

RAJESH H. PATIL B.sc, M.L.S, L.L.M.

Advocate High Court

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Date: 14/10/2017

TITLE CERTIFICATE

I have investigated the Title of Plot No 16, admeasuring about 449.55 Sq Mtrs situate at Sector -30, Kharghar , Taluka- Panvel, District Raigad in the name of M/s Innovative Construction Co. I hereby report & certify as under:

WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd, a Company incorporated under the Companies Act, 1956 having registered office at Nirmal, 2nd floor , Nariman Point , Mumbai 400021(herein referred the CIDCO) is the new Town Development Authority declared for the area designated as site for the new town of Navi Mumbai by Government of Maharashtra in exercise of its powers under Sub-section (1) and (3A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 hereinafter referred to as the "M R T P Act".

AND WHEREAS 'THE STATE GOVERNMENT' in pursuance to Section 113-A of the Maharashtra Regional Town Planning Act acquired Lands and vested in 'CIDCO' for development and disposal of lands.

AND WHEREAS by virtue of being the Development Authority, the CIDCO has been empowered u/s. 118 of the said act to dispose off any land acquired by it or vested in it accordance with the proposal approved by State Government.

WHEREAS Under an Agreement to Lease dated 14th June 2012 the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LIMITED (CIDCO), the Lessor, and Smt. Sidhiqua Munavar Patel, the Lessee (hereinafter referred to as the Original allottee) the CIDCO leased Plot of land, in lieu of compensation under the 12.5% Gaothan Expansion Scheme, being Plot No .16 admeasuring about 449.65 Sq mtrs at Sector-30, Village Kharghar, Taluka- Panvel, Dist. Raigad. (hereinafter abovesaid Plot No 16 is referred to as the said Plot) This Agreement to lease is registered with the Sub-Registrar of Assurances Panvel-2, vide Document No. 5457/2012 registered on 15/06/2012.

AND WHEREAS the Original Allottee (licensee) Smt. Sidhiqua Munavar Patel had requested the Lessor to grant its permission to transfer and assign her rights in respect of said plot in favour of M/s. Innovative Construction Co., through its Partners 1) Shri.Ashfaque Ahmed Rais Khan & 2) Mohd. Rais Taskeen Khan, the new Licensees.

AND WHEREAS by a Development Agreement dated 16th July 2012 , entered into between Smt. Sidhiqua Munavar Patel and M/s. Innovative Construction Co., the said Smt. Sidhiqua Munavar Patel had agreed to give development right to M/s. Innovative Construction Co., This agreement is registered with the Sub Registrar of Assurances Panvel -3, vide Document No 7285/2012 registered on 16/07/2012.

AND WHEREAS by a Cancellation Deed dated 10th October 2017 , entered into between Smt. Sidhiqua Munavar Patel and M/s. Innovative Construction Co., the above said Smt. Sidhiqua Munavar Patel had cancelled the development rights given to M/s. Innovative

Construction Co., This Cancellation Deed is registered with the Sub Registrar of Assurances Panvel -2, vide Document No 11712/2017 registered on 10/10/2017

AND WHEREAS by a tripartite Agreement dated 18th July 2012 , entered into between CIDCO, Smt. Sidhiqua Munavar Patel the Original licensee and M/s. Innovative Construction Co., through its Partners 1) Shri.Ashfaque Ahmed Rais Khan & 2) Mohd. Rais Taskeen Khan, the Lessor had assigned and transferred the said Plot in the name of M/s. Innovative Construction Co., through its Partners 1) Shri.Ashfaque Ahmed Rais Khan & 2) Mohd. Rais Taskeen Khan, the new licensee. This Tripartite agreement is registered with the Sub Registrar of Assurances Panvel -3, vide Document No 7390/2012 registered on 18/07/2012.

AND WHEREAS the CIDCO vide its letter being CIDCO / ESTATES / 12.5% / KHARGHAR / 305 dated 14/06/2012 had recorded the name of M/s. Innovative Construction Co., through its Partners 1) Shri.Ashfaque Ahmed Rais Khan & 2) Mohd. Rais Taskeen Khan as Licensees for the said Plot in their records.

AND WHEREAS the Planning authority CIDCO had issued commencement certificate being CIDCO/ BP- 15133/ TPO (NM & K) / 2016/1949 dated 30/08/2017 to M/s. Innovative Construction Co., through its Partners 1) Shri.Ashfaque Ahmed Rais Khan & 2) Mohd. Rais Taskeen Khan granting them permission to develop the said plot in accordance with the approved plans and conditions

By virtue of copies of the abovementioned documents submitted for perusal, I am of the opinion that the title in respect of the said Plot No .16 admeasuring about 449.65 Sq mtrs situate at Sector-30, Kharghar , Taluka - Panvel , Dist. Raigad in the name of **M/S. INNOVATIVE CONSTRUCTION CO** , a Partnership firm through its Partner 1) **SHRI.ASHFAQUE AHMED RAIS KHAN** & 2) **MOHD. RAIS TASKEEN KHAN** is absolute, free, clear, marketable and is without encumbrances and they have rights and powers to develop the said Plot and Sale Units/Flats/shops constructed on abovesaid Plot subject to the terms and conditions of CIDCO, the abovesaid Agreement to Lease, Tripartite Agreement, Development Agreement and Cancellation Deed and Commencement certificate etc and applicable Laws to the said plot.

The description of the said Plot of land is more particularly described herein below.

SCHEDULE

All that piece and parcel of Plot of land comprised and known as Plot No. 16, admeasuring about 449.65 Sq Mtrs situated at Sector- 30, Kharghar , Taluka- Panvel, Dist.Raigad .

Yours Truly



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