

K. P. SAYED

(M.A., L.L.M.)

Advocate, High Court, Mumbai

Shop No.06, Neel Empire CHS Ltd.,
Plot No.3A/4, Near IDBI Bank/
Jhama Sweets Shop, Sector-25, Nerul
(East), Near Mumbai Mob:9321731273
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Date: 04/04/2017

TITLE CERTIFICATE

Property bearing Plot No.110, admeasuring about 349.17 Sq. Mtrs. situated at Sector-10, Taloja Node, Taluka-Panvel, Dist- Raigad.


TO WHOM IT MAY CONCERN

This is to certify that I have seen the title deeds in respect of the above property. The same is narrated herein below:

The City Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "the Corporation") by an Agreement to Lease Deed dated 21st January, 2015 made and executed between the Corporation of the First Part and 1) Shri. Kishan Charu Keni, 2) Shri. Bhagwan Shivram Mhatre, 3) Shri. Kesari Nath Shivram Mhatre, 4) Shri. Rohidas Shivram Mhatre, 5) Shri. Nirdosh Shivram Mhatre, 6) Smt. Shobha Gorakh Shopi, 7) Smt. Indira Anant Mhatre, 8) Smt. Vandana Balaram Patil, 9) Shri. Pawan Lahu Mhatre, 10) Shri. Paresh Lahu Mhatre through its Guardian Shri. Pawan Lahu Mhatre and 11) Smt. Anubai Harishchandra Patil were the Second Part therein as the "Original Licensees".


The said Agreement to Lease Deed dated 21/01/2015 which was registered on dated 21/01/2015 with the Sub-Registrar of Assurance Office at Panvel-4 under document serial No. PVL4-941-2015, vide receipt No.1062, dated 21/01/2015.

The said Corporation had agreed to grant the lease of Plot No.110, admeasuring 349.17 Sq. Mtra. situated at Sector-10, Taloja Node, Taluka-Panvel, Dist- Raigad (hereinafter referred to as said "Plot") in favour of the Licensees under 12.5% Ganthan Expansion


Scheme. And accordingly Corporation handed over the said plot to the Licensees on premium of Rs. 2,32,225/- (Rupees Two Lakhs Thirty Two Thousand Two Hundred Twenty Five Only) to construct and develop the said plot as the terms and condition contained therein.

1. The Licensees 1) Shri. Kishan Charu Keni, 2) Shri. Bhagwan Shivram Mhatre, 3) Shri. Kesarinath Shivram Mhatre, 4) Shri. Rohidas Shivram Mhatre, 5) Shri. Nirdosh Shivram Mhatre, 6) Smt. Shobha Gorakh Bhopi, 7) Smt. Indira Anant Mhatre, 8) Smt. Vandana Balaram Patil, 9) Shri. Pawan Lahu Mhatre, 10) Shri. Paresh Lahu Mhatre through its Guardian Shri. Pawan Lahu Mhatre, and 11) Smt. Anubai Harishchandra Patil requested the Corporation to grant them the permission to transfer and assign all their rights, titles, interest and benefits of the said Plot under the Lease Deed dated 21st January, 2015 in favour of M/s. Dolphin Enterprises through its Proprietor Mr. Sultan Shirajuddin Yasin and M/s. M. S. Builders & Developers through its partners 1) Mr. Mansoor Abdul Hamid Subedar and 2) Mr. Sauban Iqbal Subedar i. e. New Licensees in the records of the Corporation.

2. At the request of Original Licensees 1) Shri. Kishan Charu Keni, 2) Shri. Bhagwan Shivram Mhatre, 3) Shri. Kesarinath Shivram Mhatre, 4) Shri. Rohidas Shivram Mhatre, 5) Shri. Nirdosh Shivram Mhatre, 6) Smt. Shobha Gorakh Bhopi, 7) Smt. Indira Anant Mhatre, 8) Smt. Vandana Balaram Patil, 9) Shri. Pawan Lahu Mhatre, 10) Shri. Paresh Lahu Mhatre through its Guardian Shri. Pawan Lahu Mhatre, and 11) Smt. Anubai Harishchandra Patil the Corporation had executed the Tripartite Agreement dated 27/02/2015 and transfers the said Plot and its benefits in favour of M/s. Dolphin Enterprises through its


Proprietor Mr. Sultan Shirajuddin Yasin and M/s. M. S. Builders & Developers through its partners 1) Mr. Mansoor Abdul Hamid Subedar and 2) Mr. Sauban Iqbal Subedar i. e. New Licensees.

The said Tripartite Agreement dated 27/02/2015 which was registered on 27/02/2015 with the Sub Registrar of Assurance Office at Panvel-5 under document serial No. PVL5-1289-2015, vide receipt No.1299, dated 2702/2015.

3. In pursuance of the aforesaid Tripartite Agreement dated 27/02/2015 M/s. Dolphin Enterprises through its Proprietor Mr. Sultan Shirajuddin Yasin and M/s. M. S. Builders & Developers through its partners 1) Mr. Mansoor Abdul Hamid Subedar and 2) Mr. Sauban Iqbal Subedar are becomes the New Licensee of the said Plot and their and their firm names has been registered with the Corporation in their records as New Licensee.
4. The New Licensee M/s. Dolphin Enterprises through its Proprietor Mr. Sultan Shirajuddin Yasin and M/s. M. S. Builders & Developers through its partners 1) Mr. Mansoor Abdul Hamid Subedar and 2) Mr. Sauban Iqbal Subedar had requested the Corporation to grant them the permission to transfer and assign all their rights, titles, interest and benefits of said Plot in favour of M/s. Divine Enterprises through its Prop. Mr. Kashish Amit Agrawal and M/s. Dolphin Enterprises through its Prop. Mr. Sultan Shirajuddin Yasin i. e. Subsequent New Licensees.
5. At the request of M/s. Dolphin Enterprises through its Proprietor Mr. Sultan Shirajuddin Yasin and M/s. M. S. Builders & Developers through its partners 1) Mr. Mansoor Abdul Hamid Subedar and 2) Mr. Sauban Iqbal Subedar the Corporation had



executed the Tripartite Agreement dated 01st October, 2010 and transfers the said Plot and its benefits in favour of M/s. Divine Enterprises through its Prop. Mr. Kashish Amit Agrawal and M/s. Dolphin Enterprises through its Prop. Mr. Sultan Shirajuddin Yasin i. e. Subsequent New Licensees.

The said Tripartite Agreement dated 01/10/2010 which was registered on 01/10/2010 with the Sub Registrar of Assurance Office at Panvel-2 under document serial No. PVL2-8261-2010, vide receipt No.9959, dated 01/10/2010.

6. The Subsequent New Licensee M/s. Divine Enterprises through its Prop. Mr. Kashish Amit Agrawal and M/s. Dolphin Enterprises through its Prop. Mr. Sultan Shirajuddin Yasin had requested the Corporation to grant them the permission to transfer and assign all their rights, titles, interest and benefits of said Plot in favour of M/s. Metro Enterprises through its Partners 1)Mr. Sultan Shirajuddin Yasin, and 2) Mr. Asif Mohd. Ali Mulla i. e. Subsequent New Licensees.

7. At the request of M/s. Divine Enterprises through its Prop. Mr. Kashish Amit Agrawal and M/s. Dolphin Enterprises through its Prop. Mr. Sultan Shirajuddin Yasin the Corporation had executed the Tripartite Agreement dated 28/07/2016 and transfers the said Plot and its benefits in favour of M/s. Metro Enterprises through its Partners 1)Mr. Sultan Shirajuddin Yasin, and 2) Mr. Asif Mohd. Ali Mulla i. e. Subsequent New Licensees.

The said Tripartite Agreement dated 28/07/2016 which was registered on 28/07/2016 with the Sub Registrar of Assurance Office at Panvel-2 under document serial No. PVL2-8867-2016, vide receipt No.11366, dated 28/07/2016.



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8. In pursuance of the above Tripartite Agreement M/s. Metro Enterprises through its Partners 1) Mr. Sultan Shirajuddin Yasin, and 2) Mr. Asif Mohd. Ali Mulla are become the Subsequent New Licensee of the said Plot and their and their firm name has been registered with the Corporation in their records as Subsequent New Licensee.
9. M/s. Metro Enterprises through its Partners has obtained Development permission and Commencement Certificate issued by the City Industrial Development Corporation of Maharashtra Ltd. under Ref. No. CIDCO/EP-15426/TPO(NM & K)/2017/1453, dated 15/03/2017 in respect of said Plot.

M/s. Metro Enterprises and their partners are in physical possession of the said Plot for the purpose of development to construct a building thereon.

Therefore I, hereby certify that M/s. Metro Enterprises through its Partners 1) Mr. Sultan Shirajuddin Yasin, and 2) Mr. Asif Mohd. Ali Mulla are the exclusive owners and title holders of Plot No.110, admeasuring 349.17 Sq. Mtrs. situated at Sector-10, Talaje Node, Taluka-Parvel, Dist- Raigad and the said Plot is clear, marketable and free from all encumbrances.

Dated this 04th day of April, 2017.

Yours Truly


Mr. K. P. SAYED
Advocate, High Court

