

Himanshu Bheda & Co.
Advocate High Court, Mumbai

B-607/608, 6TH FLOOR, GROMA HOUSE, PLOT No. 14-C, SECTOR - 19, VASHI, NAVI MUMBAI - 400 703.
TEL. : 2766 6120 / 2055 0038 • MOBILE : 92207 27108
Email : himanshu.bheda@rediffmail.com

REPORT ON TITLE
TO WHOMSOEVER IT MAY CONCERN

Sub: - Report on Title in respect of Plot no. 204 in Sector No. 23 Village Ulwe of 12.5% (erstwhile Gaothan Expansion Scheme) Scheme containing by admeasurements 6898.90 Square Meters or thereabouts.

THIS IS TO CERTIFY that we have perused the documents of 1) M/S SHAGUN REALTY, a Partnership Firm registered under the Indian Partnership Act, 1932, having its office at Plot No. 204, Sector- 23, Ulwe Node, Navi Mumbai 410206, 2) SHRI. VISHWANATH BALU PATIL, 3) SHRI. MAHADEV BALU PATIL, 4) SHRI. BHARAT BALU PATIL, 5) SHRI. RAMESH BALU PATIL and 6) SHRI. SURESH BALU PATIL, all adults, Indian Inhabitants, having their common address at Post Vahal, Taluka Panvel, District Raigad of 12.5% (erstwhile Gaothan Expansion Scheme) Scheme containing by admeasurements 6898.90 Square Meters or thereabouts (hereinafter referred to as the said Plot).

We have inspected the Photocopies of the following Documents:-

1. Agreement to Lease dated 26th November, 2009.
2. Tripartite Agreement dated 30th December, 2009.
3. CIDCO Transfer Order dated 06th January, 2010.
4. Tripartite Agreement dated 20th June, 2013.
5. CIDCO Transfer Order dated 27th June, 2013.
6. Search Report dated 20-12-2013.

The manner in which 1) M/s Shagun Realty, 2) Shri. Vishwanath Balu Patil, 3) Shri. Mahadev Balu Patil, 4) Shri. Bharat Balu Patil, 5) Shri. Ramesh Balu Patil and 6) Shri. Suresh Balu Patil have acquired Leasehold Title in respect of the above plot is narrated as under:-



1. The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO Ltd") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (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') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.
2. The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec.113 of the said Act.
3. By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.
4. By an Agreement to Lease dated 26th November, 2009, executed between CIDCO Ltd. and 1) Shri. Vishwanath Balu Patil, 2) Shri. Mahadev Balu Patil, 3) Shri. Bharat Balu Patil, 4) Shri. Ramesh Balu Patil and 5) Shri. Suresh Balu Patil, all adults, Indian Inhabitants, having their common address at Post Vahal, Taluka Panvel, District Raigad (hereinafter collectively referred to as the Original Licensees), the CIDCO Ltd. granted to the said Original Licensees a lease in respect of a plot being Plot No. 204, Sector- 23 in Village/ Site Ulwe, admeasuring 6898.90 Square Meters or thereabouts (hereinafter referred to as the said plot and the same is more particularly described in the Schedule hereunder written) for the lease premium and on the terms and conditions as contained therein. The said Agreement to Lease is registered with the Sub-Registrar of Assurances under Serial No. PAVAL3 - 8132 - 2009 dated 26-11-2009.

5. It appears that by virtue of Partnership Deed dated 21-04-2009 1) Smt. Pratibha Mohan Patil, 2) Smt. Snehal Ajay Adivarekar, 3) Shri. Shridhar Vishnu Joshi, 4) Shri. Ajit Krishnan Ratnam and 5) Shri. Rajendra Jankidas Kabade had formed a Partnership Firm in the name and style "M/S MAITRI ASSOCIATES".
6. It further appears that by virtue of another Partnership Deed dated 17-12-2009, 1) Shri. Vishwanath Balu Patil, 2) Shri. Mahadev Balu Patil, 3) Shri. Bharat Balu Patil, 4) Shri. Ramesh Balu Patil and 5) Shri. Suresh Balu Patil (the said Original Licensees) joined as the Partners in the said Partnership Firm M/S MAITRI ASSOCIATES as per the terms and conditions mentioned therein.
7. By a Tripartite Agreement dated 30th December, 2009 executed between CIDCO Ltd., the said Original Licensees and the said M/S MAITRI ASSOCIATES, a Partnership Firm, having its address at 602, Om Sai Dham CHS, Hutatma Chafekar Bandhu Marg, Mulund (East), Mumbai – 400 081 (therein and hereinafter referred to as the said New Licensee), the CIDCO Ltd. agreed to accept and substitute the said M/S MAITRI ASSOCIATES as the New Licensee for the said plot upon such terms and conditions as mentioned therein. The said Tripartite Agreement is registered with the Sub-Registrar of Assurances under Serial No. PAVAL3 - 9227 - 2009 dated 30-12-2009.
8. The CIDCO Ltd., vide its letter dated 06th January, 2010, bearing reference no. CIDCO/VASAHAT/SATYO/ULWE/1049/ 2010, transferred the said plot in favour of the said New Licensee.
9. It appears that by a Deed of Retirement dated 18-05-2013, the said 1) Smt. Pratibha Mohan Patil, 2) Smt. Snehal Ajay Adivarekar, 3) Shri. Shridhar Vishnu Joshi, 4) Shri. Ajit Krishnan Ratnam and 5) Shri. Rajendra Jankidas Kabade have retired from the said Partnership Firm M/S MAITRI ASSOCIATES with effect from 31-05-2013 as per the terms and conditions mentioned in therein.
10. It further appears that the CIDCO Ltd., by its letter dated 14-06-2013 bearing reference no. CIDCO /VASAHAT /SATYO / ULWE / 1049/ 2013, has



recorded the said 1) Shri. Vishwanath Balu Patil, 2) Shri. Mahadev Balu Patil, 3) Shri. Bharat Balu Patil, 4) Shri. Ramesh Balu Patil and 5) Shri. Suresh Balu Patil as the present Partners of M/S MAITRI ASSOCIATES being the New Licensees in respect of the said plot.

11. By a Tripartite Agreement dated 20th June, 2013 executed between CIDCO Ltd., the said New Licensee and 1) M/s Shagun Realty, a Partnership Firm to be registered under Indian Partnership Act, 1932, having its office at Shop no. 11, Goodwill Garden, Plot No. 15/16, Sector – 8, Kharghar, Navi Mumbai, 2) Shri. Vishwanath Balu Patil, 3) Shri. Mahadev Balu Patil, 4) Shri. Bharat Balu Patil, 5) Shri. Ramesh Balu Patil and 6) Shri. Suresh Balu Patil, having their common address at Post Vahal, Taluka Panvel, District Raigad, CIDCO Ltd. agreed to accept and substitute the said 1) M/S Shagun Realty, 2) Shri. Vishwanath Balu Patil, 3) Shri. Mahadev Balu Patil, 4) Shri. Bharat Balu Patil, 5) Shri. Ramesh Balu Patil and 6) Shri. Suresh Balu Patil as the Subsequent New Licensee for the said plot upon such terms and conditions as mentioned therein. The said Tripartite Agreement is registered with the Sub-Registrar of Assurances under Serial No. PAVAL 5 - 3202 - 2013 dated 20-06-2013.

12. The CIDCO Ltd., vide its letter dated 27th June, 2013, bearing reference no. CIDCO/ VASAHAAT/SATYO/ULWE/1049/2013, transferred the said plot in favour of the said 1) M/s Shagun Realty 2) Shri. Vishwanath Balu Patil, 3) Shri. Mahadev Balu Patil, 4) Shri. Bharat Balu Patil, 5) Shri. Ramesh Balu Patil and 6) Shri. Suresh Balu Patil.

13. Pursuant thereto, 1) M/s Shagun Realty, 2) Shri. Vishwanath Balu Patil, 3) Shri. Mahadev Balu Patil, 4) Shri. Bharat Balu Patil, 5) Shri. Ramesh Balu Patil and 6) Shri. Suresh Balu Patil became well and sufficiently entitled to the said plot.

14. We, through the Search Clerk Mr. Vinay Mankame, have taken search in the concerned Sub Registrar Offices in respect of the said plot. The Search Clerk has submitted his Report, vide his letter dated 20-12-2013, wherein he has stated that

the available Index for the years 2008 to 2012 has been checked and the records for the year 2013 were not ready.

15. In the Circumstances, subject to the compliance of the terms & conditions of the said Agreement to Lease dated 26th November, 2009, Tripartite Agreement dated 30th December, 2009, CIDCO Transfer Order dated 06th January, 2010, Tripartite Agreement dated 20th June, 2013, CIDCO Transfer Order dated 27th June, 2013 and Search Report dated 20-12-2013, the title of 1) **M/S SHAGUN REALTY**, 2) **SHRI. VISHWANATH BALU PATIL**, 3) **SHRI. MAHADEV BALU PATIL**, 4) **SHRI. BHARAT BALU PATIL**, 5) **SHRI. RAMESH BALU PATIL** and 6) **SHRI. SURESH BALU PATIL** to the said plot is clear & marketable & free from all registered encumbrances.

THE SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land bearing Plot No - 204, Sector - 23 of Village/Site Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, containing by measurement 6898.90 Square Meters or thereabouts and bounded as follows:

That is to say:

On or towards the North by	-	Plot No. 205 to 208
On or towards the South by	-	30.00 Meters wide Road
On or towards the East by	-	Plot No. 203
On or towards the West by	-	30.00 Meters wide Road

DATED THIS 29TH DAY OF MARCH, 2014.

FOR HIMANSHU BHEDA & CO.,



Proprietor