



MEHAK KHAKHU

(Advocate & Legal Advisor)

B.L.S. LL.B

Address : " V Times Square" 13th Level,

Plot No. 03, Sector - 15, CBD, Belapur,

Navi Mumbai - 400614.

Mob. +91 98332 72777.

REPORT ON TITLE

TO WHOMSOEVER IT MAY CONCERN

Sub: - Report on Title in respect of Plot No. 05, Sector - 10B, in Village/Site Ulwe of 12.5% (erstwhile Gaothan Expansion Scheme), Scheme, containing by admeasurements 1849.47 Square meters or thereabouts;

THIS IS TO CERTIFY that I have perused the documents of **M/S. NEEL REALTY.**, a partnership firm, registered under the Partnership Act, 1932 holding PAN No. AALFN6094N, having its registered office at Neel Avenue Building, Plot No. 05, Sector - 19, Above ICICI Bank, New Panvel, through its partner **MR. VILAS M. KOTHARI** and **MR. PRASHANT K. THAKUR**, in respect of Plot No. 05, Sector - 10B, in Village/Site Ulwe of 12.5% (erstwhile Gaothan Expansion Scheme), Scheme, containing by admeasurements 1849.47 Square meters or thereabouts (hereinafter referred to as "*the said Plot*").

I have inspected the Photocopies of the following documents:

- a. Agreement to Lease dated the 06th April, 2008 executed between CIDCO Ltd. and Shri Mahadev Damaji Patel in respect of the said plot duly registered with the Sub-Registrar of Assurances at Panvel 2 at Sr. No. 03160/2008.
- b. Tripartite Agreement dated the 29th April, 2008 duly executed between the CIDCO Ltd., Shri Mahadev Damaji Patel and M/s. Neel Realty through its partners Mr. Vilas M Kothari & Mr. Prashant K Thakur registered with the Sub-Registrar of Assurances at Panvel 1 at Sr. No. 03449/2008.
- c. Transfer Order dated 05th May, 2008 bearing reference no. CIDCO/VASAHAT/SATYO/ULWE 245-B/2008.



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- d. Deed of Rectification dated 26th May, 2014 executed between CIDCO Ltd., the said Original Licensee and M/s. Neel Realty registered with the joint sub-registrar of assurance at Panvel 4 bearing serial no. PVL4-5593-2014 dated 27.05.2014.
- e. Search Report dated 27.08.2018.

The manner in which M/S. NEEL REALTY have acquired the Leasehold Title in respect of the said Plot is narrated as under:

1. The City & Industrial Development Corporation of Maharashtra Ltd., is a Government Company incorporated under the Companies Act, 1956 (hereinafter referred to as the "*Corporation/CIDCO Ltd.*") having its registered office at Nirmal, 2nd floor, Nariman Point, Mumbai-400021. The Corporation has been declared as a New Town Development Authority, under the Sub-Sections (3-A) of Section 113 of Maharashtra Regional & Town Planning Act 1966 (Maharashtra Act No XXXVII of 1966 hereinafter referred to as "*the said Act*") for the New Town of Navi Mumbai by the Government of Maharashtra is exercise of its powers for the area designated as Site for a New Town under sub-section (1) of Section 113 of the said Act;
2. The State Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by order duly made in that behalf as per the provisions of section 113 of the said Act.
3. In lieu of the acquired land Corporation has been empowered to allot separate plot to the project affected persons (PAPs) under Gaothan Extension Scheme (the "GES") popularly known as 12.5% scheme.

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4. By an Agreement to Lease dated 06th April, 2008 executed between CIDCO Ltd. and Shri Mahadev Damaji Patil an adult, Indian Inhabitant, residing at Vahal, Tal. Panvel, Dist. Raigad (the "*Original Licensee*") the CIDCO Ltd. granted to the said Original Licensee a lease of all that piece or parcel of land bearing Plot No. 05, Sector - 10B, in Village/Site Ulwe of 12.5% (erstwhile Gaothan Expansion Scheme), Scheme, containing by admeasurement 1849.47 Square meters or thereabouts (hereinafter referred to as "*the said Plot*") and the same is more particularly described in the Schedule hereunder written for the lease premium and on the terms and conditions as contained therein. The said Agreement to lease was registered with the sub-registrar of assurance at Panvel 2 bearing serial no. PVL2-3160-2008 dated 16.04.2008.
5. Thereafter, by Tripartite Agreement dated 29th April, 2008 executed CIDCO Ltd., the said Original Licensee and M/s. Neel Realty herein, the CIDCO Ltd. agreed to accept and substitute the said M/s. Neel Realty as the New Licensee for the said plot upon the terms and conditions as mentioned therein. The said Tripartite Agreement is registered with the sub-registrar of assurance at Panvel 1 bearing serial no. PVL1-3449-2008 dated 29.04.2008.
6. The CIDCO Ltd., vide its letter dated 05th May, 2008 bearing reference no. CIDCO/VASAHAT/SATYO/ULWE 245 B/2008 has transferred the said Plot in favour of M/s. Neel Realty herein upon such terms and conditions as mentioned therein.

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7. Thereafter, by a Deed of Rectification dated 26th May, 2014 executed between CIDCO Ltd., the said Original Licensee and M/s. Neel Realty herein, an inadvertent mistake on Page no. 07 was made wherein the Plot demarcation plan of Plot No. 85, admeasuring 249.81 sq. mtrs., Sector 2 was wrongly attached in the Tripartite Agreement dated 29th April, 2008. The correct demarcation plan of the said plot was attached therein to rectify the said error upon such terms and conditions as mentioned therein. The said Deed of Rectification is registered with the joint sub-registrar of assurance at Panvel 4 bearing serial no. PVL4-5593-2014 dated 27.05.2014.
8. At the request of M/s. Neel Realty, I have caused the Search Clerk Mr. Naganath Patil, to carry out search in the concerned Sub Registrar Offices in respect of the said plot. The Search Clerk has submitted his Report, vide his letter dated 27.08.2018. The Search Clerk has submitted his Report vide his letter dated 27.08.2018, wherein he has made following remarks:-

TRANSACTION

(Sub-Registrar, Panvel - 1)

1) In Sub-Registrar Panvel 1 from 1989 to 2018 in last i.e. 30 years as according to available records had been checked. Upon search of Index 2, I have found below mentioned transaction in the 2008.

2) Current year 2018 record is not ready.

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TRANSACTION

(Sub-Registrar, Panvel - 2)

1) In Sub-Registrar Panvel 2 from 1989 to 2018 in last i.e. 30 years as according to available records had been checked. Upon search of Index 2, I have found below mentioned transaction in the 2008.

2) Current year 2018 record is not ready.

TRANSACTION

(Sub-Registrar, Panvel - 3)

1) In Sub-Registrar Panvel 3 from 1989 to 2018 in last i.e. 30 years as according to available records had been checked. Upon search of Index 2, I did not find transaction and/or adverse entry at Sub-Registrar PVL-3.

2) Current year 2018 record is not ready.

TRANSACTION

(Sub-Registrar, Panvel - 4)

1) In Sub-Registrar Panvel 4 from 1989 to 2018 in last i.e. 30 years as according to available records had been checked. Upon search of Index 2, I have found below mentioned transaction in the 2014.

2) Current year 2018 record is not ready.

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TRANSACTION

(Sub-Registrar, Panvel - 5)

1) In Sub-Registrar Panvel 5 from 1989 to 2018 in last i.e. 30 years as according to available records had been checked. Upon search of Index 2, I did not find transaction and/or adverse entry at Sub-Registrar PVL-5.

2) Current year 2018 record is not ready.

According to the above schedule those entries which were founded in Search are given as below:-

Village	Ulwe
Sub Registrar	PVL-2
Nature of Deed	Agreement to Lease
Survey Sub Division and House No.	Plot No. 5, Sector- 10B, Village Ulwe, Navi Mumbai, Tal- Panvel & Dist- Raigad.
Area	1849.47 sq. mtrs.
Name of the Executing Party	CIDCO Ltd.
Name of the Claiming Party	Shri Mahadev Damaji Patil
Date of Execution	06-04-2008
Date of Registration	16-04-2008
Serial No. / Volume and page	3160/2008

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Village	Ulwe
Sub Registrar	PVL-1
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No. 5, Sector- 10B, Village Ulwe, Navi Mumbai, Tal- Panvel & Dist- Raigad.
Area	1849.47 sq. mtrs.
Name of the Executing Party	Shri Mahadev Damaji Patil AND CIDCO Ltd.
Name of the Claiming Party	M/s. Neel Realty
Date of Execution	29-04-2008
Date of Registration	29-04-2008
Serial No. / Volume and page	3449/2008

Village	Ulwe
Sub Registrar	PVL-4
Nature of Deed	Deed of Rectification
Survey Sub Division and House No.	Plot No. 5, Sector- 10B, Village Ulwe, Navi Mumbai, Tal- Panvel & Dist- Raigad.
Area	1849.47 sq. mtrs.
Name of the Executing Party	Shri Mahadev Damaji Patil AND CIDCO Ltd.
Name of the Claiming Party	M/s. Neel Realty
Date of Execution	26-05-2014
Date of Registration	27-05-2014
Serial No. / Volume and page	5593/2014

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9. In the Circumstances, subject to the compliance of the terms and conditions of the said Agreement to lease dated 16th April, 2008, Tripartite Agreement dated 29th April, 2008, Transfer Order dated 05th May, 2008, and the title of M/S. NEEL REALTY to the said plot is clear & marketable & free from all registered encumbrances.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT pieces and parcels of land known as Plot No. 05, Sector 10, in Village/Site Ulwe of 12.5% (erstwhile Gaothan Expansion Scheme), Scheme, containing by admeasurements 1849.47 Square meters or thereabouts and bounded as follows that is to say:

On or towards the North	:	Plot No. 04
On or towards the South	:	15 meters wide road
On or towards the East	:	Plot No. 06 & 09
On or towards the West	:	Plot No. 01

DATED THIS 28TH AUGUST, 2018

MEHAK H. KHAKHU

ADVOCATE

ADV. MEHAK KHAKHU

REG. NO. MAH/6815/2017

V TIMES SQUARE, 13TH FLOOR,

PLOT NO. 3, SECTOR - 15, CBD,

BELAPUR, NAVI MUMBAI-400614.

TEL.: 022-27560450