

PRAJAKTA DINESH KALE

M. COM., LL.B

ADVOCATE

Unit 101, "Jagannath Niwas", Plot No.A-42/43, Sector-20, Phase-II, Nerul (West), Navi Mumbai 400706.

TITLE CERTIFICATE

Ref.:- In respect of **Plot No. 21, admeasuring about 2298.88 Sq. Mtrs., Village - Talaja (Under 12.5% GES Scheme), Sector - 18, Taluka- Panvel, & District - Raigad**, to be developed by **M/S. CEMCON DEVELOPRS**, through its partners 1. Mr. Tasneem Abdul Latif Parkar, 2. Mr. Azaj Mohd. Rais Khan, 3. Mr. Mohd. Rais Takseen Khan, 4. Mr. Ashfaq Ahmed Mohd. Rais Khan, 5. Mr. Abdul Latif Ali Parkar, 6. Mr. Wasif Latif Parkar & 7. Mr. Mahendra Kumar Motilal Mourya.

On request of **M/S. CEMCON DEVELOPRS, through its partners** 1. Mr. Tasneem Abdul Latif Parkar, 2. Mr. Azaj Mohd. Rais Khan, 3. Mr. Mohd. Rais Takseen Khan, 4. Mr. Ashfaq Ahmed Mohd. Rais Khan, 5. Mr. Abdul Latif Ali Parkar, 6. Mr. Wasif Latif Parkar & 7. Mr. Mahendra Kumar Motilal Mourya, having their office at - Shop no. 03, Plot No. 157, Sector No. 44, Nerul, Navi Mumbai - 400 706, I have also gone through the Search & Title Report from Manoj Mahadik & Adv. Prachi Paighan (Ghone) dt. 10/09/2019, as well as referred and taken the following notes of the relevant documents produced by them in front of me. The said plot are coming under CIDCO limits & within the Tehsil and Sub-Division of Panvel, District and Division of Raigad and within the jurisdiction of the Sub-Registrar Office of Panvel, Taluka- Panvel & District - Raigad.

WHEREAS :

The city and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the companies Act 1956 and having its registered office at Nirmal, 2nd floor, Nariman point, Bombay - 21, hereinafter referred to as "**THE CORPORATION**". The said corporation has been declared New Town Development Authority a New Town of Navi Mumbai by Government of Maharashtra in exercise of its powers under sub section (1) and

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: 2 :

(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**").

AND WHEREAS :

The State Government acquiring lands described therein and Vesting such lands in the said corporation (**CIDCO**) city and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the companies Act 1956, by Government of Maharashtra in exercise of its powers under section 113, subsection 1 and (3-A) of the Maharashtra Regional and Town planning Act 1966 for development and disposal.

AND WHEREAS :

The **CIDCO** laid down plots in Gaothan area of Taloja 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 under 12.5% plot Allotment scheme.

AND WHEREAS :

The Plot owners 1. **MR. MOHAMMED NOOR HUSAINMIYA PATEL**, 2. **MR. GULJAR ABDUL KADIR PATEL**, 3. **MR. RAFIQUE ABDUL KADIR PATEL**, 4. **SMT. KARIMA ABDUL KADIR PATEL**, & 5. **MR. SHAIZAD SHAHIDALI ARSHI**, all adults, Indian Inhabitants , All are residing At – Taloja, Post-Navde, Taluka - Panvel, & District - Raigad (hereinafter all collectively referred to as "**THE ORIGINAL LICENSEE/S**")

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: 3 :

entitled to get plot under 12.5% Plot allotment scheme, The CIDCO allotted to "**THE ORIGINAL LICENSEE/s**" to **Plot No. 21, admeasuring about 2298.88 Sq. Mtrs., Village - Taloja (Under 12.5% GES Scheme), Sector - 18, Taluka - Panvel, & District - Raigad**, vide CIDCO File no. 505, Node - Taloja, dated 12.04.2017.

AND WHEREAS :

The **CIDCO** consented to grant the Licensees lease of the above said plot admeasuring 2298.88 Sq. Mtrs., situated at Sector-18, Taloja more particularly described in the schedule mentioned hereunder to 1. MR. MOHAMMED NOOR HUSAINMIYA PATEL, 2. MR. GULJAR ABDUL KADIR PATEL, 3. MR. RAFIQUE ABDUL KADIR PATEL, 4. SMT. KARIMA ABDUL KADIR PATEL, & 5. MR. SHAIZAD SHAHIDALI ARSHI for proper premium of Rs. 56,350/- (Rupees Fifty Six Thousand Three Hundred Fifty Only), for the purpose of Residential use, however commercial use upto 15% of the permissible FSI shall be allowed in the building thereof. After, the payment of lease premium, the Corporation entered into the Agreement to Lease dated 25.04.2017 & the same document is duly stamped and registered at Joint Sub Registrar of Assurances, Panvel - 1 under Document Serial No. **PVL1-4068-2017, dated 03.06.2017**. The Corporation handed over the possession of the said plot to 1. MR. MOHAMMED NOOR HUSAINMIYA PATEL, 2. MR. GULJAR ABDUL KADIR PATEL, 3. MR. RAFIQUE ABDUL KADIR PATEL, 4. SMT. KARIMA ABDUL KADIR PATEL, & 5. MR. SHAIZAD SHAHIDALI ARSHI ("**THE ORIGINAL LICENSEE/S**").

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: 4 :

AND WHEREAS :

Vide a Tripartite Agreement dated **30.08.2017** executed between the **CIDCO LTD., the Original licensees** 1. MR. MOHAMMED NOOR HUSAINMIYA PATEL, 2. MR. GULJAR ABDUL KADIR PATEL, 3. MR. RAFIQUE ABDUL KADIR PATEL, 4. SMT. KARIMA ABDUL KADIR PATEL, & 5. MR. SHAIZAD SHAHIDALI ARSHI & **the New Licensees M/S. CEMCON DEVELOPRS**, through its partners 1. Mr. Tasneem Abdul Latif Parkar, 2. Mr. Azaj Mohd. Rais Khan, 3. Mr. Mohd. Rais Takseen Khan, 4. Mr. Ashfaq Ahmed Mohd. Rais Khan, 5. Mr. Abdul Latif Ali Parkar, 6. Mr. Wasif Latif Parkar & 7. Mr. Mahendra Kumar Motilal Mourya. The Original Licensees transfer only their share of **Plot No. 21, Village - Taluja Sector - 18, Taluka- Panvel, & District - Raigad** to the New Licensee **M/S. CEMCON DEVELOPRS**, through its partners 1. Mr. Tasneem Abdul Latif Parkar, 2. Mr. Azaj Mohd. Rais Khan, 3. Mr. Mohd. Rais Takseen Khan, 4. Mr. Ashfaq Ahmed Mohd. Rais Khan, 5. Mr. Abdul Latif Ali Parkar, 6. Mr. Wasif Latif Parkar & 7. Mr. Mahendra Kumar Motilal Mourya. The same document is duly stamped and registered at Joint Sub Registrar of Assurances, Panvel-4, under Document Serial No. **PVL4-9904-2017**, dated **30.08.2017**. The CIDCO leased of the said **Plot No. 21, Village – Taluja, Sector - 18, Taluka- Panvel, & District - Raigad** to **M/S. CEMCON DEVELOPRS**, through its partners 1. Mr. Tasneem Abdul Latif Parkar, 2. Mr. Azaj Mohd. Rais Khan, 3. Mr. Mohd. Rais Takseen Khan, 4. Mr. Ashfaq Ahmed Mohd. Rais Khan, 5. Mr. Abdul Latif Ali Parkar, 6. Mr. Wasif Latif Parkar & 7. Mr. Mahendra Kumar Motilal Mourya, and issued final transfer order and transferred the said plot in the name of **M/S. CEMCON DEVELOPRS**, through its partners 1. Mr. Tasneem Abdul Latif Parkar, 2. Mr. Azaj Mohd. Rais Khan, 3. Mr. Mohd. Rais Takseen Khan, 4. Mr. Ashfaq Ahmed Mohd. Rais Khan, 5. Mr. Abdul Latif Ali Parkar, 6. Mr. Wasif Latif Parkar & 7. Mr. Mahendra Kumar Motilal Mourya, **vide order No. CIDCO/ VASAHT/ SATYO/ TALOJA/ 505/2017/22207, dated 04.09.2017.**

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: 5 :

AND WHEREAS :

The Vide Modified Agreement dated 22.04.2019 executed between CIDCO and M/S. CEMCON DEVELOPRS, through its partners 1. Mr. Tasneem Abdul Latif Parkar, 2. Mr. Azaj Mohd. Rais Khan, 3. Mr. Mohd. Rais Takseen Khan, 4. Mr. Ashfaq Ahmed Mohd. Rais Khan, 5. Mr. Abdul Latif Ali Parkar, 6. Mr. Wasif Latif Parkar & 7. Mr. Mahendra Kumar Motilal Mourya, The same document is duly stamped and registered at Joint Sub Registrar of Assurances, Panvel-2, under Documentation Serial No. **PVL2-5023-2019**, dated **22.04.2019**, and Merge the two Plots no. **21 & 22A, Village – Taloja, Sector - 18, Taluka - Panvel, & District - Raigad.**

AND WHEREAS :

The CORPORATION has issued Development Permission and Commencement Certificate dated **08.08.2019**, vide Ref. No. **CIDCO/ BP-16823/ TPO (NM & K)/ 2019/ 5304**, to **M/S. CEMCON DEVELOPRS**, through its partners 1. Mr. Tasneem Abdul Latif Parkar, 2. Mr. Azaj Mohd. Rais Khan, 3. Mr. Mohd. Rais Takseen Khan, 4. Mr. Ashfaq Ahmed Mohd. Rais Khan, 5. Mr. Abdul Latif Ali Parkar, 6. Mr. Wasif Latif Parkar & 7. Mr. Mahendra Kumar Motilal Mourya, for construction of building for residential Plus Commercial project known as "**Innovative Icon**" consisting of G + 16 upper floors, as per the plans and specifications duly approved by the town planning authority of **CIDCO LTD.**

By referring all relevant documents I hereby state that the said **Plot No. 21, Village – Taloja, Sector-18, Taluka- Panvel, & District - Raigad**, of **M/S. CEMCON DEVELOPRS**, through its partners 1. Mr. Tasneem Abdul Latif Parkar, 2. Mr. Azaj Mohd.

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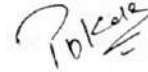
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: 6 :

Rais Khan, 3. Mr. Mohd. Rais Takseen Khan, 4. Mr. Ashfaq Ahmed Mohd. Rais Khan, 5. Mr. Abdul Latif Ali Parkar, 6. Mr. Wasif Latif Parkar & 7. Mr. Mahendra Kumar Motilal Mourya, are having **clear and Marketable title and free from all encumbrances, mortgages, charges and/ or claims, subject to CIDCO's terms and conditions of Agreement to lease.**

Place : Nerul

Date : 14.09.2019



MRS. PRAJAKTA DINESH KALE
(ADVOCATE)