

: 5th January 2016.

TITLE CERTIFICATE

**Ref: Plot No.8, Sector-34 C, Owe Kharghar, Navi Mumbai,
Tal.Panvel, Dist.Raigad.**

I HAVE investigated the title of all that piece and parcel of land bearing Plot No.8, situated in sector-34 C at Owe Kharghar, Tal.Panvel and Dist.Raigad, admeasuring 1750 Sq.Mtrs. leased by CIDCO under 12.5% Gaothan Expansion Scheme and its development rights assigned and stand in the name of **M/S.SIDDHARTH PROGRESSIVE (through its Partners 1.SHRLSAHEBRAO SUKHDEV KHILARI, 2.MRS. ANJALI SAHEBRAO KHILARI, 3. SHRLSHAILESH L. ARDESHANA, 4.SHRLSIDDHARTH S. ARDESHANA, 5.MRS.GEETA SHAILESH ARDESHANA)** and having their office at B-502, Silver Birch, Vasant Garden, Near Yogi Hills, Mulund (w), Mumbai-400 080.


THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., A company incorporated under the companies Act, 1956 (I of 1956) hereinafter referred as "THE CORPORATION" is the New Town Development Authority declare 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-Sections (I) and (3-A) of Section 113 of the Maharashtra Regional Town Planning Act 1966 (Maharashtra XXXVII of 1966).



THE STATE Government, in pursuant to Section 113-A of said Act has acquired lands and subsequently vested with Corporation for its development and disposal, and the Corporation, one of such piece or parcel of land described in the Schedule hereunder written, being leased to its intending lessees.

Whereas **MR.M.YUNUS ABDUL KARIM PATEL** (The Original Licensee of CIDCO Ltd) has been granted lease of **Plot No.8, Sector-34 C, Owe Kharghar, Navi Mumbai, Tal.Panvel & Dist.Raigad admeasuring area about 1750 Sq. Mtrs.** (hereinafter referred to the said plot) from **CIDCO Ltd.**, vide Agreement to Lease Dated **18th February 1998**, for total lease premium of **RS.1,96,000/- (RS. ONE LAKH NINETY SIX THOUSAND ONLY)** and on the terms and conditions contained therein.

Whereas the Original Licensee has sold, transferred, assigned and relinquished his leasehold rights, title and interest in respect of said Plot to **M/S.LIVING NIRMAN PVT.LTD.** (through its Director **MR.SURENDRA KUMAR JAIN**) (therein referred as the **NEW LICENSEES**) for proper consideration vide Tripartite Agreement Dated **25th July 2012** executed between **1)CIDCO Ltd.,2) original licensees & 3.M/s. LIVING NIRMAN PVT.LTD** and registered at sub-registered office Panvel-2 on **8th November 2004** vide Document No.URAN/08032/2004 and Receipt No.8032/2004



And Whereas the Corporation has transferred the said Plot in the name of New Licensee vide its letter bearing No.CIDCO/ESTATE /N.A/SATYO/KHARGHAR- 214(D)/2004 Dated 30th November 2004.

Whereas thereafter the said New Licensees has sold, transferred, assigned and relinquished their leasehold rights, title and interest in respect of said Plot to M/s.SUJAY DEVELOPERS (therein referred as the SUBSEQUENT NEW LICENSEES) for proper consideration vide Tripartite Agreement Dated 28th June 2005 executed between 1) CIDCO Ltd., 2) New licensees & 3.M/s.SUJAY DEVELOPERS and registered at sub-registered office Panvel-3, on 29th June 2005 vide Document No.PAVEL.3/02069/2005 and Receipt No.2070/2005.

And Whereas the Corporation has transferred the said Plot in the name of Subsequent New Licensee vide its letter bearing No.CIDCO/ESTATE /N.A/SATYO/KHARGHAR- 214(D)/05 Dated 21st July 2005.

The Subsequent New Licensee now in the manner stated hereinabove are the absolute licensee and in possession of the plot (more particularly described in the schedule mentioned herein under)

AND WHEREAS thereafter the said subsequent new licensee has assigned their development rights of the said plot premises to and favour of M/S.SIDDHARTH PROGRESSIVE, a registered partnership firm & having its office at B-502, Silver Birch, Vasant Garden, Near Yogi Hills, Mulund (w), Mumbai-400 080 vide registered development agreement dated 24th December 2013 registered at sub-registrar office Panvel-2 on 26th December 2013 vide document No.PAVAL2/8668/2013 & Receipt No.353 and on the terms and condition contained therein.

SCHEDULE OF PLOT

ALL THAT piece or parcel of land known as Plot No.8, Gaothan Expansion Scheme - 12.5% Scheme, Sector-34 C, village Owe Kharghar, Navi Mumbai admeasuring by 1750 Sq. mtrs. Taluka - Panvel, District - Raigad and bounded as under:

THAT IS TO SAY :

ON THE NORTH BY : PLOT NO.7

ON THE SOUTH BY : PLOT NO.9

ON THE EAST BY : PLOT NO.11

ON THE WEST BY : ROAD

Place: Navi Mumbai

Date : 5th January 2016.

FOR SHARMA & ASSOCIATES



Handwritten signature

Shop No.B-4, Shree Ballaleshwar Bldg, Tilak Road, Savarkar Chowk, Panvel, 410206
Cell No.8652521413 /9920171724
Email I.D. vinaymankame21@gmail.com

Date: 25/02/2016

To,
Adv. Ramesh Sharma
C.B.D, Belapur, Navi Mumbai.



Sir,

Reg:- Search of the Plot No. 08, Gauthan Expansion Scheme 12.5
%, Sector No. 34 C, Village - Owe Kharghar, Admeasuring
about 1750.00 Sq.mtrs, Tal - Panvel, Dist.Raigad,


Period Of Search : 2013 to 2016 (04 years)

As per your instruction, I have taken search of the above said property in the
Sub-Registrar office at Panvel. The search was taken for the year from 2013 to 2016
i.e. last 04 years. I have gone through the available Index - II Register kept in the said
Office. I have found the details as under:-

TRANSACTION
(Sub- Registrar, Panvel - 1)

- 1) In Sub Registrar Panvel 1 from 2013 to 2016 in last i.e. 04 years as according to available records all records had been checked.
- 2) Current year 2016 record is not ready.

CERTIFIED
TRUE COPY


RAMESH SHARMA
B.Com., L.L.B.
Advocate High Court
Add : 74, Prabhat Centre
C.B.D., Navi Mumbai

TRANSACTION
(Sub- Registrar, Panvel - 2)

- 1) In Sub Registrar Panvel 2 from 2013 to 2016 in last i.e. 04 years as according to available records all records had been checked.
- 2) Current year 2016 record is not ready .

TRANSACTION
(Sub- Registrar, Panvel - 3)

- 1) In Sub Registrar Panvel 3 from 2013 to 2016 in last i.e. 04 years as according to available records all records had been checked.
- 2) Current year 2016 record is not ready .

TRANSACTION
(Sub- Registrar, Panvel - 4)

- 1) In Sub Registrar Panvel 4 from 2013 to 2016 in last i.e. 04 years as according to available records all records had been checked.
- 2) Current year 2016 record is not ready.

TRANSACTION
(Sub- Registrar, Panvel - 5)

- 1) In Sub Registrar Panvel 5 from 2013 to 2016 in last i.e. 04 years as according to available records all records had been checked.
- 2) Current year 2016 record is not ready.

CERTIFIED
TRUE COPY

NOTE:

- 1) Computerized Index are not properly maintained in Sub Registrar Office at Panvel-1, Panvel 2, Panvel 3, Panvel -4 and Panvel 5.




Mr. Vinay Mankame
Property Investigator



R. R. SHARMA
B. Com, C.L.B.
Advocate High Court
NAVI MUMBAI