



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

Sub: - Report on Title in respect of Plot no. F-3, in Sector - 6, situate, lying and being at New Panvel (East), containing by measurement 3520.33 Square meters or thereabouts.

THIS IS TO CERTIFY that we have perused the documents of GEECEE VENTURE LIMITED (CIN No. L24249MH1984PLC032170), a Company incorporated under the provisions of the Companies Act 1956, having its registered Office at 209, Arcadia, 2<sup>nd</sup> Floor, 195 Nariman Point, NCPA Marg, Mumbai - 400 021, in respect of Plot no. F-3, in Sector - 6, situate, lying and being at New Panvel (East), containing by measurement 3520.33 Square meters or thereabouts (hereinafter referred to as the said Plot).

We have inspected the photocopies of the following documents:-

1. Allotment letter dated 24-04-2018.
2. Agreement to Lease dated 06-09-2018.
3. Search Report dated 30-01-2019.

The manner in which GEECEE VENTURE LIMITED 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 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. The CIDCO Ltd. has, under Scheme "CUC-MKTG/02/2017-18" (hereinafter referred to as the said Scheme), invited tenders from various Developers & Builders in order to dispose off the land/s acquired by it or vested into it in accordance with the said Scheme.
5. The CIDCO Ltd. has accepted the tender of Geecee Venture Limited and accordingly, Geecee Venture Limited is eligible for the allotment of a plot under the said Scheme.
6. By an Allotment letter dated 24-04-2018, bearing reference no.282/12000017/139, the CIDCO Ltd. has allotted to Geecee Venture Limited a plot being Plot no. F-3, in Sector - 6, situate, lying and being at New Panvel (East), for Residential cum Commercial use under the said Scheme for the lease premium and on the terms and conditions and as contained in the said Allotment Letter.
7. Thereafter, by an Agreement to Lease dated 06-09-2018 executed between the CIDCO Ltd. and Geecee Venture Limited, the CIDCO Ltd. agreed to grant to Geecee Venture Limited on leasehold basis the aforesaid plot being Plot no. F-3, in Sector - 6, situate, lying and being at New Panvel (East), containing by measurement 3520.33 Square meters under the said Scheme (hereinafter referred to as "the said Plot") which is more particularly described in the Schedule hereunder written, to construct and develop building or buildings for Residential cum Commercial use for such lease premium and subject to the terms and condition and covenants as contained and stated in the said Agreement. The said Agreement to Lease is registered with the Sub-Registrar of Assurances under Serial No. 10834 - 2018 dated 06-09-2018.
8. At the request of Geecee Venture Limited, we have taken search in respect of the said Plot, through the Property Investigator, Mr. Vinay Mankame, for the year 2018 and 2019. The said Property Investigator has issued his Search Report dated 30-01-2019 in respect of the said plot.
9. In the circumstances, subject to the compliance of the terms & conditions of the said Allotment Letter dated 24-04-2018, Agreement to Lease dated 06-09-2018 and Search Report



dated 30-01-2019, the title of GEECEE VENTURE LIMITED to the said plot is clear & marketable & free from all registered encumbrances.

**THE SCHEDULE ABOVE REFERRED TO:**

All those piece and parcel of land known Plot no. F-3, in Sector - 6, situate, lying and being at New Panvel (East), containing by measurement 3520.33 Square meters or thereabouts and is bounded as follows:

On or towards the North	:	20 Meters Wide Road
On or towards the South	:	Plot no.F-4
On or towards the East	:	20 Meters Wide Road
On or towards the West	:	20 Meters Wide Road

DATED THIS 14<sup>TH</sup> DAY OF FEBRUARY, 2019.

FOR M/S HIMANSHU BHEDA & ASSOCIATES



(Proprietor)