



M. A. Saiyed

B.A., LL.B.

ADVOCATE

Asst. Govt. Pleader (O.S.) High Court, Bombay

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Ref. No. : _____

Date : _____

CERTIFICATE OF TITLE

REF:	Plot No.	Sector	Node
=====	88	50	NERUL

AT: NODE NERUL, Tal and DISTRICT, Thane, NAVI - MUMBAI

Title of M/s. ISHWAR DEVELOPERS AND CONTRACTORS, through
Its Proprietor: Shivanand Shanker Kore
TO THE CAPTIONED PROPERTY.

1. I, have verified the documents of title relating to Plot No.88, Sector-50 admeasuring about 969.89 Square Mtrs., situated at Sector-50, Node: Nerul, (12.5%GES) Navi-Mumbai. Taluka & District Thane, to verify documents of ownership, "TITLE" of the Captioned PROPERTY, particularly described in the Schedule hereunder written.


The following Original Documents were produced before me to verify the title of the captioned Property:-

- Heirship Certificate dated 03/05/2012
- Agreement to Lease dated 18.7.2008
- Tripartite Agreement dated 05.09.2013
- Deed of Confirmation registered on 22.01.2013
- Search Report by Mr. Datta Mane Search Clerk.

That Mrs. Vijaya Suresh Patil, she was the lawful owner of a piece of land at Village Shiravane, Tal. & District Thane, Survey No.92/4, 92/6, 93, 197/2, 197/3, 192/2, 198/5, 197/4, 197/15, 194/13, in different dimensions, the aforesaid land were acquired by the City and Industrial Development Corporation of Maharashtra, (hereinafter referred as "The Corporation") for development purpose and as per the Scheme Mrs. Vijaya Suresh Patil being project effected person and under Gaothan Expansion Scheme entitled 989.69 Square Mtrs.,

Mrs. Vijaya Suresh Patil, expired on 28/12/2012, leaving behind her legal heir, legal representative 1) Shri. Milind Suresh Patil, 2) Shri. Suresh Ambaji Patil, 3) Mrs. Hemangi Sushil Patil and 4) Mrs. Shubhangi Shankesh Naik. The Legal heirs have filed Application for Heir-ship Certificate, in the Court of 6th Joint Civil Judge (S.D) Thane being Misc. Application No.99 of 2012, wherein the Hon'ble District Court have declared 1) Shri. Milind Suresh Patil, 2) Shri. Suresh Ambaji Patil, 3) Mrs. Hemangi Sushil Patil and 4) Mrs. Shubhangi Shankesh Naik as legal heirs, legal representatives of the deceased Late Mrs. Vijaya Suresh Patil.

The Corporation under an Agreement to Lease dated 18/07/2008 allotted Plot No.88, admeasuring about 969.89 Square Mtrs. at Sector-50, Village Nerul, Navi-Mumbai Tal. & District Thane, to 1) Shri. Milind Suresh Patil, 2) Shri. Suresh Ambaji Patil, 3) Mrs. Hemangi Sushil Patil and 4) Mrs. Shubhangi Shankesh Naik, under 12.5% Scheme for a proper premium for the purpose of constructing a Residential-cum-Commercial building thereon. The Lessee have paid Rs. 66,233/- (Rupees Sixty Six Thousand Two Hundred and thirty three only.) being Lease premium to the Corporation and taken possession of the Said Vacant Plot, the said Agreement duly registered by executing Deed of Confirmation with Joint Sub-Registrar Thane-1, bearing No.686 dated 22/01/2013.





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The Lessee 1) Shri. Milind Suresh Patil, 2) Shri. Suresh Ambaji Patil, 3) Mrs. Hemangi Sushil Patil and 4) Mrs. Shubhangi Shankesh Naik have assigned all their rights, title and interest in respect of the said Plot to M/s. ISHWAR DEVELOPERS AND CONTRACTORS through its Prop: Mr.SHIVANAND SHANKER KORE for proper consideration and have applied with CIDCO Ltd., for transferring the said Plot in the names of M/s. ISHWAR DEVELOPERS AND CONTRACTORS. AND CIDCO after receiving proper Transfer charges have executed a Tripartite Agreement dated 25TH September 2013 wherein CIDCO as the party of the First Part, the Original Licensee 1) Shri. Milind Suresh Patil, 2) Shri. Suresh Ambaji Patil, 3) Mrs. Hemangi Sushil Patil and 4) Mrs. Shubhangi Shankesh Naik as the Party of the Second Part and M/s., ISHWAR DEVELOPERS AND CONTRACTORS through its PROP: Mr. SHIVANAND SHANKAR KORE, as the party of the Third Part and the same has been registered with Joint-Sub-Registrar of the THANE-6 on 24/09/2013 under Sr.4370-2013. In view of the said Tripartite Agreement CIDCO has transferred the said Plot in the name of the New Licensee M/s., ISHWAR DEVELOPERS AND CONTRACTORS through its Prop: Shivanand Shankar Kore vide their letter dated 11/10/2013 bearing Ref CIDCO/VASAT/SATYO/NERUL/285/Shiravane.

REMARKS/ CONCLUSION

The New Licensee M/s. ISHWAR DEVELOPERS AND CONTACTORS through its Prop: Shivanand Shanker Kore have clear and marketable title to the said Captioned Plot subject Rules, Regulations and the terms and conditions of the Agreement to Lease as well as the Tripartite Agreement dated 25/09/2013.

DESCRIPTION OF LAND

ALL THAT piece and parcel of land known as Plot No.88, Sector-50, Site Nerul, of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme Containing admeasuring 969.89 Square MeTrs., and bounded as follows that is to say:-

On or towards the North by : Plot No.89

On or towards the Sought by:11 Mtrs. Wide Road

On or towards the East by: Plot No.88A

On or towards the West by: Plot No.87


Mr. M A SAIYED

Advocate

Dated : 03.07.2018