



# S.J. BONDRE & CO.

Add.: Office No.01, 1<sup>st</sup> Floor, Sai Sharan Complex, Sector-08,, Khanda Colony, New Panvel (West), Dist. Raigad.  
Phone:022-27464546, Mob.: 9322593358, E-mail: adv.s.bondre@gmail.com

Date: 30<sup>th</sup> January, 2019

## TITLE REPORT

On the basis of documents submitted by M/S. S. M. HI-TECH, a Partnership Firm, through its Partners 1) MR. IQBAL AHMED DEDRANI, 2) MR. ALLAH RAKHA IQBAL DEDRANI, 3) MR. SHAMSUDDIN SUBHANI PATEL, 4) MR. AZARUDDIN KAMARUDDIN PATEL & 5) MR. IRFAN SHAMSUDDIN PATEL, having Office at Row House Plot No. E-23, Near Prime Mall, sector-12, Kharghar, Navi Mumbai, I hereby opine as under:

### WHEREAS:

1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as CIDCO LTD.) is the New Town Development Authority for Navi Mumbai.
2. The CIDCO LTD. is allotting plot of lands to villagers whose lands have been acquired under the 12.5% G.E. Scheme.
3. The CIDCO Ltd. had allotted Plot No.85A, admeasuring about 1199.92 Sq. Mtrs, situated in Sector-23, at Taloja, Tal. Panvel, Dist. Raigad to 1) SMT. JYOTI NITIN THAKKAR & 2) MR. TUSHAR NITIN THAKKAR as per Allotment Letter vide its File No.1031 dated 03/04/2018.



4. The CIDCO Ltd. had leased Plot No.85A, admeasuring about 1199.92 Sq. Mtrs, situated in Sector-23, at Taloja, Tal. Panvel, Dist. Raigad to 1) SMT. JYOTI NITIN THAKKAR & 2) MR. TUSHAR NITIN THAKKAR as per the Agreement to Lease dated 17/04/2018, which was duly registered in the office of Joint Sub-Registrar at Panvel-2, under document Sr. No.5215/2018 & Receipt No.6006 dated 17/04/2018.
5. The Original Licensees 1) SMT. JYOTI NITIN THAKKAR & 2) MR. TUSHAR NITIN THAKKAR had sold Plot No.85A, admeasuring about 1199.92 Sq. Mtrs, situated in Sector-23, at Taloja, Tal. Panvel, Dist. Raigad to M/S. S. M. HI-TECH, a Partnership Firm, through its Partners 1) MR. IQBAL AHMED DEDRANI, 2) MR. ALLAH RAKHA IQBAL DEDRANI, 3) MR. SHAMSUDDIN SUBHANI PATEL, 4) MR. AZARUDDIN KAMARUDDIN PATEL & 5) MR. IRFAN SHAMSUDDIN PATEL, as per the Tripartite Agreement dated 05/07/2018, which was duly registered in the office of Joint Sub-Registrar Panvel-2, under document Sr. No.8959/2018 & Receipt No.10359 dated 05/07/2018, and thereby 1) SMT. JYOTI NITIN THAKKAR & 2) MR. TUSHAR NITIN THAKKAR transferred and assigned all their rights, title and interest in the above said Plot No.85A, admeasuring about 1199.92 Sq. Mtrs, situated in Sector-23, at Taloja, Tal. Panvel, Dist. Raigad to M/S. S. M. HI-TECH, a Partnership Firm, through its Partners 1) MR. IQBAL AHMED DEDRANI, 2) MR. ALLAH RAKHA IQBAL DEDRANI, 3) MR. SHAMSUDDIN SUBHANI PATEL, 4) MR. AZARUDDIN KAMARUDDIN PATEL & 5) MR. IRFAN SHAMSUDDIN PATEL and on the receipt of



adequate amount consideration handed over the vacant peaceful and physical possession of the said Plot to M/S. S. M. HI-TECH, through its Partners 1) MR. IQBAL AHMED DEDRANI, 2) MR. ALLAH RAKHA IQBAL DEDRANI, 3) MR. SHAMSUDDIN SUBHANI PATEL, 4) MR. AZARUDDIN KAMARUDDIN PATEL & 5) MR. IRFAN SHAMSUDDIN PATEL.

6. The CIDCO Ltd. had transferred said Plot No.85A, admeasuring about 1199.92 Sq. Mtrs, situated in Sector-23, at Taloja, Tal. Panvel, Dist. Raigad in favour of New Licensees M/S. S. M. HI-TECH, a Partnership Firm, through its Partners 1) MR. IQBAL AHMED DEDRANI, 2) MR. ALLAH RAKHA IQBAL DEDRANI, 3) MR. SHAMSUDDIN SUBHANI PATEL, 4) MR. AZARUDDIN KAMARUDDIN PATEL & 5) MR. IRFAN SHAMSUDDIN PATEL and issued Final Order vide its Ref. No. CIDCO/VASAHAT/SATYO/ TALOJA/ 1031/2018/27525 dated 25/07/2018.
7. The said New Licensees M/S. S. M. HI-TECH through its Partners 1) MR. IQBAL AHMED DEDRANI, 2) MR. ALLAH RAKHA IQBAL DEDRANI, 3) MR. SHAMSUDDIN SUBHANI PATEL, 4) MR. AZARUDDIN KAMARUDDIN PATEL & 5) MR. IRFAN SHAMSUDDIN PATEL has submitted plans to CIDCO LTD., for the construction of Residential (50 units) cum Commercial (6 units) building/s on the said Plot No.85A, admeasuring about 1199.92 Sq. Mtrs, situated in Sector-23, at Taloja, Tal. Panvel, Dist. Raigad and it were sanctioned by CIDCO Ltd. and issued Development Permission & Commencement Certificate vide its Ref. No. CIDCO/BP-16055/TPO(NM&K)/ 2018/3538 dated 03/01/2019.



**Now I hereby opine as under:**

The title of M/S. S. M. HI-TECH through its Partners 1) MR. IQBAL AHMED DEDRANI, 2) MR. ALLAH RAKHA IQBAL DEDRANI, 3) MR. SHAMSUDDIN SUBHANI PATEL, 4) MR. AZARUDDIN KAMARUDDIN PATEL & 5) MR. IRFAN SHAMSUDDIN PATEL to sale, assign and transfer and sale residential/commercial units/flats in the building/s constructed on the said Plot No.85A, admeasuring about 1199.92 Sq. Mtrs, situated in Sector-23, at Taloja, Tal. Panvel, Dist. Raigad, subject to the terms and conditions of the Agreement to Lease dated 17/04/2018 & as per Tripartite Agreement dated 05/07/2018 appear to be free, clear, legal and marketable.

Place: New Panvel  
Date: 30/01/2019



A handwritten signature in black ink, appearing to read "S. J. Bondre".

(S. J. BONDRE)  
ADVOCATE

**S J BONDRE**  
B Com., LL.B  
Advocate High Court  
Office No. 1 1st Floor  
Sai Sharan Complex  
Sector-8 Khanda Colony  
New Panvel( W)