Act 2008 to the above plot i.e. Plot No. 2A, admeasuring area 1749.89 Sq. Mtrs situated at Sector 06, Ghansoli, Navi Mumbai is clear, perfect and marketable and free from all encumbrances.



THE SCHEDULE ABOVE REFERRED TO
THE DESCRIPTION OF THE PROPERTY

Plot No 2A, admeasuring area 1749.89 Sq. Mtrs situated at Sector 06, Ghansoli, Navi Mumbai and within the local jurisdiction of Navi Mumbai Municipal Corporation and and Registration Sub District and District Thane and bounded as follows: -

Towards North by: -Plot No. 2

Towards South by: - Plot No. 3

Towards East by: - 30.00 MTR Wide Road

Towards West by: -Plot No. 1

For Edate & Company



ADVOCATE, HIGH COURT