

VISHAL V. JAJU

Advocate, High Court,

B. Com., LL.B.

Office: Office No. 524, Arenja Corner, Plot No.71, Sector – 17, Vashi, Navi Mumbai – 400 703.

TITLE REPORT

Reference: Plot No. 78 and 78-A, Sector - 27, Nerul, Navi Mumbai.

Upon the instructions of my client, **SHRI. MANOJ AWASTHI, Proprietor of MERIDIAN HOMES**, having office at 20, Ground Floor, Nirman Vyapar Kendra, Plot No. 10, Sector 17, Vashi, Navi Mumbai, I have perused the title of Plot of Land being Plot No. 78 and 78-A, admeasuring about **1849.64 Sq. Mtrs.**, situated at Sector – 27, Nerul, Navi Mumbai (hereinafter referred to as the said Plot) from the photocopies of the following documents namely :-

- a) **Agreement to Lease dated 18th March 2010** in respect of Plot bearing No. 78, admeasuring about 1799.67 Sq. Mtrs, situated at Sector – 27, Nerul, Navi Mumbai.
- b) **Tripartite Agreement dated 2nd November, 2010** in respect of Plot bearing No. 78, admeasuring about 1799.67 Sq. Mtrs, situated at Sector – 27, Nerul, Navi Mumbai.
- c) **Agreement to Lease dated 12th January, 2010** in respect of Plot bearing No. 78 - A, admeasuring about 49.97 Sq. Mtrs, situated at Sector – 27, Nerul, Navi Mumbai.
- d) **Tripartite Agreement dated 11th February, 2010** in respect of Plot bearing No. 78-A, admeasuring about 49.97 Sq. Mtrs, situated at Sector – 27, Nerul, Navi Mumbai.
- e) **Letter bearing No. Cidco/Lands/12.5% Scheme/B-68/2010 dated 10/11/2010.**
- f) **Commencement Certificate dated 22nd Feb 2011** bearing No. NMMC / TPD / BP / Case No. A-12775/862/11 issued by Navi Mumbai Municipal Corporation.



Except the above mentioned documents, no other documents are produced before me by Shri. Manoj Awasthi, the Proprietor of M/s. Meridian Homes.

My observations and remarks in respect of said Plot on the basis of the documents made available to me for my inspection are as under:-

1. That the City and Industrial Development Corporation of Maharashtra Ltd., is a company within the meaning of the Companies Act, 1956 having its registered office at 2nd Floor, Nirmal, Nariman Point, Mumbai-400 021 (hereinafter referred to as the Corporation).
2. That the Corporation has been declared as a New Town Development Authority under the provisions of sub-Section 3-A of section 113 of (Maharashtra Regional and Town Planning Act, 1966) (Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as the said Act") for the New Town of New Bombay by Government of Maharashtra in exercise of its powers for the area designated as site for the New Town under Sub- Section (i) of section 113 of the said Act.
3. That the State Government in pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
4. That by and under Agreement to Lease dated **18th March 2010** executed between the Corporation & 1) Shri. Dyaneshwar Laxman Patil, 2) Devram Laxman Patil, 3) Kalpana Ganpat Patil, 4) Gajanan Rama Patil, 5) Anant Maruti Patil, 6) Vikas Maruti Patil, 7) Prashant Maruti Patil, 8) Sunanda Tukaram Patil (hereinafter referred to as the "Original Lessees"), the Corporation has granted to the said Original Lessees a license to enter on Plot bearing no. 78, admeasuring about 1799.67 Sq. Mtrs. at Sector -27, Nerul, Navi Mumbai and as more particularly described in the schedule here under written (hereinafter referred to as the "said Plot") with a right and purpose of erecting residential & commercial building on the said plot the same as permissible under General Development Control Regulations for New Bombay,



1975. The said Agreement to Lease was duly registered with the Sub Registrar of Assurances, Thane - 11 at Serial No. 01247/2010 dated 22.03.2010.

5. That vide Tripartite Agreement dated **2nd November, 2010**, executed by and between the Corporation as the First Part and Original Lessees of the Second part & the Shri. Manoj Awasthi, as the New Licensee of the Third Part, the Corporation has granted approval and license to the Shri. Manoj Awasthi (hereinafter referred to as the "Builder") the right to enter on the said Plot for a period of 60 years with a right to develop the same as permissible under General Development Control Rules for Navi Mumbai, 1975. The said Tripartite Agreement was duly registered with the Sub Registrar of Assurances, Thane - 11 at Serial No. 04378 - 2010 on 02/11/2010.
6. That by and under Agreement to Lease dated **12th January, 2010** executed between the Corporation & 1) Shri. Vijay Chandrakant Koli (hereinafter referred to as the "Original Lessees"), the Corporation has granted to the said Original Lessees a license to enter on Plot bearing no. 78 -A, admeasuring about 49.97 Sq. Mtrs. at Sector -27, Nerul, Navi Mumbai and as more particularly described in the schedule here under written (hereinafter referred to as the "said Plot") under 12.5% scheme with a right and purpose of erecting residential & commercial building on the said plot the same as permissible under General Development Control Regulations for New Bombay, 1975. The said Agreement to Lease was duly registered with the Sub Registrar of Assurances, Thane - 11 at Serial No. 00140/2010 dated 12.01.2010.
7. That vide Tripartite Agreement dated **11th February, 2010**, executed by and between the Corporation as the First Part and Original Lessees of the Second part & the Shri. Manoj Awasthi as the New Licensee of the Third Part, the Corporation has granted approval and license to the said Shri. Manoj Awasthi (hereinafter referred to as the "Builder") the right to enter on the said Plot for a period of 60 years with a right to develop the same as permissible under General Development Control Rules for Navi Mumbai, 1975. The said Tripartite Agreement was duly registered with the Sub Registrar of Assurances, Thane 11 at Serial No. 00610 - 2010 on 11/02/2010.



registered with the Sub Registrar of Assurances, Thane 11 at Serial No. 00610 - 2010 on 11/02/2010.

8. That vide Letter bearing No. **CIDCO/ Vasahat / Satyo / Nerul / B-68/2010** dated **10/11/2010**, the Corporation allowed the Amalgamation of the Plot bearing No. 78, and 78 - A, situated at Sector - 27, Nerul, Navi Mumbai and permitted the Builder to develop the said amalgamated Plot by constructing building thereon for residential and commercial purpose.
9. That vide Commencement Certificate dated 22nd February 2011 bearing No. NMMC/TPD/BP/Case No. A-12775/862/11 issued by Navi Mumbai Municipal Corporation, the Navi Mumbai Municipal Corporation granted its permission U/s 45 (1) (iii) of Maharashtra Regional and Town Planning Act, 1966 and Section 253 and 254 of the Bombay Provincial Municipal Corporation Act, 1949 to Shri. Manoj Awasthi, the Proprietor of M/s. Meridian Homes, to construct the Residential Complex by utilizing the permissible 1.5 FSI with a total Built up area of Residential 2773.952 Sq. Mtrs (48 Residential Units).

Subject to what is stated above, I state that, **SHRI. MANOJ AWASTHI, PROPRIETOR OF MERIDIAN HOMES** having office at 20, Ground Floor, Nirman Vyapar Kendra, Plot No. 10, Sector 17, Vashi, Navi Mumbai, is well and sufficiently entitled to develop the said Plot No. 78 and 78 - A, situated at Sector - 27, jointly admeasuring about 1849.64 Sq. Mtrs, Nerul, Navi Mumbai by constructing buildings thereon for residential use, subject to the terms and conditions laid in the said Agreement to Lease and the said property is clear, marketable and free from encumbrances.



SCHEDULE ABOVE REFERRED TO

Schedule of Plot No. 78

All that pieces or parcel of Plot bearing No. 78, in Sector - 27, Nerul, Navi Mumbai, containing by admeasuring 1799.67 Sq. Mtrs. or thereabouts and bounded as follows:-

On or towards the North by :- Plot No. 67

On or towards the South by :- 15.00 Mtr wide Road

On or towards the East by :- Plot No. 68

On or towards the West by :- 15.00 Mtr wide Road

SCHEDULE ABOVE REFERRED TO

Schedule of Plot No. 78 - A

All that pieces or parcel of Plot bearing No. 78- A, in Sector - 27, Nerul, Navi Mumbai, containing by admeasuring 49.97 Sq. Mtrs. or thereabouts and bounded as follows:-

On or towards the North by :- Plot No. 61ESS

On or towards the South by :- 15.00 Mtr Road

On or towards the East by :- Plot No. 78

On or towards the West by :- 15.00 Mtr Road

Dated 16th April, 2011



VISHAL V. JAJU

Advocate, High Court