



Poonam A. Khare

B.Sc., LL.B.
Advocate High Court

Mob : 9820408472
Tel : 022-27464548

Ref. No. 063/PK/IND/September 2018

Date : 27/09/2018

TITLE CERTIFICATE

Ref.:- In respect of Plot No. 163, admeasuring about 599.88 Sq. Mtrs., Village - Ulwe (Under 12.5% GES Scheme), Sector - 23, Tal. Panvel, Dist Raigad, to be developed by M/S. SHREEYUT DEVELOPERS, through its Partners MR. GOVIND RUDA PATEL and 2 others AND M/S. VARNIRAJ GROUP, through its partners MR. NILESH HARAJI BHATESRA and 2 others.

On request of M/S. SHREEYUT DEVELOPERS, through its Partners MR. GOVIND RUDA PATEL and 2 others, having its office at B-16, Nav Sonali Society, Jondhali Baug Road, Charai, Thane (W) – 400601 AND M/S. VARNIRAJ GROUP, through its partners MR. NILESH HARAJI BHATESRA and 2 others, having its office at 201, Sitaram Co-operative Housing Society Ltd., Plot No. 28, Sector No. 21, Nerul, Navi Mumbai-400 706, I 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, Tal.- Panvel, Dist.- 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 (3 –A) of section



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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 Ulwe 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) **SHRI PANDHARINATH MOHAN PATIL** 2) **SHRI GAJANAN MOHAN PATIL** & 3) **SHRI RAM MOHAN PATIL**, all adults, residing At – Kumbadbuje, Tal. Panvel, Dist. Raigad (hereinafter all collectively referred to as "**THE ORIGINAL LICENSEE/S**") entitled to get plot under 12.5% Plot allotment scheme, The **CIDCO** allotted to "**THE ORIGINAL LICENSEE/s**" to **Plot No. 163, admeasuring area about 599.88 Sq. Mtrs., Village - Ulwe (Under 12.5% GES Scheme), Sector - 23, Tal. Panvel, Dist Raigad, vide File no. 761, dated 09.10.2017.**



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AND WHEREAS CIDCO consented to grant the Licensees lease of the above said plot admeasuring 599.88 Sq. Mtrs., situated at Sector-23, Ulwe more particularly described in the schedule mentioned hereunder to 1) SHRI PANDHARINATH MOHAN PATIL 2) SHRI GAJANAN MOHAN PATIL & 3) SHRI RAM MOHAN PATIL for proper premium of Rs. 7500/- (Rupees Seven Thousand Five Hundred Only), for the purpose of Residential building thereof. After the payment of lease premium, the Corporation entered into the Agreement to Lease dated 16.10.2017 & the same document is duly stamped and registered at Joint Sub Registrar of Assurance, Panvel - 5, under Document Serial No. PVL5-9536-2017, dated 24.10.2017. The Corporation handed over the possession of the said plot to 1) SHRI PANDHARINATH MOHAN PATIL 2) SHRI GAJANAN MOHAN PATIL & 3) SHRI RAM MOHAN PATIL ("THE ORIGINAL LICENSEE/S").

AND WHEREAS vide a Tripartite Agreement dated 27.03.2018 executed between the CIDCO LTD., the Original licensees 1) SHRI PANDHARINATH MOHAN PATIL 2) SHRI GAJANAN MOHAN PATIL & 3) SHRI RAM MOHAN PATIL & the New Licensees 1) M/S. SHREEYUT DEVELOPERS, through its Partners 1) MR. GOVIND RUDA PATEL 2) MR. MANOHAR RAJARAM KUMBHAR & 3) MR. RAHUL SHYAM GUPTA AND 2) M/S. VARNIRAJ GROUP, through its partners 1) MR. NILESH HARAJI BHATESRA 2) MR. BHAVAN DEVJI HATHIYANI & 3) MR. RUPSHI RAGHAVJI BARSANIA. The same document is duly stamped and registered at



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Joint Sub Registrar of Assurance, Panvel-2, under Document Serial No. **PVL2-4093-2018**, dated **27.03.2018**. The CIDCO leased the said Plot No. 163, Sector-23, Ulwe, Tal. Panvel, Dist. Raigad to 1) **M/S. SHREEYUT DEVELOPERS**, through its Partners 1) **MR. GOVIND RUDA PATEL** 2) **MR. MANOHAR RAJARAM KUMBHAR** & 3) **MR. RAHUL SHYAM GUPTA AND 2) M/S. VARNIRAJ GROUP**, through its partners 1) **MR. NILESH HARAJI BHATESRA** 2) **MR. BHAVAN DEVJI HATHIYANI** & 3) **MR. RUPSHI RAGHAVJI BARSANIA** and issued final transfer and transferred the said plot in the name of 1) **M/S. SHREEYUT DEVELOPERS**, through its Partners 1) **MR. GOVIND RUDA PATEL** 2) **MR. MANOHAR RAJARAM KUMBHAR** & 3) **MR. RAHUL SHYAM GUPTA AND 2) M/S. VARNIRAJ GROUP**, through its partners 1) **MR. NILESH HARAJI BHATESRA** 2) **MR. BHAVAN DEVJI HATHIYANI** & 3) **MR. RUPSHI RAGHAVJI BARSANIA**, vide order No. **CIDCO/ VASAHAH/ SATYO/ ULWE/ 761/ 2018/ 24716**, dated **10.04.2018**.

AND WHEREAS the CORPORATION has issued Development Permission and Commencement Certificate dated **25.07.2018**, vide Ref. No. **CIDCO/ BP-15841/ TPO (NM & K)/ 2018/ 2925**, to **M/S. SHREEYUT DEVELOPERS AND M/S. VARNIRAJ GROUP** for construction of building for residential Plus Commercial project known as "**NEELKANTH DHAM - 1**" consisting of G + 6 upper floors, as per the plans and specifications duly approved by the town planning authority of **CIDCO LTD.**



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By referring all relevant documents I hereby state that the said **Plot No. 163, Sector - 23, Ulwe (12.5% GES Scheme), Tal. - Panvel, Dist. - Raigad, of M/S. SHREEYUT DEVELOPERS**, through its Partners **MR. GOVIND RUDA PATEL** and 2 others **AND M/S. VARNIRAJ GROUP**, through its partners **MR. NILESH HARAJI BHATESRA** and 2 others, 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: Panvel
Date: 27.09.2018

27/09/2018
POONAM A. KHARE
(ADVOCATE)
POONAM A. KHARE
Advocate
003, Satyakripa Apartment
Plot No. 103, Sector -9,
New Panvel (E) - 410206