



ADVOCATE

# S.J. BONDRE & CO.

Add.: Office No.01, 1<sup>st</sup> Floor, Sai Sharan Complex, Sector-08,, Khanda Colony, New Panvel (West), Dist. Raigad.  
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20<sup>th</sup> March, 2018

## TITLE REPORT

On the basis of documents submitted by M/S. L. K. INFRASTRUCTURE PVT. LTD., through its Director SHRI. KAMLESHKUMAR LAXMANBHAI PATEL having address at Uma Darshan, Shop No.4, Sector-21, Plot No.60//61, Kamothe, Navi Mumbai, I hereby opine as under:

WHEREAS:

1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as CIDCO LTD.) is the New Town Development Authority for Navi Mumbai.
2. The CIDCO LTD. is allotting plot of lands to villagers whose lands have been acquired under the 12.5% G.E. Scheme.
3. The CIDCO Ltd. had leased Plot No.10, admeasuring about 2649.50 Sq. Mtrs. area, situated in Sector-07, at Taloja, Tal. Panvel, Dist. Raigad under 12.5% Gaothan Expansion Scheme to MR. TULSIRAM NARAYAN PATIL, therein referred to as "The Original Licensee" as per Agreement to Lease dated 27/10/2010 which was duly registered in the office of Joint Sub-Registrar at Panvel-3, under document Sr. No.12705-2010 & Receipt No.13060 dated 16/12/2010.



4. The Original Licensee MR. TULSIRAM NARAYAN PATIL has sold Plot No.10, admeasuring about 2649.50 Sq. Mtrs. area, situated in Sector-07, at Taloja, Tal. Panvel, Dist. Raigad to **M/S. L. K. INFRASTRUCTURE PVT. LTD.**, through its Director **SHRI. KAMLESHKUMAR LAXMANBHAI PATEL** therein referred to as "The New Licensee" as per Tripartite Agreement dated 31/12/2010 which has been duly registered in the office of Joint Sub-Registrar at Panvel-3, under document Sr. No.00129-2011 & Receipt No.130 dated 05/01/2011.
5. The CIDCO Ltd. has transferred Plot No.10, admeasuring about 2649.50 Sq. Mtrs. area, situated in Sector-07, at Taloja, Tal. Panvel, Dist. Raigad in favour of New Licensee **M/S. L. K. INFRASTRUCTURE PVT. LTD.**, through its Director **SHRI. KAMLESHKUMAR LAXMANBHAI PATEL** as per Final Order vide its Ref. No.CIDCO/VASAHAT/SATYO/TALOJA PANCHNAND/457/2010 dated 07/01/2011.
6. The said New Licensees have submitted plans to CIDCO Ltd. for construction of residential-cum-commercial building on the said Plot and same was sanctioned by CIDCO Ltd., vide it Ref. No.CIDCO/BP-15519/TPO(NM&K)/2017/2377 dated 08/03/2018.

**Now I hereby opine as under:**

The title of **M/S. L. K. INFRASTRUCTURE PVT. LTD.**, through its Director **SHRI. KAMLESHKUMAR LAXMANBHAI PATEL** to sale, assign and transfer and construct and sale residential/commercial units/flats in the building constructed on the




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said Plot of land bearing Plot No.10, admeasuring about 2649.50 Sq. Mtrs. area, situated in Sector-07, at Taloja, Tal. Panvel, Dist. Raigad, subject to the terms and conditions of the Agreement to Lease dated 27/10/2010 & per Tripartite Agreement dated 31/12/2010 appear to be free, clear, legal and marketable.

Place: New Panvel  
Date:20/03/2018



For S.J BONDRE & CO

  
ADVOCATE  
PROPRIETOR  
(S. J. BONDRE)  
ADVOCATE