



Ref. No. : Tc/6/2018

BY RPAD / UPC / HAND

Date : 06/04/2018

TITLE CERTIFICATE

Ref: Plot No. 100, Sector – 21, at – Ghansoli,
Navi Mumbai, Tal. & Dist Thane.

THIS IS TO CERTIFY that I have investigated title in respect of **Plot No.100**, admeasuring **1399.6 Sq. Mtrs. Sector – 21**, situated at **Ghansoli**, Navi Mumbai, Tal. & Dist. Thane, after going through all the document and papers submitted to me, I have found some relevant aspect to note and placed my observations in respect of the above referred plot as under:

1. The City and Industrial Development Corporation of Maharashtra Limited, a Government company within the meaning of the Companies Act, 1956 (hereinafter referred to as '**THE CORPORATION/CIDCO Ltd.**') having its office at 'Nirmal', 2nd floor, Nariman Point, Mumbai – 400021, is the New Town Development Authority, under the provision of subsection (3-a) of Section-113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966) hereinafter referred to as the said Act.
2. The State Government in pursuant to Section 113 (1) of the said Act, acquired the land described therein and vesting such lands in the Corporation for development and of such piece of land so





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acquired by the State Government and subsequently vested by the State Government in the Corporation for being leased to its intending Lessees.

3. The Corporation under 12.5% Scheme leased to 1) **Mr. Pandurang Kana Patil** 2) **Mr. Vishnu Kana Patil** 3) **Mr. Babulnath Kana Patil** all residing at Post : Ghansoli, Taluka and District Thane, Navi Mumbai (Therein referred to as **THE LESSEE**) vide **Agreement to Lease** dated **30/10/2017** for a period of 60 years computed from the date of Agreement to Lease, a plot admeasuring about **1399.6 Sq. Mtrs.** bearing **Plot No. 100, Sector -21** at **Ghansoli, Navi Mumbai, Tal. & Dist-Thane** (hereinafter referred to as the '**SAID PLOT**') for the purpose of residential cum commercial use for proper premium of **Rs.2,09,300/- (Rupees Two Lakh Nine Thousand Three Hundred Only)** and has handed over the physical possession of the said plot to the Lessee. The said **Agreement to Lease** dated **30/10/2017** is duly registered on **30/10/2017** vide **Registration Receipt No. 13230** and **Document Sr. No. TNN6-12062-2017**.

4. The Lessee have submitted their plans for the construction of a Residential cum Commercial building on the said plot and





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subsequently the CORPORATION has issued **Commencement Certificate** on **04/01/2018** vide their letter bearing **Ref. No. NMMC/ TPD / BP / Online No.20171CNMMC12522 / 74 / 2018** for commencing construction on the Said Plot as per the plans and specifications approved by the Town Planning Authorities.

5. Though the Lessee decided to develop the Said Plot by themselves & obtained Commencement Certificate dated 04/01/2018, however due to some personal reason they were unable to develop the entire plot by themselves & hence the Lessee has sold, assigned & transferred their 50% undivided share of the Said Plot to & in favor of M/s. **CITY INFRA** through its Partners 1) **Shri. Dinesh Bhachu Choudhary** 2) **Shri. Prabhu Virji Patel** having Office address Shop No.11, Dynasty Building, Mulund, Airoli Link Road, Sector No.6, Airoli, Navi Mumbai and accordingly a **Tripartite Agreement** dated **14/02/2018** has been executed between CIDCO Ltd., the Lessee and M/s. **CITY INFRA** and there by CIDCO Ltd. has transferred the 50% undivided share of the said plot in the name of M/s. **CITY INFRA**. The said **Tripartite Agreement** dated **14/02/2018** is duly registered on **14/02/2018** vide **Registration Receipt No. 1941 & Document Sr. No. TNN6-1749-2018**.





Office No. 214, 2nd Floor, Bhoomi Mall, Plot No. 09, Sector - 15, CBD Belapur, Navi Mumbai - 400 614.
E-mail : advtambatandcompany@gmail.com / advsachin78@rediffmail.com

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6. After registration of **Tripartite Agreement** dated **14/02/2018** CIDCO Ltd. finally transferred the 50% undivided shares of the Said Plot in the name of **M/s. CITY INFRA** and such final Letter Ref. No. **CIDCO / VASAHAAT / SATYO / GHANSOLI / 50 / 2018 / 23614** dated **28/02/2018** is issued by the CIDCO Ltd. to **M/s. CITY INFRA**.

Subject to what has been stated herein above the title of **M/s. CITY INFRA** through its Partners 1) **Shri. Dinesh Bhachu Choudhary** 2) **Shri. Prabhu Virji Patel** having Office address Shop No.11, Dynasty Building, Mulund, Airoli Link Road, Sector No.6, Airoli, Navi Mumbai & Original Lessee i.e. 1) **Mr. Pandurang Kana Patil** 2) **Mr. Vishnu Kana Patil** 3) **Mr. Babulnath Kana Patil** all residing at Post : Ghansoli, Taluka and District Thane, Navi Mumbai is clear, marketable and free from any encumbrances.

Dated this^{6th} day of^{April}..... 2018.


Sachin S. Tambat
Advocate

