



SHRI. KAILASH L. NAGAR

B.Com., L.L.B.

ADVOCATE, HIGH COURT

(M) : 08108143657

OFFICE ADD. : NEW SAI NIWAS C.H.S., A-WING, GRD. FLR., ANAND NAGAR, URAN – 400702.

REF. :

DATE :

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6. Original "Agreement to Sale" executed on dated 12th November 2012 between 1) SHRI. MAHADEV RAGHO KAMBLE 2) SMT. JANABAI MAYA GAIKAWAD 3) SHRI. MARUTI RAGHO KAMBLE 4) SMT. SEETABAI ARJUN KAMBLE of the Second Part and M/S. SHAKTI ENTERPRISES Through its Proprietor Mr. Mangesh Eknath Thakur of the Third Part in respect of the Plot No.- B-03.
7. Original Development Agreement executed on dated 12th November 2012 between 1) SHRI. MAHADEV RAGHO KAMBLE 2) SMT. JANABAI MAYA GAIKAWAD 3) SHRI. MARUTI RAGHO KAMBLE 4) SMT. SEETABAI ARJUN KAMBLE of the Second Part and M/S. SHAKTI ENTERPRISES Through its Proprietor Mr. Mangesh Eknath Thakur of the Third Part in respect of the Plot No.- B-03.
8. Original Registration Receipt bearing No. 11174 dated 12th November 2012.

It is observed from the documents produced before me that the Corporation is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by Govt. of Maharashtra in exercise of its Powers U/S 1 and 3 –A of section 113 of Maharashtra Regional Town Planning Act 1966 (Maharashtra XXXVII of 1966).

The State Govt. of in pursuant to the Section 113-A of the said act acquiring land described therein and vesting such land in the corporation for development and disposal.

It is observed from the document placed before me that the Chief Land and survey Officer of CIDCO Ltd. has allotted Plot No. – B –03, Sector – 16, Ulwe Node, Tal. Panvel, Dist – Raigad, admeasuring about 299.82 Sq.mtrs. to 1) SHRI. MAHADEV RAGHO KAMBLE 2) SMT. JANABAI MAYA GAIKAWAD 3) SHRI. MARUTI RAGHO KAMBLE 4) SMT. SEETABAI ARJUN KAMBLE by its allotment letter bearing No. CIDCO/LAND/12.5% SCHEME/Ulwe/118/2011 dated 20.05.2011.

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It is observed from the document placed before me that an Agreement to Lease dated **15th November 2011** executed between CIDCO Ltd. of the One Part and **1) SHRI. MAHADEV RAGHO KAMBLE 2) SMT. JANABAI MAYA GAIKAWAD 3) SHRI. MARUTI RAGHO KAMBLE 4) SMT. SEETABAI ARJUN KAMBLE** (hereinafter referred to as the Original Licensee) of the Second Part and accordingly CIDCO Ltd. Lease the Plot of land bearing **Plot No. - B-03, Sector - 16, Ulwe Node, Tal. Panvel, Dist - Raigad, admeasuring about 299.82 Sq.mtrs.** KAMBLE (hereinafter referred to as the said Plot) to Original Licensee.

It is thereafter observed from the documents placed before me that the Corporation has issued the plan and also handing over the possession of the said Plot to Original Licensee vide its possession Letter dated **4/11/2011** and Chief Lands & Survey Officer CIDCO Ltd. issued plan in respect of the Plot No.- B-03.

It is thereafter observed from the documents placed before me that Agreement to Lease dated **15th November 2011** is duly registered before the sub-registrar of Assurance Panvel -2 on **15/11/2011** under document PVL-2/10015/2011 and Receipt No.10151.

It is thereafter observed from the documents placed before me that the Original Licensees agrees to sale the said Plot to **M/S. SHAKTI ENTERPRISES** Through its Proprietor **Mr. Mangesh Eknath Thakur** of Third Part, as per "Agreement to Sale" of the said Plot on dated **5th January 2011** executed between **1) SHRI. MAHADEV RAGHO KAMBLE 2) SMT. JANABAI MAYA GAIKAWAD 3) SHRI. MARUTI RAGHO KAMBLE 4) SMT. SEETABAI ARJUN KAMBLE** of Second Part & Third Part.

It is thereafter observed from the documents placed before me that as per the Agreement to sale & Agreement to Transfer of development Rights, the Original Licensee has sold, Transferred, assigned and relinquished their leasehold rights, title and interest in the respect of the said Plot to **M/S. SHAKTI ENTERPRISES** Through its Proprietor **Mr. Mangesh Eknath Thakur** of the Third Part and accordingly

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Development Agreement dated 12th November 2012 executed between 1) SHRI. MAHADEV RAGHO KAMBLE 2) SMT. JANABAI MAYA GAIKAWAD 3) SHRI. MARUTI RAGHO KAMBLE 4) SMT. SEETABAI ARJUN KAMBLE of the Second Part and to M/S. SHAKTI ENTERPRISES Through its Proprietor Mr. Mangesh Eknath Thakur of Third Part in respect of Plot No. - B-03, Sector - 16, Ulwe Node, Tal. Panvel, Dist - Raigad, admeasuring about 299.82 Sq.mtrs.

The said Agreement is duly registered before the Sub - Registrar Panvel - 3 on 12.11.2012 under document PVL-3/10941/2012 & Receipt bearing No.11174.

Relying upon the aforesaid documents placed before me, I am of the opinion that title of M/S. SHAKTI ENTERPRISES Through its Proprietor Mr. Mangesh Eknath Thakur has an absolute clear and marketable title in respect of Plot No. - B-03, Sector - 16, Ulwe Node, Tal. Panvel, Dist - Raigad, admeasuring about 299.82 Sq.mtrs. and the said Plot is clear, marketable and free from all encumbrances.

Dated this 26th Day of November 2012.

Hence this certificate.



K. Nagar
SHRI. KAILASH L. NAGAR
B.Com., L.L.B.
ADVOCATE HIGHCOURT



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TITLE CERTIFICATE



All that piece and parcel of Plot No. – B –03, Sector – 16, Ulwe Node, Tal. Panvel, Dist – Raigad, admeasuring about 299.82 Sq.mtrs. (hereinafter referred to as the said PLOT).

I have investigated the following document placed before me by M/S. SHAKTI ENTERPRISES Through its Proprietor **Mr. Mangesh Eknath Thakur** having address at H. No. – 1550, Ekvira Bldg., Kotnaka, Uran, Raigad – 400 702 in respect of Plot No. : B –03, Sector – 16, Ulwe Node, Tal. Panvel, Dist – Raigad, admeasuring about 299.82 Sq.mtrs.

Document Pursued :-

1. Original intent letter bearing No. CIDCO/LAND/12.5%SCHEME/Ulwe/118/2011 dated 20.05.2011 issued by Chief Land and Survey Officer.
2. Original Agreement to Lease dated 15th November 2011 executed between CIDCO Ltd. Of the one part and 1) SHRI. MAHADEV RAGHO KAMBLE 2) SMT. JANABAI MAYA GAIKAWAD 3) SHRI. MARUTI RAGHO KAMBLE 4) SMT. SEETABAI ALIAS SHOBHA ARJUN KAMBLE of Second Part in respect of the Plot No.: B-03.
3. Original Possession Letter dated 4th November 2011 issued by Asst. Land and Survey Officer, CIDCO Ltd. in respect of the Plot No.: B-03.
4. Original plan issued by the . Land and Survey Officer, CIDCO Ltd. in respect of the Plot No.- B-03.
5. Original Registration Receipt bearing No. 10151 dated 16th November 2011.

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