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ADVOCATE HIGH COURT

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Date : 31<sup>st</sup> March 2016

**TITLE SEARCH CERTIFICATE**  
TO WHOMSOEVER IT MAY CONCERN

**Ref.: Plot bearing No.14, adm. 1166.80 sq.mtr., situated at Sector-8, Sanpada Node, Navi Mumbai, Tal. & Dist. Thane**

We have investigated as per instruction of M/S TRITAN REAL INFRA PVT. LTD. AND M/S. TULIP REALTY [Partnership Firm], the New Licensees of Plot bearing No.14, adm. 1166.80 sq.mtr., situated at Sector-8, Sanpada Node, Navi Mumbai, Tal. & Dist. Thane have to State as follows:

The City and Industrial Development Corporation of Maharashtra Ltd. (hereinafter referred to as "THE CIDCO of Maharashtra Ltd.") is The New Town Development Authority declared for the area designated as a site for the New Township for Navi Mumbai by the Government of Maharashtra in exercise of its power under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. xxxviii of 1966) hereinafter referred to as "the said Act". The Government of Maharashtra is, pursuant to Section 113 (a) of the said Act, acquiring lands described therein and vesting such lands in the CIDCO of Maharashtra Ltd. for disposal and/or development. The Original Allottee/Licensee were made an application as per Tender Invited to the CIDCO of Maharashtra Ltd. for the allotment of Develop Plot and CIDCO of Maharashtra Ltd. open the Tender application being as highest bidder for said plot, the CIDCO of Maharashtra Ltd. had allotted plot to the Original Licensee and granted license to enter into his allotted plot and construct building thereon as per approved plan and development permission, commencement certificate issued by The Town Planning Department of Navi Mumbai Municipal Corporation and to that effect CIDCO of Maharashtra Ltd. had issued Letter of Allotment, entered into Agreement to Lease and made transfer of the same are as under :

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**ALLOTMENT OF PLOT:**

As per the policy of State Govt. and Scheme invited tenders, the CIDCO of Maharashtra Ltd. vide under application received from Applicants/Allotees/Developers had allotted the **Plot bearing No. 24, adm. 1166.80 sq.mtr., Situated at Sector-4, Sanpada Node, Navi Mumbai, Tal. & Dist. Thane** under Scheme No. "MM-1/09/Sanpada /2011-12" as per Letter of Allotment issued in the name of Developers **M/S. TRITAN REAL INFRA PVT. LTD.** and on payment of Lease Premium of **Rs. 13,89,93,883/- [Rupees Thirteen Crore Eighty Nine Lacs Ninety Three Thousand Eight Hundred Eighty Three Only]** & other charges by the Allotees, The CIDCO of Maharashtra Ltd. was agreed to execute the Agreement to Lease of Plot on receiving of full amount of Lease Premium demand.

**AGREEMENT TO LEASE OF ALLOTTED PLOT:**

The Agreement to Lease executed on 19<sup>th</sup> October 2012 BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO of Maharashtra Ltd.) the Licensors Party of **ONE PART AND M/S TRITAN REALINFRA PVT. LTD.**, therein referred to as **THE LICENSEES** of the OTHER PART by which CIDCO of Maharashtra Ltd. has agreed to grant lease, license of **Plot bearing No. 24, adm. 1166.80 sq.mtr., Situated at Sector-4, Sanpada Node, Navi Mumbai, Tal. & Dist. Thane** and permission to construct building thereon subject to observance of the terms & conditions mentioned in the Agreement to Lease. The said Agreement to Lease had duly stamped & registered with the Concerned Sub Registrar of Assurances Thane at Navi Mumbai vide under **Registration Sr. No. TNN-6/4573/2012.**

**RECTIFICATION DEED OF ALLOTTED PLOT:**

The First Deed of Rectification executed on 23<sup>rd</sup> October 2012 BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO of Maharashtra Ltd.) the Licensors Party of **ONE PART AND M/S TRITAN REALINFRA PVT. LTD.**, therein referred to as **THE LICENSEES** of the OTHER PART. The said First Deed of Rectification had duly stamped & registered with the Concerned Sub Registrar of Assurances Thane at Navi Mumbai vide under **Registration Sr. No. TNN-6/4581/2012.**

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The Second Deed of Rectification executed on 7<sup>th</sup> April 2014 BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO of Maharashtra Ltd.) the licensors Party of ONE PART AND M/S TRITAN REALINFRA PVT. LTD., therein referred to as THE LICENSEES of the OTHER PART. By executing 2<sup>nd</sup> Rectification the Original Plot Number & Location changed and New/Alternate Plot confirmed bearing Plot No. 14, Sector-8, Sanpada, Navi Mumbai, Tal. & Dist. Thane the same Second Deed of Rectification had duly stamped & registered with the Concerned Sub Registrar of Assurances Thane at Navi Mumbai vide under Registration Sr. No. TNN-9/2299/2014.

**TRANSFER OF PLOT :**

The Original Licensees of plot had made an application to the CIDCO of Maharashtra Ltd. for its permission to assign, transfer of the license and all other right, title over the said plot in favour of New Licensees/Promoters M/S TRITAN REALINFRA PVT. LTD. through its Director SIDDHARTH SHAH AND M/S. TULIP REALTY [Partnership Firm] through authorised Partner MR. TARAL MANUBHAI NAKRANI and CIDCO of Maharashtra Ltd. on payment of transfer fees by the New Licensees had granted the permission of transfer of the said plot and entered into Tripartite Agreement dtd. 5<sup>th</sup> October 2015 executed between CIDCO of Maharashtra Ltd. the Party of First Part AND M/S TRITAN REALINFRA PVT. LTD. through its Director SIDDHARTH SHAH, the Original Licensees the Party of Second Part AND M/S TRITAN REALINFRA PVT. LTD. through its Director SIDDHARTH SHAH AND M/S. TULIP REALTY [Partnership Firm] through authorised Partner MR. TARAL MANUBHAI NAKRANI, the New Licensees Party of Third Part. The said Tripartite Agreement had duly stamped & registered with the Concerned Sub Registrar of Assurances Thane vide under Registration Sr. No. TNN-6/5363/2015 dtd. 5<sup>th</sup> October 2015. The CIDCO of Maharashtra Ltd. on furnishing of registered Copy of Tripartite Agreement had transferred the said Plot in the name of New Licensees.



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**COMMENCEMENT CERTIFICATE :**

The Town Planning Department of NMMC for its approval to construct Residential Cum Commercial Building **Ground/Stilt + Podium & Fourteen [14] Upper Floors**] on the **Plot bearing No.14, adm. 1166.80 sq.mtr., situated at Sector-8, Sanpada Node, Navi Mumbai, Tal. & Dist. Thane** and the same approved vide under **Commencement Certificate bearing No. NMMC/TDP/BP/Case No. A-18409/9436 /2014 dtd. 03<sup>rd</sup> November 2014** issued by The Town Planning Dept. [Building Proposed] of Navi Mumbai Municipal Corporation [NMMC].

**SEARCH REPORT :**

We have gone through and perused the aforesaid title documents related to the said plot and also taken the title search of plot through **MR. VINAY MANKAME, Search Clerk for a period Year 2014 & Upto 27<sup>th</sup> January 2016 in the Office of Concerned Sub Registrar of Assurance i.e. Thane-III, Vashi, Thane-VI, Belapur, Thane-XI, Nerul, Thane-VIII, Koparkhairne, Thane-IX, Kalwa** and made the payment of Govt. Fees to that effect. While Search its found that there is no document executed & registered about the assignment, transfer, sale, mortgage of said plot in favour of any other party except the document herein perused by us. The copy of search note and payment receipt for title search enclosed herewith to support our title search certificate issued pertaining to title of said plot.

It's observed by us that the title of **Plot bearing No. 14, adm. 1166.80 sq.mtr., Situated at Sector-8, Sanpada Node, Navi Mumbai, Tal. & Dist. Thane with M/S TRITAN REAL INFRA PVT. LTD. AND M/S. TULIP REALTY [Partnership Firm]**, the New Licensees is clear & marketable and further the License of mentioned plot at present is free from all encumbrance, mortgage, charge & claim.

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## SCHEMULE OF PROPERTY

All that piece of land collectively admeasuring about **1166.80 Sq. Mtrs.** lying, being and situated at **Plot No.-14, Sector No.-8**, together with right to use, enjoy Easement Right and all other appurtenances thereto and also together with right to use and enjoy all present and future benefits of the said land in any form/kind such as FSI, TDR etc., which is bounded as follows: -


ON OR TOWARDS THE EAST : **By Plot No.13**

ON OR TOWARDS THE WEST : **By Plot No.15**

ON OR TOWARDS THE SOUTH : **By 15 Meters Wide Road.**

ON OR TOWARDS THE NORTH : **By Plot No.12**

For AJJEET SINGH & ASSOCIATES

  
AJJEET. V. SINGH  
(ADVOCATE)

*Ajjeet V. Singh*

B. Com., L.L.B.  
Advocate High Court  
Reg. No. MAH/1522/1993  
16/17, 1st Floor, Sai Chamber, Sector-11,  
Plot No. 44, C.B.D. Belapur,  
Navi Mumbai - 400 614. Ph. No 2797-1112

Encl. : Search Report taken through MR. VINAY MANKAME

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**SEARCH REPORT**

TRANSACTION	
[Sub-Registrar, Thane – III, Vashi]	
1.	In Sub Registrar Thane-3 from 2014 to 2016 in last i.e. 03 Years as according to available records all records had been checked.
2.	Current Year 2016 record is not ready

TRANSACTION	
[Sub-Registrar, Thane – VI, Belapur]	
1.	In Sub Registrar Thane-6 from 2014 to 2016 in last i.e. 03 Years as according to available records all records had been checked.
2.	Current Year 2016 record is not ready

TRANSACTION	
[Sub-Registrar, Thane – XI, Nerul]	
1.	In sub Registrar Thane-11 from 2014 to 2016 in last i.e. 03 Years as according to available records all records had been checked.
2.	Current Year 2016 record is not ready

TRANSACTION	
[Sub-Registrar, Thane – VIII, Koparkhairne]	
1.	In sub Registrar Thane-8 from 2014 to 2016 in last i.e. 03 Years as according to available records all records had been checked.
2.	Current Year 2016 record is not ready

TRANSACTION	
[Sub-Registrar, Thane – IX, Kalwa]	
1.	In sub Registrar Thane -9 from 2014 to 2016 in last i.e. 03 Years as according to available records all records had been checked.
2.	Current Year 2016 record is not ready



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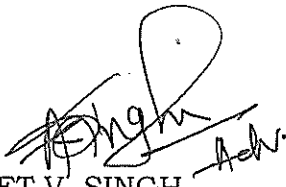
**ACCORDING TO THE ABOVE SCHEDULE THOSE ENTRIES WHICH WE HAVE FOUND IN SEARCH ARE GIVEN AS BELOW :-**

Village	Belapur
Sub Registrar Office	Thane - 6
Nature of Deed	Tripartite Agreement
Survey Sub Division and House No.	Plot No. 14, Sector-8, Village Sanpada, Navi Mumbai, Tal. & Dist. Thane
Area	adm. 1166.80 sq. mtrs.
Name of the Executing Party	CIDCO of Maharashtra Ltd. & M/S Tritan Real Infra Pvt. Ltd.
Name of Claiming Party	M/S Tritan Real Infra Pvt. Ltd. & M/S.Tulip Realty [Partnership Firm]
Date of Execution	5 <sup>th</sup> October 2015
Date of Registration	5 <sup>th</sup> October 2015
Serial No./Volume and Page	5363/2015
Value	Rs. 1.00
Market Value	Rs. 3,77,17,000.00
Stamp Duty Paid on Market Value	Rs. 18,86,000.00
Registration Fees Paid on Market Value	Rs. 30,000.00

**Note:**

Computerised Index are not properly maintained in Sub Registrar Office at TNN-3, TNN-6, TNN-11, TNN-8, TNN-9.

For AJEET SINGH & ASSOCIATES

  
AJEET V. SINGH  
(ADVOCATE)

*Ajeet V. Singh*  
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