



**REPORT ON TITLE
TO WHOMSOEVER IT MAY CONCERN**

Sub: - Report on Title in respect of Plot No. 04, Sector- 23, Taloja Pachnand of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, containing by measurement 1949.50 Square meters or thereabouts.

THIS IS TO CERTIFY that we have perused the documents of **M/S. RELIABLE BUILDERS**, a Proprietary Firm, through its Proprietor **MR. GOVIND RADHURAM JAIDHARA**, having its Office address at 409, Persipolis CHS, Plot no. 74, Sector – 17, Vashi, Navi Mumbai, in respect of Plot No. 4, Sector-23 in Village/ Site Taloje Pachnand of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, admeasuring 1949.50 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 31st March, 2011.
2. Tripartite Agreement dated 4th May, 2011.
3. CIDCO's Transfer Order dated 20-05-2011.
4. Search Report dated 27-07-2017.

The manner in which **M/S. RELIABLE BUILDERS** has acquired Leasehold Title in respect of the said 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 31st March, 2011 executed between CIDCO Ltd. and 1) Smt. Bamibai Kathor Koparkar, 2) Shri. Motiram Kathor Koparkar, 3) Shri. Balkrushna Kathor Koparkar, 4) Shri. Vasudev Kathor Koparkar, 5) Smt. Chimabai Pandurang Fulore, 6) Smt. Yesubai Atmaram Patil, 7) Bhimabai Pandurang Madhavi, 8) Smt. Ramabai Dagadu Waskar & 9) Smt. Surekha Suresh Pethkar, all adults, Indian Inhabitants, having their common address at Pendhar, Post-Navada, Taluka – Panvel, District-Raigad (hereinafter collectively referred to as the said Original Licensees), the CIDCO Ltd. granted to the said Original Licensees lease in respect of the Plot No. 4, Sector-23 in Village/ Site Taloje of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, admeasuring 1949.50 Square meters or thereabouts (hereinafter referred to as the said plot) and which is more particularly described in the Schedule hereunder written, for such lease premium and upon such terms and condition as are mentioned therein. The said Agreement to Lease is registered under Serial No. PVL3 - 03524 - 2011 dated 01-04-2011.
5. Thereafter, by a Tripartite Agreement dated 4th May, 2011 executed between the CIDCO Ltd, the said Original Licensees and M/s. Reliable Builders, the CIDCO Ltd. has agreed to accept and substitute M/s. Reliable Builders as the New Licensee in respect of the said plot more particularly described in the Schedule hereunder written and upon such terms and conditions as mentioned therein. The said Tripartite Agreement is registered with the Sub-Registrar of Assurances under Serial No. PVL3 - 04669-2011 dated 04-05-2011.
6. The CIDCO Ltd., vide its letter dated 20-05-2011 bearing reference no. CIDCO/VASAHAT/SATYO/TALOJA-PACHNAND/410/2011 has substituted M/s. Reliable Builders as the New Licensees instead and in place of the said Original Licensees and at the request of the said Original Licensees, the CIDCO Ltd. has transferred the said plot in favour of M/s. Reliable Builders upon such terms & conditions as mentioned therein.



7. In the above circumstances, M/S. RELIABLE BUILDERS is well and sufficiently entitled to the said plot which is more particularly described in the Schedule hereunder written.

8. At the request of M/s. Reliable Builders, we have taken diverse search in the Sub Registrar Offices, through the Property Investigator, Mr. Vinay Mankame, in respect of the said plot. The said Property Investigator has submitted his Search Report dated 27-07-2017. A copy of the said Search Report is annexed hereto.

9. In the circumstances, subject to the compliance of the terms & conditions of the said Agreement to Lease dated 31st March, 2011, Tripartite Agreement dated 4th May, 2011, CIDCO's Transfer Order dated 20-05-2011, Search Report dated 27-07-2017, the title of **M/S. RELIABLE BUILDERS** to the said plot is clear & marketable & free from all registered encumbrances.

THE SCHEDULE ABOVE REFERRED TO:

All that pieces or parcel of land known as Plot No. 04, Sector- 23, Talaja Pachnand of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, containing by measurement 1949.50 Square meters or thereabouts and bounded as follows
AND BOUNDED BY:

On or towards the North by	-	Plot No. 2 & 3
On or towards the South by	-	11.00 Meters Wide Road
On or towards the East by	-	11.00 Meters Wide Road
On or towards the West by	-	Plot No. 5

DATED THIS 27TH DAY OF JULY, 2017.

FOR HIMANSHU BHEDA & ASSOCIATES

Proprietor