

Sunil N. Mokhal

Mob.: 9821044079

Tel.(O) : 27702163

B.A., L.L.B.,

Off.: Shop No. F-1, First Floor, Plot No.10 & 11, Neighbourhood Premises, Co-Op. Society Ltd., Sector- 4, Nerul, Navi Mumbai - 400 706.
Email : sunilmokal@yahoo.co.in

Ref. No.

Date : 17/02/2017

TITLE REPORT

Reference : Plot No.81, admeasuring 750.01 Sq. Mtrs. or thereabouts situated at Sector No.20, under 12.5% Scheme, Village Targhar, Owale, Ulwe Node, Taluka Panvel and Dist. Raigad.

At the instructions of my Client M/s. SPAN STRUCTURES through its Partners 1)Mr. SHANKAR NARAYAN REDDY and 2)Mr. MANISH PREMCHAND SIDHWANI, having office at Office No.607, The Great Eastern Galleria, Plot No.20, Sector-4, Nerul, Navi Mumbai-400706, I have perused the title of the land being Plot No.81, admeasuring 750.01 Square Meters or thereabouts situated at Sector No.20, under 12.5% Scheme, at village Targhar, Owale Ulwe Node, Taluka Panvel and District Raigad, and more particularly described in the schedule hereunder written (herein after referred to as "the said land") and I have made the following observations:

1. The City and Industrial Development Corporation of Maharashtra Limited, (hereinafter referred to as "the CIDCO") is Govt. Company wholly owned by the State Govt. incorporated under the Companies Act, 1956 (I of 1956) having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai-400 021, is also New Town Development Authority declared for the area designated as a site of the new town of Navi Mumbai by the State Govt. in exercise of its powers under Sub-sections (1) and (3-A) Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as the "MRTP Act").
2. By an Agreement to Lease made at CBD Belapur, Navi Mumbai on the 24th day of October, in the year Two Thousand Sixteen (2016) executed between the CIDCO Ltd., "therein referred to as "the Corporation" of the One



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- Part and 1)Shri. PANDHARINATH SHANKAR KOLI, 2)Shri. GAJANAN SHANKAR KOLI, 3)Smt. KALPANA ANANT KOLI, 4)Shri. PRADIP SHANKAR KOLI, 5)Smt. JAYWANTI HASURAM KOLI, 6)Shri. ANANT 2 ANANTA HASURAM KOLI, 7)Shri. RAMESH MANGALYA KOLI and 8)Smt. JAYWANTI DHANAJI PATIL hereinafter and also therein collectively referred to as "the Licensees" of the Other Part (hereinafter referred to as "the said Agreement to Lease), the CIDCO had agreed to grant a lease of ALL THAT piece or parcel of the said land being Plot No.81, admeasuring 750.01 Square Meters or thereabout situated at Sector No.20, under 12.5% Scheme, Village Targhar, Owale, Ulwe Node, Taluka Panvel and District-Raigad, and more particularly described in the SCHEDULE hereunder written hereinafter referred to as the said land upon the performance and observance by the Licensee of the obligations and terms and conditions contained in the said Agreement to Lease and granted to them the permission or license to enter upon the said land for the purpose of erection of the intended building or buildings. The said Agreement Lease dated 24th October, 2016 has been registered with Sub-Registrar of Panvel-4 on 24/10/2016 under Sr. No.9185. The Licensees have paid the said premium payable to the Corporation as per the said Agreement to Lease and taken possession of the said Plot.
3. That the Licensees 1)Shri. PANDHARINATH SHANKAR KOLI, 2)Shri. GAJANAN SHANKAR KOLI, 3)Smt. KALPANA ANANT KOLI, 4)Shri. PRADIP SHANKAR KOLI, 5)Smt. JAYWANTI HASURAM KOLI, 6)Shri. ANANT 2 ANANTA HASURAM KOLI, 7)Shri. RAMESH MANGALYA KOLI and 8)Smt. JAYWANTI DHANAJI PATIL have applied to the CIDCO Ltd. for grant of permission for transfer and assignment of their rights, interests in or benefits under the said Agreement to Lease in respect of

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- * the said Plot to M/s. SPAN STRUCTURES through its Partners 1)Mr. SHANKAR NARAYAN REDDY and 2)Mr. MANISH PREMCHAND SIDHWANI and sort from the CIDCO Ltd. requisite permission for transfer and assignment of their right, interests in or benefits under the said Agreement to Lease in respect of the said Plot to M/s. SPAN STRUCTURES through its Partners 1)Mr. SHANKAR NARAYAN REDDY and 2)Mr. MANISH PREMCHAND SIDHWANI.
4. That by a Tripartite Agreement made at CBD Belapur, Navi Mumbai on the 20th day of **January, 2017** between CIDCO therein referred to as the Corporation of the First Part, the said Licensees 1)Shri. PANDHARINATH SHANKAR KOLI, 2)Shri. GAJANAN SHANKAR KOLI, 3)Smt. KALPANA ANANT KOLI, 4)Shri. PRADIP SHANKAR KOLI, 5)Smt. JAYWANTI HASURAM KOLI, 6)Shri. ANANT 2 ANANTA HASURAM KOLI, 7)Shri. RAMESH MANGALYA KOLI and 8)Smt. JAYWANTI DHANAJI PATIL therein referred to as the Licensees of the Second Part and M/s. SPAN STRUCTURES through its Partners 1)Mr. SHANKAR NARAYAN REDDY and 2)Mr. MANISH PREMCHAND SIDHWANI, therein referred to as the New Licensee of the Third Part and the same was duly registered with Sub-Registrar of Panvel-5 on 20/01/2017 under Sr. No.460/2017, the CIDCO having permitted the Licensees 1)Shri. PANDHARINATH SHANKAR KOLI, 2)Shri. GAJANAN SHANKAR KOLI, 3)Smt. KALPANA ANANT KOLI, 4)Shri. PRADIP SHANKAR KOLI, 5)Smt. JAYWANTI HASURAM KOLI, 6)Shri. ANANT 2 ANANTA HASURAM KOLI, 7)Shri. RAMESH MANGALYA KOLI and 8)Smt. JAYWANTI DHANAJI PATIL to transfer and assign their rights, interests in or benefits under the said Agreement to Lease in respect of the said Plot to M/s. SPAN STRUCTURES through its Partners 1)Mr. SHANKAR



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NARAYAN REDDY and 2)Mr. MANISH PREMCHAND SIDHWANI. That the Corporation in view of the said Tripartite Agreement have transferred the rights, title and interest of the Licensees 1)Shri. PANDHARINATH SHANKAR KOLI, 2)Shri. GAJANAN SHANKAR KOLI, 3)Smt. KALPANA ANANT KOLI, 4)Shri. PRADIP SHANKAR KOLI, 5)Smt. JAYWANTI HASURAM KOLI, 6)Shri. ANANT 2 ANANTA HASURAM KOLI, 7)Shri. RAMESH MANGALYA KOLI and 8)Smt. JAYWANTI DHANAJI PATIL in respect of the said Plot in the names of the New Licensees **M/s. SPAN STRUCTURES through its Partners 1)Mr. SHANKAR NARAYAN REDDY and 2)Mr. MANISH PREMCHAND SIDHWANI** vide its letter bearing Ref. No.सिडको/वसाहत/साटयो/उलवे/१०६३/२०१७/१५७७२ dated **25/01/2017**.

5. Since the lands are vested by the State Government of Maharashtra in the CIDCO for the purpose of the development of new town of Navi Mumbai, the lands stand converted in Non Agricultural use.
6. For the purpose of this certificate I have perused the following documents:
 - i) Original Agreement to Lease dated 24th October, 2016.
 - ii) Original Tripartite Agreement dated 20th January, 2017
 - iii) Original Final Order issued by CIDCO Ltd. dated 25th January, 2017.

Further the New Licensees **M/s. SPAN STRUCTURES through its Partners 1)Mr. SHANKAR NARAYAN REDDY and 2)Mr. MANISH PREMCHAND SIDHWANI** have declared that they have not encumbered the said land in any manner.



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7. Subject to what is stated above and relying on the said declaration, I hereby state that the title of **M/s. SPAN STRUCTURES through its Partners 1)Mr. SHANKAR NARAYAN REDDY and 2)Mr. MANISH PREMCHAND SIDHWANI** to the said land is clear marketable and free from encumbrances.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land known as Plot No.81 situated at village **Targhar, Owale, Sector-20, Ulwe Node Tal. Panvel, Dist. Raigad**, under 12.5% Scheme, containing by admeasurements totally **750.01 Sq. Mtrs.**, or there about and bounded as follows:

THAT IS TO SAY :-

ON OR TOWARDS THE NORTH BY - 15.00 Mtrs. wide Road

ON OR TOWARDS THE SOUTH BY - Plot No.82

ON OR TOWARDS THE EAST BY - 9.00 Mtrs. wide Road

ON OR TOWARDS THE WEST BY - Plot No.80

Falling within the registration jurisdiction of the Sub District Panvel and District Raigad.

Dated this 16th day of February, 2017.



Adv. SUNIL N. MOKAL

SUNIL N. MOKHAL
Advocate
Office: Shop No. F-1, First Floor, Plot No.10 & 11, Neighbourhood Premises, Co-Op. Society Ltd., Sector- 4, Nerul, Navi Mumbai - 400 706.