

TITLE CERTIFICATE

Ref: Plot No. 104, Sector -21, at Ghansoli, Tal. & Dist. Thane.

THIS IS TO CERTIFY that I have investigated title in respect of Plot No. 104, Sector-21, situated at Ghansoli, Tal & Dist Thane, after gone through all the documents and papers submitted to me, I have found some relevant aspect to note and placed my observations in respect of the above referred plot as under:

1. The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHATRA LIMITED is a Government company within the meaning of the Companies Act 1956 (hereinafter referred to as The Corporation) having its registered office at Nirmal, 2nd floor, Nariman Point, Bombay -400021. The Corporation has been declared as a New Town Development Authority under the provision of sub Sec. 113 of the Maharashtra Regional and Town Planning Act. 1966 (Maharashtra Act on XXXVIII of 1966) hereinafter referred to as " THE SAID ACT".
2. The State Government in pursuant to Section 113 (1) of the said Act, acquired the land described therein and vesting such lands to the Corporation for development and of such piece of land so acquired by the State Government and subsequently vested by the State Government in the Corporation for being leased to its intending Lessees.
3. The Corporation under the Gaothan Expansion Scheme 12.5% Scheme allotted the Plot No. 104, Sector-21, Ghansoli, Navi Mumbai to Late Shri. Baliram Pandurang Bhoir and the corporation decided to allot the Plot to the Legal Heirs of Late Shri. Baliram Pandurang Bhoir i.e 1) Smt. VISHRANTI RAMESH BHOIR 2) Shri. KISAN BALIRAM BHOIR 3) Shri. VASANT BALIRAM BHOIR 4) Shri. DNYANESHWAR BALIRAM BHOIR 5) Shri. NIVRUTTI BALIRAM BHOIR 6) Sou. BHARTI SUNIL MORE 7) Sou. MANISHA BALIRAM VETA 8) Smt. AMRUTA



VISHAL PATIL alias Kumari. AMRUTA ARUN PATIL 9) Kumari. DIPIKA ARUN PATIL, 10) Kumari. AARTI ARUN PATIL, the Plot of land bearing No.104, Sector-21, admeasuring 599.80 Sq. mtrs situated at Ghansoli, Taluka & District- Thane, Navi Mumbai was allotted by M/s. CIDCO of Maharashtra vide Letter of Allotment dated 17/10/2017 & Letter of Intent dated 27/03/2017.

4. The legal Heirs Shri. KISAN BALIRAM BHOIR, Shri. VASANT BALIRAM BHOIR, Shri. DNYANESHWAR BALIRAM BHOIR, Shri. NIVRUTTI BALIRAM BHOIR, Sou. BHARTI SUNIL MORE, Sou. MANISHA BALIRAM VETA has released all their rights in respect of the Said Plot of land in favour of by Smt. VISHRANTI RAMESH BHOIR by executing registered Release Deed dated 21/10/2009 bearing document at Serial No. TNN8-06436-2009.
5. The allottees after Payment of Lease Premium the Agreement of Lease is executed by the Corporation in favour of the Lessee vide Agreement to Lease Dated 03/11/2017 in respect of Plot admeasuring about 599.80 Sq.Mtrs bearing Plot No. 104, Sector-21, Ghansoli, Dist & Taluka Thane (hereinafter referred to as the Said Plot) The Agreement to lease dated 03/11/2017 is duly registered vide Registration Serial No. 12277/2017 at Sub Registrar Office TNN-6. Therefore the Property which is subject matter of this search is came into existence after execution of Agreement to Lease Dt. 03/11/2017, so I have searched the records of Sub-Registrar's office at Thane for the relevant period. The copy of Payment Receipt for the search is attached herewith for perusal and during my search I have found some facts noted as follows :-
6. The Lessee has sold, assigned & transferred all their rights, title and interest in respect of the said Plot to M/s. MIT ENTERPRISES through its Partner 1) Shri. Mitkumar P Dama, 2) Shri. Dayaram M Dama, 3) Shri. Damji D Patel, all adults, Indian Inhabitant, having address at M-13, 1st Floor, Dana Bazar, APMC MARKET-II, Sector-19, Vashi, Navi Mumbai and accordingly a Tripartite Agreement Dated 12/12/2017 is executed between CIDCO LTD., The Lessee and M/s. MIT ENTERPRISES and thereby CIDCO Ltd. transferred the said plot in the name of M/s. MIT ENTERPRISES. The said Tripartite



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Agreement dated 12/12/2017 is duly registered on 12/12/2017 vide Registration serial No. 13851/2017 at Sub Registrar Office TNN-6.

7. After registration of Tripartite Agreement dt. 12/12/2017 CIDCO Ltd. finally transferred the Said Plot in the name of M/s. MIT ENTERPRISES and such final Letter is issued by the CIDCO Ltd. to M/s. MIT ENTERPRISES.
8. After transfer of plot Final Order dated 18/12/2017 vide its Letter bearing No. CIDCO/VASAHAT/SATYO/GHANSOLI/229/2017/24588 was issued by CIDCO Ltd. to M/s. MIT ENTERPRISES and its partner Mr. MitKumar P Dama and Mr. Dayaram Murji Dama & Mr. Dhanji Devraj Patel.
9. M/s. MIT ENTERPRISES submitted their Plans for the Construction of a residential building on the said plot and subsequently the CIDCO Ltd. has issued Commencement Certificate on dated 13/04/2018 vide its letter bearing Ref.No. NMMC/TDP/BP/Online No. 20181CNMMC13140/1546/2018 for commencing construction on the said plot as per the plans and specifications approved by the Town Planning Authority.
10. Subject to what has been stated herein above the title of M/s. MIT ENTERPRISES through its partners 1) Shri. MITKUMAR P DAMA 2) Shri. DAYARAM M DAMA 3) Shri. DHANJI D PATEL, all adult, Indian Inhabitant, having office address at M-13, 1st Floor, APMC MARKET-II, DANA BAZAR, SECTOR 19, VASHI, NAVI MUMBAI- 400 705, to the said Plot No. 104, Sector-21, admeasuring 599.80 Sq.Mtrs situated at Ghansoli, Tal & Dist. Thane, is clear, marketable and free from any encumbrances.

Dated 10th day of May 2018.



Robin S. Chalke

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