

v.173. *Minal B. Khona*

B.Sc., LL.B.

Advocate High Court & Notary
(Appointed By Govt. of India)

108, J. K. Chambers, Plot No. 76,
Sector 17, Vashi, Navi Mumbai - 400 705
Tel. : 2789 2517 * Telefax : 2789 2544
E-mail : minalkhona108@gmail.com

Ref. No. MBK/07/2015/01

Date :- July 1st, 2015

TITLE CERTIFICATE

I have investigated the title of Plot of land bearing Nos.69 & 70, total admeasuring about 2953.52 sq. mtrs. area, Sector - 44A, in Nerul, Navi Mumbai, Tal. & Dist. Thane.

It is seen from the records that the City and Industrial Development Corporation of Maharashtra Ltd., a Government company within the meaning of the Companies Act, 1956 hereinafter referred to as THE CORPORATION has leased a plot of land bearing No.69, containing about 1481.480 Sq. Mtrs., situated at Sector-44A, Nerul, Navi Mumbai, Tal. & Dist. Thane, (hereinafter referred to as "THE SAID PLOT") to M/S ANIRUDDHA BUILDERS AND DEVELOPERS, the Builders (therein referred to as "THE LESSEES") vide Agreement to Lease dated 11.12.2014, duly registered with the Sub-Registrar of Thane-6, on 11.12.2014, under Serial No. 5722/2014, for a period of 60 years computed from the date of Agreement to Lease, for proper premium and has handed over the physical possession of the said plot to the Lessees.

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It is seen from the records that the City and Industrial Development Corporation of Maharashtra Ltd., a Government company within the meaning of the Companies Act, 1956 hereinafter referred to as THE CORPORATION has leased a plot of land bearing No.70, containing about 1472.040 Sq. Mtrs., situated at Sector-44A, Nerul, Navi Mumbai, Tal. & Dist. Thane, (hereinafter referred to as "THE SAID PLOT") to **M/S ANIRUDDHA BUILDERS AND DEVELOPERS**, the Builders (therein referred to as "THE LESSEES") vide Agreement to Lease dated 11.12.2014, duly registered with the Sub-Registrar of Thane-6, on 11.12.2014, under Serial No. 5723/2014, for a period of 60 years computed from the date of Agreement to Lease, for proper premium and has handed over the physical possession of the said plot to the Lessees.

AND WHEREAS the stipulations made in condition No. 1 of Agreement to Lease dated 11th December, 2014 was modified vide Modified Agreement dated 31st December, 2014 executed between THE CORPORATION and **M/S ANIRUDDHA BUILDERS AND DEVELOPERS** duly registered with the Sub-Registrar of Thane-6, on 31.12.2014, under Serial No. 6193/2014 is subject to terms and conditions mentioned therein and the said condition No. 1 of the Principal Agreement in respect of the land bearing Plot No. 69 situated at Sector- 44A, Nerul, Navi Mumbai, Tal.& Dist. Thane, was substituted for specifying the use of land for the purpose of erecting a building or buildings for Residential cum Commercial purpose and not for other purpose.

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AND WHEREAS the stipulations made in condition No. 1 of Agreement to Lease dated 11th December, 2014 was modified vide Modified Agreement dated 31st December, 2014 executed between THE CORPORATION and M/S **ANIRUDDHA BUILDERS AND DEVELOPERS** duly registered with the Sub-Registrar of Thane-6, on 31.12.2014, under Serial No. 6194/2014 is subject to terms and conditions mentioned therein and the said condition No. 1 of the Principal Agreement in respect of the land bearing Plot No. 70 situated at Sector- 44A, Nerul, Navi Mumbai, Tal.& Dist. Thane, was substituted for specifying the use of land for the purpose of erecting a building or buildings for Residential cum Commercial purpose and not for other purpose.

AND WHEREAS on request of the LESSEES therein and BUILDERS herein, vide letter No. CIDCO/EMS/EO(SF)/2015/4164 dated 27.01.2015, THE CORPORATION has granted No Objection Certificate to seek approval for amalgamation of Plot Nos. 69 & 70 situated at Sector-44A, Nerul, Navi Mumbai, Tal. & Dist. Thane from NMMC subject to the conditions set out therein.

WHEREAS 'NAVI MUMBAI MUNICIPAL CORPORATION', has confirmed the amalgamation & granted permission by its letter No. NMMC/TPD/BP/Case No. A-19063/690/2015, dated 30.01.2015 to commence the construction work

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of residential-cum-commercial building on the said plot on the terms and conditions mentioned therein and the BUILDERS have commenced the construction work of the Residential-cum-Commercial Building on the said Plot Nos. 69 & 70 situated at Sector-44A, Nerul, Navi Mumbai, Tal. & Dist. Thane.

AND WHEREAS THE CORPORATION have amalgamated Plot Nos. 69 & 70 situated at Sector-44A, Nerul, Navi Mumbai, Tal. & Dist. Thane. (hereinafter both the plots are collectively referred to as SAID PLOT) vide Agreement for amalgamation dated 18th June, 2015, duly registered with the Sub-Registrar of Thane-6, on 18.06.2015, under Serial No. 3265/2015 entered into between THE CORPORATION of the ONE PART and M/S ANIRUDDHA BUILDERS AND DEVELOPERS of the 'OTHER PART',

For the purpose of this certificate I have perused the original of the following documents:-

- i) Agreement to Lease dated 11.12.2014
- ii) Agreement to Lease dated 11.12.2014
- iii) Modified Agreement dated 31.12.2014
- iv) Modified Agreement dated 31.12.2014
- v) Agreement dated 18.06.2015
- vi) Commencement Certificate

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Further 1) **MR. ARJUN KRISHNARAO DESHMUKH**, 2) **MR. HIRJI VASHRAM KAROTRA**, 3) **MR. JIVRAJ AMBAVI KARANIYA**, 4) **SAVALRAM PADMARAMJIPATEL**, 5) **MR. KALURAM PUKHARAM CHAUDHARY** & 6) **MR. RAJESHKUMAR MULCHAND CHAVALA** partners of **M/S. ANIRUDDHA BUILDERS AND DEVELOPERS** have declared that they have not encumbered and or alienated the said Plot in any nature.

On the basis of the documents submitted & declaration made by 1) **MR. ARJUN KRISHNARAO DESHMUKH**, 2) **MR. HIRJI VASHRAM KAROTRA**, 3) **MR. JIVRAJ AMBAVI KARANIYA**, 4) **SAVALRAM PADMARAMJIPATEL**, 5) **MR. KALURAM PUKHARAM CHAUDHARY** & 6) **MR. RAJESHKUMAR MULCHAND CHAVALA** partners of **M/S. ANIRUDDHA BUILDERS AND DEVELOPERS** I do hereby certify that the title of Plot of land bearing Nos.69 & 70, Sector - 44A, in Nerul, Navi Mumbai, Tal. & Dist. Thane., is clear and marketable and is free from all encumbrances of whatsoever nature subject to the compliance of the terms and conditions of the said Agreement to Lease dated 11.12.2014, Agreement to Lease dated 11.12.2014, Modified Agreement dated 31.12.2014, Modified Agreement dated 31.12.2014, and Agreement dated 18.06.2015.

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SCHEDULE OF PLOT -I

All that piece or parcel of land bearing Plot No.69, Sector - 44A, in Nerul, Navi Mumbai, Tal. & Dist. Thane, containing by admeasurement **1481.480** sq. mtrs., or thereabouts and bounded as follows:-

- On or towards the North by : Plot No. 70
On or towards the South by : 11 mtrs. wide Road
On or towards the East by : 30 mtrs. wide Road
On or towards the West by : 3.00 mtrs. wide Pathway

SCHEDULE OF PLOT -I

All that piece or parcel of land bearing Plot No.70, Sector - 44A, in Nerul, Navi Mumbai, Tal. & Dist. Thane, containing by admeasurement **1472.040** sq. mtrs., or thereabouts and bounded as follows:-

- On or towards the North by : 20 mtrs. wide Road
On or towards the South by : Plot No. 69
On or towards the East by : 30 mtrs. wide Road
On or towards the West by : 3.00 mtrs. wide Pathway

M. Khona

Mrs. Minab B. Khona
B. Sc. LL.B.
Advocate High Court & Notary
108, J. K. Chamber, Plot No. 76,
Sector - 17, Vashi, Navi Mumbai - 400 705.

Date: July 1st, 2015

To,
Mrs. Minal B. Khona
Advocate High Court,
Vashi, Navi Mumbai.

SEARCH REPORT

Sub :- Plot of land bearing Nos.69 & 70 , total admeasuring about 2953.52 sq. mtrs. area, Sector - 44A, in Nerul, Navi Mumbai, Tal. & Dist. Thane

Madam,

As per your instructions I have taken search of the above mentioned property in the office of Sub-Registrar of Assurances at Thane for the years from 1986 to 2015 The details year wise given below :-

<u>YEAR</u>	<u>PARTICULARS</u>
1986	NIL
1987	NIL
1988	NIL
1989	NIL
1990	NIL
1991	NIL

1992	NIL
1993	NIL
1994	NIL
1995	NIL
1996	NIL
1997	NIL
1998	NIL
1999	NIL
2000	NIL
2001	NIL
2002	NIL
2003	NIL
2004	NIL
2005	NIL
2006	NIL
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	NIL

2014

Agreement to Lease dated 11.12.2014, Sub-Registrar of Thane-6, on 11.12.2014, under Serial No. 5722/2014, executed between CIDCO LTD., AND M/S ANIRUDDHA BUILDERS AND DEVELOPERS

Agreement to Lease dated 11.12.2014, Sub-Registrar of Thane-6, on 11.12.2014, under Serial No. 5723/2014, executed between CIDCO LTD., AND M/S ANIRUDDHA BUILDERS AND DEVELOPERS

Modified Agreement to Lease dated 31.12.2014, Sub-Registrar of Thane-6, on 31.12.2014, under Serial No. 6193/2014, executed between CIDCO LTD., AND M/S ANIRUDDHA BUILDERS AND DEVELOPERS

Modified Agreement to Lease dated 31.12.2014, Sub-Registrar of Thane-6, on 31.12.2014, under Serial No. 6194/2014, executed between CIDCO LTD., AND M/S ANIRUDDHA BUILDERS AND DEVELOPERS

2015

Agreement dated 18.06.2015, Sub-Registrar of Thane-6, on 18.06.2015, under Serial No. 3265/2015, executed between CIDCO LTD., AND M/S ANIRUDDHA BUILDERS AND DEVELOPERS

* NIL subject to mutilated record and torn pages, and documents lodged for registration but not indexed and record available at Registrar office.

Yours faithfully,



(Mr. Rupesh Kamble)

Search Clerk