



# 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:11<sup>th</sup> September, 2019

## TITLE REPORT

On the basis of documents of M/S. S. M. REALTY, a Partnership Firm, through its Partners MR. SHAMSUDDIN PATEL, 2) MR. IRFAN S. PATEL, 3) MR. IQBAL AH MED DEDRANI , 4) MR. SURESH SHIVSHANKAR SHARMA having address at Shop No.6, S.M. Plaza, Plot No.2, Sector-23, Taloja Phase-II, Navi Mumbai, in respect of Plot No.25, admeasuring about 599.70 Sq. Mtrs. area, situated in Sector-16, at Taloja, Tal. Panvel, Dist. Raigad, 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. Agreement to Lease dated 05/10/2017 executed between CIDCO Ltd. therein referred to as "The Corporation" party of the First part and 1) SMT. MUKTABAI @ MUKTAI DHARMA KENI, 2) MR. HARISHCHANDRA DHARMA KENI, 3) MRS. CHANDA GANPAT PATIL, 4) MRS. MANDA HARESH PATIL, 5) SMT. MANDA WAMAN KENI, 6) MR. VINOD WAMAN KENI 7) MRS.



HARSHALI WAMAN KENI @ HARSHALI ASHOK PHADKE 8)  
MRS. SHEETAL WAMAN KENI @ SHEETAL SHAILESH PATIL  
9) MRS. ASHWINI WAMAN KENI @ ASHWINI VIKAS PATIL  
10) MR. ABHIMANYU DHARMA KENI 11) MR. VITTHAL  
DHRAMA KENI 12) MR. NIVRUTTI DHARMA KENI 13) SMT.  
HIRABAI ANANTA KENI 14) MR. REWAN ANANTA KENI 15)  
MRS. VITHABAI LILADHAR PATIL 16) KUM. VANDANA  
ANANTA KENI 17) MRS. SANGITA GUNWAN PATIL 18) MRS.  
KALPANA @ BARKI SUNIL BHOIR therein referred to as "The  
Original Licensees" party of the Second part in respect of Plot No.25,  
admeasuring about 599.70 Sq. Mtrs. area, situated in Sector-16, at  
Taloja, Tal. Panvel, Dist. Raigad and registered at Joint Sub Registrar  
Panvel-4, under document Sr. No.11424/2017 & Receipt No.15615  
dated 05/10/2017.

4. Tripartite Agreement dated 06/02/2019 executed between CIDCO Ltd.  
therein referred to as "The Corporation" party of the First part and 1)  
SMT. MUKTABAI @ MUKTAI DHARMA KENI, 2) MR.  
HARISHCHANDRA DHARMA KENI, 3) MRS. CHANDA  
GANPAT PATIL, 4) MRS. MANDA HARESH PATIL, 5) SMT.  
MANDA WAMAN KENI, 6) MR. VINOD WAMAN KENI 7) MRS.  
HARSHALI WAMAN KENI @ HARSHALI ASHOK PHADKE 8)  
MRS. SHEETAL WAMAN KENI @ SHEETAL SHAILESH PATIL  
9) MRS. ASHWINI WAMAN KENI @ ASHWINI VIKAS PATIL  
10) MR. ABHIMANYU DHARMA KENI 11) MR. VITTHAL  
DHRAMA KENI 12) MR. NIVRUTTI DHARMA KENI 13) SMT.  
HIRABAI ANANTA KENI 14) MR. REWAN ANANTA KENI 15)  
MRS. VITHABAI LILADHAR PATIL 16) KUM. VANDANA



ANANTA KENI 17) MRS. SANGITA GUNWAN PATIL 18) MRS. KALPANA @ BARKI SUNIL BHOIR therein referred to as "The Original Licensees" party of the Second part and M/S. S. M. REALTY, a Partnership Firm, through its Partners MR. SHAMSUDDIN PATEL, 2) MR. IRFAN S. PATEL, 3) MR. IQBAL AHMED DEDRANI , 4) MR. SURESH SHIVSHANKAR SHARMA therein referred to as "NEW LICENSEE" party of the third part in respect of Plot No.25, admeasuring about 599.70 Sq. Mtrs. area, situated in Sector-16, at Taloja, Tal. Panvel, Dist. Raigad and said Tripartite Agreement registered in the office of Joint Sub-Registrar at Panvel-2, under document Sr. No. 1658/2019 & Receipt No. 1929 dated 06/02/2019.

5. Thereby SMT. MUKTABAI @ MUKTAI DHARMA KENI & OTHER 17 transferred and assigned all their rights, title and interest in the above said Plot No.25, admeasuring about 599.70 Sq. Mtrs. area, situated in Sector-16, at Taloja, Tal. Panvel, Dist. Raigad to M/S. S. M. REALTY and handed over the vacant peaceful and physical possession of the said Plot to M/S. S. M. REALTY, a Partnership Firm, through its Partners 1) MR. SHAMSUDDIN PATEL, 2) MR. IRFAN S. PATEL, 3) MR. IQBAL AH MED DEDRANI , 4) MR. SURESH SHIVSHANKAR SHARMA.

6. THE CIDCO LTD., has issued Final Order vide Ref. No. CIDCO/VASAHAT/SATYO/TALOJA/58/2019/2193 dated 07/03/2019 in the name of M/S. S. M. REALTY, a Partnership Firm, through its Partners 1) MR. SHAMSUDDIN PATEL, 2) MR. IRFAN S. PATEL, 3) MR. IQBAL AH MED DEDRANI , 4) MR.



**SURESH SHIVSHANKAR SHARMA** for the transferring the Plot No.25, admeasuring about 599.70 Sq. Mtrs. area, situated in Sector-16, at Taloja, Tal. Panvel, Dist. Raigad in the name of **M/S. S. M. REALTY**, a Partnership Firm, through its Partners 1) **MR. SHAMSUDDIN PATEL**, 2) **MR. IRFAN S. PATEL**, 3) **MR. IQBAL AH MED DEDRANI**, 4) **MR. SURESH SHIVSHANKAR SHARMA**.

**Now I hereby opine as under:**

The title of **M/S. S. M. REALTY**, a Partnership Firm, through its Partners 1) **MR. SHAMSUDDIN PATEL**, 2) **MR. IRFAN S. PATEL**, 3) **MR. IQBAL AH MED DEDRANI**, 4) **MR. SURESH SHIVSHANKAR SHARMA** having office at Shop No.6, S.M. Plaza, Plot No.2, Sector-23, Taloja Phase-II, Navi Mumbai, have rights to sale, assign and transfer and sale constructed residential/Commercial units/flats/Shops in the building/s constructed on the said Plot No.25, admeasuring about 599.70 Sq. Mtrs. area, situated in Sector-16, at Taloja, Tal. Panvel, Dist. Raigad, subject to the terms and conditions of the Agreement to Lease & Tripartite Agreements appear to be free, clear, legal and marketable.

For S.J BONDRE & CO



ADVOCATE  
PROPRIETOR  
(S. J. BONDRE)  
ADVOCATE



Place: New Panvel  
Date: 11/09/2019