

Ref. No.MBK/03/2019/04

Date : March 18th, 2019

TITLE CERTIFICATE

I have investigated the title of Plot of land bearing **No.10**, admeasuring about **849.86 Sq. Mtr.**, situate at Sector-30D, Ghansoli (Rabale-Gothivali), Tal. & Dist. Thane.

It is seen from the records that the City and Industrial Development Corporation of Maharashtra Ltd., a Government company within the meaning of the Companies Act, 1956 hereinafter referred to as 'THE CORPORATION,' has leased a Plot of land bearing **No.10**, admeasuring about **849.86 Sq. Mtr.**, situate at Sector-30D, Ghansoli (Rabale-Gothivali), Tal. & Dist. Thane, (hereinafter referred to as THE SAID PLOT) to **Smt. MIRABAI BAPU PATIL**, (therein referred to as 'the Original Licensee') vide Agreement to Lease dated 15.09.2009, duly registered with Sub-Registrar of Thane-11, on 15.09.2009, under Sr. No.03339/2009, for a period of 60 years computed from the date of Agreement to Lease, for proper premium and has handed over the physical possession of the said plot to the Original Licensee.

WHEREAS, **Smt. MIRABAI BAPU PATIL**, the Original Licensee, has sold/assigned & transferred all her rights, interest, in respect of said Plot No.10, to **M/s. GIRIRAJ INFRASTRUCTURE**, vide Tripartite Agreement dated 20th August 2010 duly registered with the Sub-Registrar of Thane-11 on 20.08.2010 under Sr. No.03463/2010, executed between 1) CIDCO Ltd., 2) **Smt. MIRABAI BAPU PATIL**, and 3) **M/s. GIRIRAJ INFRASTRUCTURE** through its Partners i) **Mr. GANESH NARAYAN NAIK** & ii)

MBK

Mr. TULSIDAS BAPU PATIL, whereas the CIDCO LTD., vide its letter bearing No. CIDCO/Estate/12.5%/Scheme/Ghotivali/G-18 dated 28.10.2010 has transferred the said plot in the name of **M/S. GIRIRAJ INFRASTRUCTURE**.

WHEREAS vide Admission-cum-retirement Deed dated 27th April, 2018 there was a change in the constitution of partners of **M/S. GIRIRAJ INFRASTRUCTURE** in which 1) **Mr. GANESH VALJI VAID** & 2) **Mr. RAMJI VALJI VAID** were admitted as partners and **Mr. GANESH NARAYAN NAIK** retired from the said partnership upon the terms and conditions mentioned therein and the CIDCO vide its letter bearing No. CIDCO/Estate/12.5%/Scheme/Ghotivali/G-18/2018/30339 dated 14th December, 2018 recorded the said change in its records and accordingly 1) **Mr. TULSIDAS BAPU PATIL**, 2) **Mr. GANESH VALJI VAID** & 3) **Mr. RAMJI VALJI VAID** are the present partners of **M/S. GIRIRAJ INFRASTRUCTURE**,

Whereas, the N.M.M.C has granted permission by its letter No.NMMC/TPD/BP/Online No. 20181CNMMC14058/ 308/2019, dated 29.01.2019, to commence construction on the project land one building having stilt/Ground + 7 Upper Floors having **total built up area of 1274.135 Sq. mtrs** for having **28 residential flats**.

Further 1) **Mr. TULSIDAS BAPU PATIL**, 2) **Mr. GANESH VALJI VAID** & 3) **Mr. RAMJI VALJI VAID**, Partners of **M/S. GIRIRAJ INFRASTRUCTURE** have declared that they have not encumbered/mortgaged and or alienated the said Plot in any nature.

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On the basis of the documents submitted & declaration made by 1) Mr. TULSIDAS BAPU PATIL, 2) Mr. GANESH VALJI VAID & 3) Mr. RAMJI VALJI VAID, Partners of M/S. GIRIRAJ INFRASTRUCTURE, I do hereby certify that the title of Plot of land bearing No.10, admeasuring about 849.86 Sq. Mtr., situate at Sector-30D, Ghansoli (Rabale-Gothivali), Tal. & Dist. Thane, is clear and marketable and is free from all encumbrances of whatsoever nature, *The opinion is solely based on the documents produced before me.*

SCHEDULE OF PLOT

All that piece or parcel of land bearing Plot of land bearing No.10, admeasuring about 849.86 Sq. Mtr., situate at Sector-30D, Ghansoli (Rabale-Gothivali), Tal. & Dist. Thane, or thereabouts and bounded as follows:-

- On or towards the North by : Plot No.11
- On or towards the South by : Plot No.9
- On or towards the East by : Plot No.24/Proposed 9 Sq. Mtrs Wide Road,
- On or towards the West by : Proposed 20 Sq. Mtrs Wide Road

M. B. K. K.

Date : February 25, 2019

To,

Mrs. Minal B. Khona

Advocate High Court,

Vashi, Navi Mumbai.

SEARCH REPORT

Sub : Plot of land bearing No.10, situate at Sector-30D, Ghansoli (Rabale-Gothivali) , Tal. & Dist. Thane.

Madam,

As per your instructions I have taken search of the above mentioned property in the office of Sub-Registrar of Assurances at Thane, for the years from 1988 to 2018.

The details year wise given below :-

<u>YEAR</u>	<u>PARTICULARS</u>
1990	NIL
1991	NIL
1992	NIL
1993	NIL
1994	NIL
1995	NIL
1996	NIL
1997	NIL
1998	NIL
1999	NIL
2000	NIL
2001	NIL
2002	NIL
2003	NIL
2004	NIL

2005	NIL
2006	NIL
2007	NIL
2008	NIL
2009	Agreement to Lease dated 15.09.2018, duly registered with Sub-Registrar of Thane-11, on 15.09.2009, under Sr. No.03339/2009, executed between the Corporation and Smt. MIRABAI BAPU PATIL, the Original Licensee.
2010	Tripartite Agreement dated 20.08.2010 duly registered with the Sub-Registrar of Thane-11 on 20.08.2010 under Sr. No.03463/2010, executed between 1) CIDCO Ltd., 2) Smt. MIRABAI BAPU PATIL, and 3) M/s. GIRIRAJ INFRASTRUCTURE through its Partners i) Mr. GANESH NARAYAN NAIK & ii) Mr. TULSIDAS BAPU PATIL
2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018	NIL
2019	NIL

* NIL subject to mutilated record and torn pages, and documents lodged for registration but not indexed and record available at Registrar office.

Yours faithfully,

A. A. Gadhave

Search Clerk

(Mr. Ajay Gadhave)