



Poonam A. Khare

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

Mob : 9820408472
Tel : 022-27464548

Ref. No. 066/PLC/Individual/February 2019

Date : 04/02/2019

TITLE CERTIFICATE

Ref.:- In respect of Plot No. 164, 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. VARNIRAJ GROUP, through its partners MR. NILESH HARAJI BHATESRA and 2 others and SMT. RAMABAI MAHADEV GHARAT and 5 others.

On request of 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-400706 AND SMT. RAMABAI MAHADEV GHARAT and 5 others, residing at Varche Owale, Tal. Panvel, Dist. Raigad, 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) SMT. RAMABAI MAHADEV GHARAT 2) SMT. PARVATI SHANKAR GHARAT 3) SHRI. UTTAM SHANKAR GHARAT 4) SMT. MAINABAI SHANKAR GHARAT @ MAINABAI LALCHANDRA GHARAT 5) SMT. TAI SHANKAR GHARAT @ ANITA ANANT NAIK & 6) SHRI. TUKARAM SHANKAR GHARAT, all adults, residing At – Varche Owale, 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. 164, admeasuring area about 599.88 Sq. Mtrs., Village - Ulwe (Under 12.5% GES Scheme), Sector - 23, Tal. Panvel, Dist



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Raigad, vide letter ref . no. CIDCO/ BHUMI/ SATYO/ ULWE/ 17/ 2009, dated 30.04.2010.

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) **SMT. RAMABAI MAHADEV GHARAT** 2) **SMT. PARVATI SHANKAR GHARAT** 3) **SHRI. UTTAM SHANKAR GHARAT** 4) **SMT. MAINABAI SHANKAR GHARAT @ MAINABAI LALCHANDRA GHARAT** 5) **SMT. TAI SHANKAR GHARAT @ ANITA ANANT NAIK & 6) SHRI. TUKARAM SHANKAR GHARAT** for proper premium of Rs. 7,500/- (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 26.12.2017 & the same document is duly stamped and registered at Joint Sub Registrar of Assurance, Panvel - 3, under Document Serial No. **PVL3-8562-2017, dated 29.12.2017**. The Corporation handed over the possession of the said plot to 1) **SMT. RAMABAI MAHADEV GHARAT** 2) **SMT. PARVATI SHANKAR GHARAT** 3) **SHRI. UTTAM SHANKAR GHARAT** 4) **SMT. MAINABAI SHANKAR GHARAT @ MAINABAI LALCHANDRA GHARAT** 5) **SMT. TAI SHANKAR GHARAT @ ANITA ANANT NAIK & 6) SHRI. TUKARAM SHANKAR GHARAT** ("THE ORIGINAL LICENSEE/S").



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AND WHEREAS vide a Tripartite Agreement dated **04.07.2018** executed between the **CIDCO LTD., the Original licensees** 1) SMT. RAMABAI MAHADEV GHARAT 2) SMT. PARVATI SHANKAR GHARAT 3) SHRI. UTTAM SHANKAR GHARAT 4) SMT. MAINABAI SHANKAR GHARAT @ MAINABAI LALCHANDRA GHARAT 5) SMT. TAI SHANKAR GHARAT @ ANITA ANANT NAIK & 6) SHRI. TUKARAM SHANKAR GHARAT & the **New Licensees M/S. VARNIRAJ GROUP**, through its partners 1) MR. NILESH HARAJI BHATESRA 2) MR. BHAVAN DEVJI HATHIYANI & 3) MR. RUPSHI RAGHAVJI BARSANIA. The Original Licensees transfer only 50% share (i.e. area of 299.94 Sq. Mtrs. Out of 599.88 Sq. Mtrs.) of Plot No. 164, Sector-23, Ulwe, Tal. Panvel, Dist. Raigad to the New Licensee **M/S. VARNIRAJ GROUP**. The same document is duly stamped and registered at Joint Sub Registrar of Assurance, Panvel-2, under Document Serial No. **PVL2-8889-2018**, dated **04.07.2018**. The CIDCO leased only 50% share of the said Plot No. 164, Sector-23, Ulwe, Tal. Panvel, Dist. Raigad to **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 order and transferred the said plot in the name of **M/S. VARNIRAJ GROUP**, through its partners 1) MR. NILESH HARAJI BHATESRA 2) MR. BHAVAN DEVJI HATHIYANI & 3) MR. RUPSHI RAGHAVJI BARSANIA (50%) and 1) SMT. RAMABAI MAHADEV GHARAT 2) SMT. PARVATI SHANKAR GHARAT 3) SHRI. UTTAM SHANKAR GHARAT 4) SMT. MAINABAI SHANKAR GHARAT @ MAINABAI LALCHANDRA GHARAT



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5) SMT. TAI SHANKAR GHARAT @ ANITA ANANT NAIK & 6) SHRI. TUKARAM SHANKAR GHARAT (50%), vide order No. CIDCO/ VASAHAAT/ SATYO/ ULWE/ 17/ 2018/ 27277, dated 16.07.2018.

AND WHEREAS the CORPORATION has issued Development Permission and Commencement Certificate dated 26.12.2018, vide Ref. No. CIDCO/ BP-16076/ TPO (NM & K)/ 2018/ 3602, to M/S. VARNIRAJ GROUP, through its partners MR. NILESH HARAJI BHATESRA and 2 others AND SMT. RAMABAI MAHADEV GHARAT & 5 others for construction of building for residential Plus Commercial project known as "NEELKANTH DHAM - 2" consisting of G + 6 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. 164, Sector - 23, Ulwe (12.5% GES Scheme), Tal. - Panvel, Dist. - Raigad, of M/S. VARNIRAJ GROUP, through its partners MR. NILESH HARAJI BHATESRA and 2 others AND SMT. RAMABAI MAHADEV GHARAT & 5 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: 04.02.2019

*Delivered
04/02/2019*
POONAM A. KHARE

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