



ADV. J. D PATIL

[BSL, LLB]

ADVOCATE HIGH COURT

OFFICE ADDRESS : SHOP NO. 7 & 8, MUNOTH RESIDENCY, THANA NAKA,
NEAR DAILY BAZAR, PANVEL, TAL - PANVEL,
DIST-RAIGAD, CONTACT NO. 9820771948

Date : 17/03/2020

**TITLE REPORT
TO WHOMSOEVER IT MAY CONCERN**

In respect of Plot No. 17, Area admeasuring 2470 Sq.Mtrs. situated at Sector – 2, at Ghansoli, Navi Mumbai ,Taluka – Thane, Dist – Thane, more particularly described in the schedule hereunder written (hereinafter refer to as “the said plot”) I have investigated the title of M/S. THALIA & GAMI ENTERPRISES (Partnership Firm) through its Partners 1. Mr. Murji Bhanji Gami & 2.Mr. Binit Praful shah, having its office at – 101, 1st floor, Real Tech Park, Plot No. 39/2, Sector 30 A, Vashi Navi Mumbai in respect of the said plot. And I certify that, the title of the M/S. THALIA & GAMI ENTERPRISES is derived as under.

For the purpose of investigation & inspection of title of the said plot I have perused the records & documents made available to me by M/S. THALIA & GAMI ENTERPRISES through its Partners 1. Mr. Murji Bhanji Gami & 2. Mr. Binit Praful shah, are as under :-

I have inspected the photocopies of the following documents :-

- i) CIDCO'S Allotment Letter dated 24/04/2018 .
- ii) CIDCO'S NOC vide its letter dated 28/08/2018 for mortgage of the said plot.
- iii) Deed of Mortgage dated 31/08/2018.
- iv) Agreement to Lease dated 16/10/2019
- v) Search Report dated 16/03/2020.

Except the above said documents no other documents are produced before me M/S. THALIA & GAMI ENTERPRISES through its Partners 1. Mr. Murji Bhanji Gami & 2.Mr. Binit Praful shah, for my inspection regarding the said plot.

The manner in which M/s. THALIA & GAMI ENTERPRISES have 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"). 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.

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.

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.

2. The CIDCO Ltd. by virtue of an Allotment Letter dated 24/4/2018 has allotted to M/s. THALIA & GAMI ENTERPRISES a plot being Plot No. 17, Sector No. 2, Ghansoli, Navi Mumbai, containing by measurement 2470 Squire meters or thereabouts for residential and commercial purpose on the terms and conditions and for the lease premium as contained in the said Allotment Letter.
3. Further, It is revealed from the letter of CIDCO dated 28/8/2018 that at the request of M/s. THALIA & GAMI ENTERPRISES, the CIDCO Ltd., has vide its dated 28/08/2016, granted its no objection/consent to M/s. THALIA & GAMI ENTERPRISES to mortgage the said plot to M/S. INDIABULLS HOUSING FINANCE LIMITED upon such terms and condition as mentioned therein.





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4. Pursuant to the letter/NOC dated 28/8/2018 Deed of Mortgage dated 31/08/2018 executed between M/S. INDIABULLS HOUSING FINANCE LIMITED (therein referred to as the Mortgagee) and M/S THALIA & GAMI ENTERPRISES (therein referred to as the said Mortgagor), M/S. THALIA & GAMI ENTERPRISES have mortgaged with the said M/S. INDIABULLS HOUSING FINANCE LIMITED the said plot together with all present and/or future structures, buildings, furniture, fixture, fitting, standing and/or plant and machinery installed/to be installed and/or constructed/to be constructed thereon and all the present and future rights, title and/or interest thereof and have obtained the loan as mentioned in the said Deed from M/S. INDIABULLS HOUSING FINANCE LIMITED upon such terms and conditions as mentioned in the said Deed.
5. Thereafter by an Agreements to Lease dated 16/10/2019 executed between the CIDCO Ltd., and M/s. THALIA & GAMI ENTERPRISES, and registered with the Office of Sub-Registrar of Assurances at Thane under Serial No. TNN 8 - 15006 - 2019 dated 23/10/2019 the CIDCO Ltd. agreed to grant to M/s. THALIA & GAMI ENTERPRISES, a lease in respect of the said plot i.e. Plot No. 17, Sector No. 2, Ghansoli, Navi Mumbai, containing by measurement 2470 Square meters or thereabout and which is more particularly described in the Schedule hereunder written, for residential cum commercial purpose on the terms and conditions and for the lease premium as contained in the said Agreement to Lease and which is more particularly described in the Schedule hereunder written.
6. At the request of M/S. THALIA & GAMI ENTERPRISES, I have also taken diverse search in the Sub Registrar Office, through the Search Clerk Mr. Kisan J. Bhide , in respect of the said plot. The Search Clerk has submitted his Report

dated 14/03/2020 A copy of the Search Report of Search Clerk Mr. Kisan J. Bhide , dated 14/03/2020 is annexed hereto.

7. In the circumstances & On perusal & inspection of all the documents produced before me for my inspection as stated above, I express my personal opinion & observation as under :

Subject to the compliance of the terms & conditions of the said Allotment Letter dated 24/4/2018, Agreement to Lease dated 16/10/2019, CIDCO'S letter dated 28/8/2018 and subject to the rights of M/S. INDIABULLS HOUSING FINANCE LIMITED under Deed of Mortgage dated 31/8/2018 and Search Report dated 16/03/2020 the title of M/S. THALIA & GAMI ENTERPRISES to the said plot is clear & marketable & free from all registered encumbrances.

THE SCHEDULE ABOVE REFERRED TO :

All that piece of parcel of land known as plot being Plot No.17, Sector No. 2, Ghansoli, containing by measurement 2470 Square meters or thereabouts and is bounded as follows that is to say.

Towards the North by : Plot No. 18
Towards the South by : 24.50 meter wide road
Towards the East by : Railway Compound wall
Towards the West by : 30.00 meter wide road.

Place : Panvel

Date : 17/03/2020

Adv. J.D.Patil

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