

DHANANDA P. MOKAL - THAKUR

B.COM. LLB

ADVOCATE HIGH COURT

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Date: 20/08/2019

TITLE CERTIFICATE

Sub: Title Certificate with respect to Plots Bearing No. 156 & 157, Adm. 1200

Sq.Mtrs., Situated At Sector-50, Dronagiri Node, Tal. Uran, Dist. Raigad.

TO WHOMSOEVER IT MAY CONCERN

We have Scrutinize the documents & papers as per instruction of 1) M/S. VILLA BUILDERS LLP (Limited Liability Partnership Firm) through its designated Partners A) MR. PRAHULAL KHETSHI PATEL, B) MR. LALJI AKHAI BERA, C) MR. KARAN SUDHIR BHATT, & D) M/S. EMPIRE BUILDERS & DEVELOPERS LLP, through its designated Partner MR. KETAN VINOD VYAS, having Office address at Shop No. 18, Shiv Chambers, Plot No. 21, Sector 11, CBD Belapur, Navi Mumbai, Tal. & Dist. Thane., & 2) M/S. KHODIYAR REALTECH, Partnership Firm, through its Partners A) MR. MUKESH VELJIBHAI BHUVA, B) MR. ARVIND BATUKBHAI MENDAPARA, C) MR. CHIRAG K. PARVADIA, D) MR. ALPESH K. KOTADIYA, E) MR. CHETAN JAMANBHAI PATEL, F) MR. NILESH PARSOTTAMBHAI PARVADIA, G) MR. NILESH VALLABHBHAI VIROJA & H) MR. VIRALKUMAR NARAYANBHAI MAKANI, having Office address at D-24/2:12, New Omkar co-op. Housing society Ltd., Sector 48, Nerul, Navi Mumbai, Tal. & Dist. Thane., the Subsequent New Licensees of Plots bearing No. 156 & 157, adm. 1200 sq.mtrs., Situated at Sector-50, Dronagiri Node, Tal. Uran, Dist. Raigad., [hereinafter referred to as the said Plots].

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1) **DESCRIPTION OF PROPERTY:**

All that piece and parcel of Land Known as Plots No. 156 & 157, Sector-50, Node Dronagiri, Tal. Uran, Dist. Raigad of 12.5% Scheme, containing by adm. 1200 sq.mtr. and bounded as follows that is to say:

On or towards North by	:	11.00 Mtr. Wide Road
On or towards South by	:	3.0m wide service Corridor
On or towards East by	:	Plot No. 158
On or towards West by	:	Plot No. 155

2) **DOCUMENTS:**

For the purpose of investigation of title of the said Plots, I also perused the following documents:

- 1) The City and Industrial Development Corporation of Maharashtra Limited had allotted the Plots bearing No. 156 & 157, adm. 1200 sq.mtr., Situated at Sector-50, Dronagiri Node, Tal. Uran, Dist. Raigad under application dtd. 31st August 1994 under its 12.5% Scheme in the name of project affected and entitled Villager as per Computerized Draw, The CIDCO of Maharashtra Ltd. had issued of Letter of Allotment dtd. 30th September, 2011 vide under CIDCO File No. DRONAGIRI – 323 in the name of project affected Villager/Applicant MR. BALARAM GOPINATH THAKUR and on payment of Lease Premium of Rs.16,200/- [Rupees Sixteen Thousand Two Hundred Only] & Other Charges.
- 2) Agreement to Lease executed on 16th November 2011 between THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO of Maharashtra Ltd) the Licensors/Lessors

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Party of **ONE PART AND MR. BALARAM GOPINATH THAKUR**, the Licensee Party of **OTHER PART** (more particularly as written in the schedule of property therein) and had handed over the possession of the aforesaid allotted plot to the Licensees and permitted to construct building thereon within available F.S.I (Floor Space Index) as per the approve plan, Commencement Certificate to be obtained from Town Planning Dept. of CIDCO of Maharashtra Ltd. and the said Agreement to Lease registered with the Concerned Sub Registrar of Assurances at URAN, vide under **Registration Sr. No. URAN/1544/2011 dtd. 18th November 2011.**

- 3) **Tripartite Agreement dtd. 14th May, 2012** executed between **The CIDCO of Maharashtra Ltd.** the Party of First Part **AND MR. BALARAM GOPINATH THAKUR**, the Original Licensee the Party of Second Part **AND SHRI. HABIB UMER KHAN Prop. Of M/S. PLANET BUILDERS & DEVELOPERS**, the New Licensees Party of Third Part. The Original Licensee had released, relinquished & transferred all his right, title & interest in favour of the New Licensee. The said Tripartite Agreement duly stamped & registered with the Concerned Sub-Registrar of Assurances Uran vide under **Registration Sr. No. URAN/603/2012 dtd. 14th May 2012.**

- 4) **The CIDCO of Maharashtra Ltd.** on furnishing of registered Copy of Tripartite Agreement had transferred the said Plot in the name of New Licensee vide through its Final Order bearing No. **CIDCO/ESTATE/SATYO/DRONAGIRI/323/2012 dtd. 13th June, 2012** had transferred the said plot in the name of **SHRI. HABIB UMER KHAN Prop. Of M/S. PLANET BUILDERS & DEVELOPERS.**

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5) Tripartite Agreement dtd. 11th February, 2019 executed between The CIDCO of Maharashtra Ltd. the Party of First Part AND SHRI. HABIB UMER KHAN Prop. Of M/S. PLANET BUILDERS & DEVELOPERS, the Original Licensee the Party of Second Part AND (1) M/S. VILLA CITY BUILDERS LLP, Through it's Partners [a] MR. PRABHULAL KHETSHI PATEL, [b] MR. LALJI AKHAI BERA, [c] MR. KARAN SUDHIR BHATT AND [d] M/S. EMPIRE BUILDERS & DEVELOPERS LLP through its Partner MR. KETAN VINOD VYAS, & (2) M/S. KHODIYAR REALTECH, Partnership Firm, through its Partners A) MR. MUKESH VELJIBHAI BHUVA, B) MR. ARVIND BATUKBHAI MENDAPARA, C) MR. CHIRAG K. PARVADIA, D) MR. ALPESH K. KOTADIYA, E) MR. CHETAN JAMANBHAI PATEL, F) MR. NILESH PARSOTTAMBHAI PARVADIA, G) MR. NILESH VALLABHBHAI VIROJA & H) MR. VIRALKUMAR NARAYANBHAI MAKANI, the Subsequent New Licensees Party of Third Part. The New Licensee had released, relinquished & transferred all their right, title & interest in favour of the Subsequent New Licensees. The said Tripartite Agreement duly stamped & registered with the Concerned Sub-Registrar of Assurances Uran vide under Registration Sr. No. URAN/439/2019 dtd. 15th February 2019.

6) The CIDCO of Maharashtra Ltd. on furnishing of registered Copy of Tripartite Agreement had transferred the said Plot in the name of Subsequent New Licensees vide through its Final Order bearing No. CIDCO/ESTATE/SATYO/DRONAGIRI323/2019/1844. dtd. 22nd February, 2019 had transferred the said plot in the name of M/S. VILLA CITY BUILDERS LLP & M/S. KHODIYAR REALTECH (Partnership Firm) .

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- 7) Development permission along with Commencement Certificate issued by ADDL. TOWN PLANNING OFFICER, Navi Mumbai & Khopta, dated of said Plots Vide their letter Ref No. CIDCO/BP-16851/TPO (NM & K)/2019/5268 dated 06/08/2019.

We have gone through and perused the aforesaid title documents related to the said plot and also taken the title search of available records through MR. SATYAWAN CHAVHAN [Property Investigator], Search Clerk for the Years 2005 to 2019 for Fifteen [15] Years in the Office of Concerned Sub Registrar of Assurances at Uran by Receipt No. 4473/2019, dated 26/03/2019 and made the payment of Govt. Fees to that effect.

On the basis of the above documents placed before me, I hereby certify that (1) M/S. VILLA CITY BUILDERS LLP & (2) M/S. KHODIYAR REALTECH are entitled to develop the said property and title of the said property is clear, marketable and free from all encumbrances.



ADV. DHANANDA P. MOKAL - THAKUR

(ADVOCATE HIGH COURT)

Adv Dhananda P. Mokal-Thakur
Reg. No. MAH/15/2014
Office No. 40A, Pratik Center,
Sec-1A, CBD-Belapur, Mumbai.
Tal. & Dist-Thane.

Encl. : Search Report taken through MR. SATYAWAN CHAVHAN