

NEHA RATHORE

B.Com., LLM., MBL

EKNATH A. DISALE

B.A., LLB

ADVOCATE'S, HIGH COURT

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Ref. No. 42/NR/Title/April 2019

Date: 08/04/2019

TITLE CERTIFICATE

In respect of the **Plot No. 10, admeasuring area 1675.50 Sq. Mtrs.**, situated at **Sector- 2, Village - Ghansoli, Navi Mumbai, Tal. & Dist- Thane**, situated within the Limits of Village - Ghansoli, Tal & Dist.- Thane, and within the Registration and Sub registration District of Thane.

PROPERTY DESCRIPTION

Village	Plot No.	Sector No.	Area (Sq. Mtrs.)
Ghansoli	10	2	1675.50
Subject Matter of this Title Certificate Cum Search Report is Area admeasuring 1675.50 Sq. Mtrs. only of the Plot No. 10, Sector No. 2, situated at Village Ghansoli, Tal & Dist- Thane.			

[The Area admeasuring 1675.50 Sq. Mtrs., of Plot No. 10, Sector No. 2, situated at Village Ghansoli, Tal & Dist- Thane is hereinafter referred to as the "Said Plot"]



1. Under Instructions of my Client **M/s. Welkin Developers**, I have taken search of the Said Plot. I certify that, the Title of the said Plot is derived as under:

For the Purpose of Investigation & Inspection of Title & Search in respect of the said Plot referred herein above, I have Perused the records and documents made available to me as under:

- a. Xerox Copy of the Allotment Letter dated 09.02.2017 having document No. 575, of land bearing Plot No. 10, Sector- 2, of Village - Ghansoli, Navi Mumbai, Tal & Dist- Thane.
- b. Xerox Copy of Agreement for Lease Dated 29.10.2018 having document No. TNN8-12636-2018, dated 02.11.2018, of land bearing Plot No. 10, Sector- 2, of Village - Ghansoli, Navi Mumbai, Tal & Dist- Thane.
- c. Xerox Copy of Construction Permission dated 18.03.2019 having ref. No. **NMMC/NARVI/BP/ONLINE NO.20191CNMMC14836/ 1136/ 2019.**

WHEREAS the city and Industrial Development Corporation of Maharashtra Ltd., is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under sub section (1) and (3 -A) of section 113 of the Maharashtra Regional and town planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "**THE SAID ACT**").



WHEREAS the state Government in pursuant to Section 113(A) of the said Act, acquiring lands described therein and Vesting such lands in the said corporation for the Purpose of development and disposal.

WHEREAS the **CIDCO** laid down plots in Gaathan area of Ghansoli and other villages on such place of lands / plots acquired by the state Government and subsequently vested in (CIDCO) corporation for being leased to the New Bombay project affected persons out of which in Village - Ghansoli, Tal. & Dist- Thane, a Plot No. 10, Sector - 2, was allotted to M/s. Welkin Developers (**The Original Licensee**) vide Allotment Letter dated 09.02.2017 having document No. 575.

WHEREAS The Plot owner M/s. Welkin Developers, a registered partnership firm having address At: 720, Commodity Exchange Building, Opp. Mathadi Bhavan, Sec- 19, Vashi, Navi Mumbai - 400705 (hereinafter referred to as "**THE ORIGINAL LICENSEES**") entitled to get plot by the **CIDCO** was allotted the **Plot No. 10, admeasuring area 1675.50 Sq. Mtrs.**, situated at **Sector - 2, Village - Ghansoli, Tal. & Dist- Thane.**

AND WHEREAS CIDCO consented to grant the Licensees lease of the above said Plot No. 10, admeasuring 1675.50 Sq. Mtrs., situated at Sector - 2, Ghansoli, more particularly described in the schedule mentioned hereunder to **M/s. Welkin Developers through its Partner Mr. Abdul Wajid Shaikh** for proper premium of Rs. 17,40,64,344/- (Rupees Seventeen Crore Forty Lakhs Sixty Four Thousand Three Hundred and Forty Four Only), for the purpose of sonstruction of Residential & Commercial building thereof. After the payment of lease premium, the Corporation entered into the Agreement to Lease dated **29.10.2018** & the same document is duly stamped & registered at Joint



Sub registrar of Assurance, Thane- 8, under Registration Serial No. **TNN8-12636-2018**, dated **02.11.2018**. Thereafter the Corporation handed over the possession of the said plot to **M/s. Welkin Developers through its Partner Mr. Abdul Wajid Shaikh.**

AND WHEREAS as per the Development permission & commencement certificate having Ref. No. **NMMC/NARVI/BP/ONLINE NO.20191CNMMC14836/1136/2019**, dated 18.03.2019., the Navi Mumbai Municipal Corporation gave the Licensees the permission to commence the construction work of residential + commercial building as per the plans and specifications duly approved by the town planning authority of **CIDCO LTD.**

Apart from the documents mentioned hereinabove I did not find any adverse entry or document registered with respect to the said Plot No. 10, admeasuring area 1675.50 Sq. Mtrs., situated at Sector - 2, Village - Ghansoli, , Tal. & Dist- Thane.

By referring to all relevant documents mentioned hereinabove I hereby state that the title of the said Plot No. 10, Sector - 2, admeasuring area 1675.50 Sq. Mtrs. situated at Village- Ghansoli, Tal. & Dist. - Thane, of **M/s. Welkin Developers through its Partner Mr. Abdul Wajid Abdul Rehman Shaikh, Smt. Nasreen Abdul Wajid Shaikh and Shri. Mousin Abdul Wajid Shaikh** is clear and Marketable and free from all encumbrances, mortgages, charges/ lien and/or claims, subject to **CIDCO's terms and conditions of Agreement to lease.**

Place : Navi Mumbai

Date : 08.04.2019

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Neha Rathore
08/04/2019
(Advocate, High Court)
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