

DHANANDA P. MOKAL - THAKUR

B.COM. LLB

ADVOCATE HIGH COURT

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Date: 30/11/2018

TITLE CERTIFICATE

Sub: Title Certificate with respect to Plot Bearing No. 27, Adm. 1499.78

Sq.Mtrs., Situated At Sector-47, Dronagiri Node, Tal. Uran, Dist. Raigad.

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that We have investigated the Title of M/S. VILLA CITY BUILDERS LLP, Through It's Partners [1] MR. PRABHULAL KHETSHI PATEL, [2] MR. LALJI AKHAI BERA, [3] MR. KARAN SUDHIR BHATT AND [4] M/S. EMPIRE BUILDERS & DEVELOPERS LLP through its Partner MR. KETAN VINOD VYAS, having office address at Shop No. 18, Shiv Chamber, Plot No. 21, Sector 11, CBD Belapur, Navi Mumbai, Tal. & dist. Thane, the New Licensees of Plot bearing No. 27, adm. 1499.78 sq.mtrs., Situated at Sector-47, Dronagiri Node, Tal. Uran, Dist. Raigad., Making application to Sub Registrar Office, Panvel & Uran by Receipt No. 16011/2018, dated 26/11/2018 of 30 Years i.e. from 1989 to 2018 in respect of the property which is described as follows:

1) DESCRIPTION OF PROPERTY:

All that piece and parcel of Land Known as Plot No. 27, Sector-47, Node Dronagiri, Tal. Uran, Dist. Raigad of 12.5%Scheme, containing by adm. 1499.78 sq.mtr. and bounded as follows that is to say:

On or towards North by	:	20.0 Mtr. Wide Road
On or towards South by	:	H. T. Corridor
On or towards East by	:	Plot No. 26
On or towards West by	:	Plot No. 27 A

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2) DOCUMENTS:

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

- 1) The City and Industrial Development Corporation of Maharashtra Limited had allotted the Plot bearing No. 27, adm. 1499.78 sq.mtr., Situated at Sector-47, Dronagiri, Tal. Uran, Dist. Raigad under the Application dtd. 17th October, 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. 09th September, 2015 vide under CIDCO File No. DRONAGIRI - 702 + 2289 + 1067 + 2273 + 1440 in the name of project affected Villagers/Applicants [1] SHRI. PRAKASH DUKLYA BANDA, [2] SHRI. RAMESH MAHADEV PATIL, [3] SHRI. DEEPAK MAHADEV PATIL, [4] SMT. AASHA RAMCHANDRA KADU, [5] SMT. MEENA RAJARAM THAKUR, [6] SHRI. BHARATI MOHAN MHATRE, [7] SMT. BEBIBAI BABYA @ BABURAO TANDEL, [8] SMT. CHAMPABAI BABYA @ BABURAO TANDEL, [9] SMT. HARSHADA RAJENDRA MHATRE, [10] SMT. MANJULA HARISHCHANDRA GHARAT, [11] SHRI. KIRAN BABYA @ BABURAO TANDEL, [12] SHRI. MAHESH BABYA @ BABURAO TANDEL, [13] SHRI. PARSHURAM BALARAM PATIL, [14] SHRI. SURESH MOTIRAM KADU and on payment of Lease Premium of Rs.30,000/- [Rupees Three Thousand Only] & Other Charges.
- 2) Agreement to Lease executed on 08th March 2016 between THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO of Maharashtra Ltd) the Licensors/Lessors Party of ONE PART AND SHRI. PRAKASH DUKLYA BANDA & Others Thirteen [13],

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the Licensees/Lessees 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/385/2016 dtd. 10th March 2016.

- 3) Tripartite Agreement dtd. 21st June, 2016 executed between The CIDCO of Maharashtra Ltd. the Party of First Part AND SHRI. PRAKASH DUKLYA BANDA & Others Thirteen [13], the Original Licensees the Party of Second Part AND M/S. VILLA CITY BUILDERS LLP, Through it's Partners [1] MR. PRABHULAL KHETSHI PATEL, [2] MR. LALJI AKHAI BERA, [3] MR. KARAN SUDHIR BHATT AND [4] M/S. EMPIRE BUILDERS & DEVELOPERS LLP through its Partner MR. KETAN VINOD VYAS, the New Licensees Party of Third Part. The Original Licensees had released, relinquished & transferred all their right, title & interest in favour of the New Licensees. The said Tripartite Agreement duly stamped & registered with the Concerned Sub-Registrar of Assurances Uran vide under Registration Sr. No. URAN/1014/2016 dtd. 22nd June 2016.

- 4) The CIDCO of Maharashtra Ltd. on furnishing of registered Copy of Tripartite Agreement had transferred the said Plot in the name of New Licensees vide through its Final Order bearing No. CIDCO/ESTATE/SATYO/DRONAGIRI/702+2289+1067+2273+1440/2016/9976 dtd. 27th June, 2016 had transferred the said plot in the name of M/S. VILLA CITY BUILDERS LLP.

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- 5) Development permission along with Commencement Certificate issued by ADDL. TOWN PLANNING OFFICER, Navi Mumbai & Khotka, dated 27/06/2018 of said Plot Vide their letter Ref No. CIDCO/BP-15784/TPO (NM & K)/2018/2814 dated 27/06/2018.

And I have to report and certify as under:

That the City and Industrial Development Corporation of Maharashtra Ltd. is company in corporate under the provision of Companies Act 1956 (hereinafter referred to as "CIDCO LTD") having its registered office at Nirmal 2nd floor, Nariman Point, Mumbai 400 021.

That the CIDCO has been declared as a New Town Development Authority under the provision of Sub - Section 3-A of Section 113 of (Maharashtra Regional & Town Planning Act, 1966) Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as "The Said Act") for the New Town of New Bombay by Government of Maharashtra in exercise of its Powers for the area designated as site for the New Town under Sub-Section (I) of Section 113 of the said Act.

That the state Government has acquired land within the designated are of New Bombay land vested the same in the CIDCO by an order duly made in that behalf as per the provisions of Section 113 of the Said Act.

That by virtue of being the Development Authority of new Town (Navi Mumbai) the CIDCO has been empowered under Section 118 of the Said Act to dispose off any land acquired by if or vested in it in accordance with the proposal approved by the State Government under the Said Act.

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That the immovable property consisting of Plot No. 27, admeasuring 1499.78 sq.mtrs. Situated, laying and being at Dronagiri, Tal. Uran, Dist. Raigad, is allotted by CIDCO of Maharashtra Ltd., on lease basis for Sixty (60) years in favour of **SHRI. PRAKASH DUKLYA BANDA & Others Thirteen [13]**, under the Agreement to Lease dtd. 08th March 2016. And under the Tripartite Agreement dtd. 03/02/2012 **M/S. VILLA CITY BUILDERS LLP** has become the New Licensee of the said Plot.

On the basis of the above documents placed before me, I hereby certify that **M/S. VILLA CITY BUILDERS LLP** is 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/4705/2014
Office No. 40A, Prabhat Center,
Sec-1A, CBD-Belapur, Navi Mumbai.
Tal. & Dist-Thane.

Encl. : Search Report taken through **MR. SATYAWAN CHAVHAN**