

: 20<sup>th</sup> April 2019.

**TITLE CERTIFICATE**

**Ref: Plot No. 145, Sector-20, Ulwe, Navi Mumbai,**  
**Tal.Panvel, Dist.Raigad.**

I HAVE investigated the title of all that piece and parcel of land bearing Plot No. 145, situated in Sector-20 at Ulwe, Tal.Panvel and Dist.Raigad, admeasuring 1249.45 Sq.Mtrs. leased by CIDCO under 12.5% Gaothan Expansion Scheme and its development rights assigned and stand in the name of **M/S. A.C. DEVELOPERS** a Partnership Firm duly registered under the Indian Partnership Act 1932 and having its principal place of business at A-1/502, Hare Krishna building, Above New Life Hospital, L.B.S.Road, Ghatkoper(w), Mumbai-400 086.

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 leases.

Whereas **1.SMT. HIRABAI WAMAN GHARAT, 2.SHRI. ARUN WAMAN GHARAT, 3.KUMARI HEMA WAMAN GHARAT, 4.MRS.SUNITA JANARDAN MUMBAIKAR, 5.SMT. ASHA JAGANNATH PATIL, 6.MRS.SUREKHA SADANAND GAVANDI, 7.SMT. MANISHA MANOHAR PATIL, 8.SMT.SHAILAJA KISAN KUDAVKAR, 9.SMT. SEEMA RAVINDRA PATIL, 10.SMT. REVATI KANA GHARAT, 11.SHRI.SHIVKUMAR KANA GHARAT, 12.MR.SANTOSH KANA GHARAT, 13.MRS. NANDA DINESH PATIL & 14.MRS.MANDA CHANDRAKANT MOKAL** (The Original Licensee of CIDCO Ltd) has been granted lease of **Plot No. 145, Sector-20,Ulwe Navi Mumbai, Tal.Panvel & Dist.Raigad admeasuring area about 1249.45 Sq. Mtrs.** (hereinafter referred to the said plot) from **CIDCO Ltd.**, vide Agreement to Lease dated 9<sup>th</sup> June 2010, for total lease premium of **RS.15,625/- (RS. FIFTEEN THOUSAND SIX HUNDRED AND TWENTY FIVE ONLY)** and on the terms and conditions contained therein.

And whereas the Original Licensees has sold, transferred, assigned and relinquished their leasehold rights, title and interest in respect of said Plot to **M/S. A.C. DEVELOPERS (through its partners Mr. Chetan Vasant Patel and Mr. Dipesh Amrutlala Patel)** vide Tripartite



Agreement dated 10<sup>th</sup> June 2010, executed between 1) **CIDCO Ltd.** of the One Part, 2) the **Original licensees** of the Second Part and 3) **M/S.A.C. DEVELOPERS** of the Third Part, duly registered before the Sub Registrar of Assurance Panvel-3, under Serial No. PVL3/05755/2010, bearing Receipt No. 5920 for a consideration and upon the terms and conditions more particularly mentioned therein.

And whereas the Corporation has transferred the said plot in the name of **M/S. A. C. DEVELOPERS** (New Licensee/ Developer) vide its letter bearing No. CIDCO/ESTATE/SATYO/ULWE/842/2010/5967 dated 18<sup>th</sup> June 2010.

And whereas the said **M/S. A. C. DEVELOPERS** was consisting of following mentioned partners and having the following mentioned profit and loss sharing ratio:

<u>NAME OF PARTNERS</u>	<u>PROFIT &amp; LOSS</u>
1. SHRI. VASANT HARJI PATEL	- 5%
2. SHRI.CHETAN VASANT PATEL	- 5%
3. SHRI. SHANTILAL DEVJI LIMANI	- 5%
4. SHRI.KUNAL SHANTILAL LIMANI	- 5%
5. SHRI.HARILAL BHANJI PATEL	- 5%
6. SHRI.NAVIN BHANJI PATEL	- 5%
7.SHRI.NARENDRA BHANJI PATEL	- 5%
8.SHRI. JITEN HARILAL PATEL	- 5%
9.SHRI. ISHWAR DAYALAL PATEL	- 6.5%
10.SHRI.DIPESH AMRUTLAL PATEL	- 6.5%



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11.SHRI.NIMESH AMRUTLAL PATEL	- 7%
12.SHRI.NISHANT NAGINDAS PATEL	- 5%
13.SHRI.PREMJI SHIVGAN PATEL	- 5%
14.SHRI.DEEPAK PARBAT PATEL	- 10%
15.SHRI.CHANDULAL GOVIND PATEL	- 10%
16.SHRI.SHANTILAL GOVIND PATEL	- 10%

And whereas thereafter by a Deed of Retirement dated 5<sup>th</sup> March 2013 two of the partners i.e. **SHRI. VASANT HARJI PATEL & SHRI.CHETAN VASANT PATEL** has been retired from the said partnership business of **M/S. A.C. DEVELOPERS**.

And whereas upon submission of above said deed of retirement with others documents and further on compliance of legal formalities the CIDCO Ltd. has taken the cognizance of the said Retirement Deed, the partners of the said **M/S. A.C. DEVELOPERS** (New Licensees) and their profit and loss sharing ratio was also revised in the record of the CIDCO Ltd. vide its letter dated 23<sup>rd</sup> November 2016 bearing No. CIDCO / ESTATE/SATYO/ ULWE/842/2016/14114 which is as follows :

<u>NAME OF PARTNERS</u>	<u>PROFIT &amp; LOSS</u>
1.SHRI. SHANTILAL DEVJI LIMANI	- 8%
2.SHRI.KUNAL SHANTILAL LIMANI	- 8%
3.SHRI.HARILAL BHANJI PATEL	- 5%
4.SHRI.NAVIN BHANJI PATEL	- 5%
5.SHRI.NARENDRA BHANJI PATEL	- 5%

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6.SHRI. JITEN HARILAL PATEL	- 5%
7.SHRI. ISHWAR DAYALAL PATEL	- 8%
8.SHRI.DIPESH AMRUTLAL PATEL	- 8%
9.SHRI.NIMESH AMRUTLAL PATEL	- 8%
10.SHRI.NISHANT NAGINDAS PATEL	- 5%
11.SHRI.PREMJI SHIVGAN PATEL	- 5%
12.SHRI.DEEPAK PARBAT PATEL	- 10%
13.SHRI.CHANDULAL GOVIND PATEL	- 10%
14.SHRI.SHANTILAL GOVIND PATEL	- 10%

The New Licensee / Developer 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 by virtue of abovementioned agreement and Tripartite agreement/s **M/S. A.C.DEVELOPERS** (Developers) entitle to develop and construct the residential building as per approved plan and in accordance with Commencement Certificate granted by the concerned authority of CIDCO Ltd vide its letter bearing No. **CIDCO/BP-8182/ATPO ( NM & K )/2013/1522 Dated 29<sup>th</sup> March 2019.**

AND WHEREAS the said New Licensee/ Developer are also entitle to sell residential flats to be constructed on the said plot on ownership basis to any intending purchaser/s.

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Whereas, we have verified Agreement to Lease, Tripartite Agreement and all other necessary document in the records of concerned authorities and found the same to be true and fair and therefore relying on the aforesaid documents, declaration by the New Licensee / Developer and the search taken from **MR.VINAY MANKAME** on 18<sup>th</sup> April 2019 (copy of search report attached herewith) we are on the opinion of that the New licensee / Developers **M/S. A.C.DEVELOPERS** , are having good and clear title in respect of said Plot No.145, Sector-20, Ulwe, Navi Mumbai and the said Plot is free from all mortgage, charges and encumbrances.

**SCHEDULE OF PLOT**

ALL THAT piece or parcel of land known as Plot No. 145, Gaothan Expansion Scheme - 12.5% Scheme, Sector-20, Ulwe, Navi Mumbai admeasuring by 1249.45 Sq. mtrs. Taluka - Panvel, District - Raigad and bounded as under:

THAT IS TO SAY :

ON THE NORTH BY : 24.00 MTRS. WIDE ROAD

ON THE SOUTH BY : PLOT NO. 146 TO 149

ON THE EAST BY : 15.00 MTRS. WIDE ROAD

ON THE WEST BY : PLOT NO. 144

Place: Navi Mumbai

Date : 20<sup>th</sup> April 2019.

**FOR SHARMA & ASSOCIATES**

*R. R. Sharma*  
Advocate  
20/04/2019

