

**GANESH R. KADAM & CO.**  
**ADVOCATES HIGH COURT**  
**NOTARY (GOVT. OF INDIA)**

C-1 / 7 / 2:3, Opp. Green City,  
Sector - 2, Vashi,  
Navi Mumbai - 400 703.  
☎ : 6514 1151  
Telefax : 2782 2223  
(Mob.) : 98213 56299

Ref. No. \_\_\_\_\_

Date : \_\_\_\_\_

TITLE REPORT  
TO WHOMSOEVER IT MAY CONCERN

The Title Report of immovable property bearing Plot No.111 situated in Sector – 22, Kamothe Village, under 12.5% GES Scheme, Navi Mumbai, area admeasuring 1099.96 sq.mtrs.

WHEREAS 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") having its registered office at "The Nirmal" 2<sup>nd</sup> Floor, Nariman point, Mumbai– 400 021., AND the Corporation has been declared as a New Town Development Authority, under the Provisions of sub section (3-A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act, 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.

AND WHEREAS 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.



AND WHEREAS the City & Industrial Development Corporation of Maharashtra Limited (CIDCO LTD) has granted lease of land bearing Plot No.111 situated in Sector – 22, Kamothe Village, under 12.5% GES Scheme, Navi Mumbai, area admeasuring 1099.96 sq.mtrs in favour of SMT. INDUBAI KISHAN KAMBLE, by executed Agreement to Lease dated 25/04/2007, which has been registered in the Office of Sub-Registrar, Uran (Panvel-2) under Registration No.03255-2007 Receipt No.3255 dated 25/04/2007.

AND WHEREAS SMT. INDUBAI KISHAN KAMBLE has sold and assigned the said Plot and accordingly executed Tripartite Agreement dated 18/05/2007 executed between CIDCO Ltd., the First Part, SMT. INDUBAI KISHAN KAMBLE (the Original Licensee) the Second Part and M/S. K. RIDDHI SIDDHI DEVELOPERS, through its Partner 1) SMT. ANJU JAYANTILAL JAIN, 2) SMT. KALPANA GUNVANT PATIL, 3) SMT. RITU MAHESH DARYANI, (the New Licensee) of the Third part, in respect of said Plot No.111 situated in Sector – 22, Kamothe Village, under 12.5% GES Scheme, Navi Mumbai, area admeasuring 1099.96 sq.mtrs. Said Agreement has been registered in the Office of Sub-Registrar, Panvel-1, under Registration No.5348-2007 Receipt No.5391 dated 18/05/2007.

AND WHEREAS vide Final Order dated 24/05/2008 under Ref. No.CIDCO/VASAHAT/NM/SATAYO/KAMOTHE/14/08 issued by CIDCO have transferred the said Plot in favour of M/S. K. RIDDHI SIDDHI DEVELOPERS.

By Order dated 26/07/2007 under Ref. No. CIDCO/ADM/ULC/2006 passed by the Managing Director CIDCO, the said property exempted the subject to the conditions stated in the said Order under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976.



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On the basis of the information provided by said 1) SMT. ANJU JAYANTILAL JAIN, 2) SMT. KALPANA GUNVANT PATIL, 3) SMT. RITU MAHESH DARYANI, Partners of M/S. K. RIDDHI SIDDHI DEVELOPERS after perusing the original Registered Tripartite Agreement dated 18/05/2007, the title of above said Plot in favour of M/S. K. RIDDHI SIDDHI DEVELOPERS is clear, marketable & free from any encumbrance subject to terms and conditions incorporated in the said Agreement to Lease and Tripartite Agreement.

SCHEDULE OF PLOT

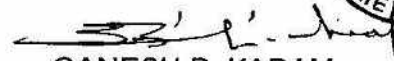
All that piece or parcel of land being Plot No.111 situated in Sector – 22, Kamothe Village, under 12.5% GES Scheme, Navi Mumbai, area admeasuring 1099.96 sq.mtrs for thereabouts and bounded as follows, that is to say:

On the North by : Prop. 15 mtr wide Road  
On south by : Plot Nos. 110 & 109  
On East by : Prop.11 mtrs wide Road  
On West by : Plot No.112

Issued on 08/10/2008

ISSUED BY



  
GANESH R. KADAM  
Advocate & Notary

