



Office No. 29, Ground Floor, Arenja Corner, Sector - 17, Vashi, Navi Mumbai - 400 705.  
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BY RPAD / UPC / HAND

Ref. No. : Tc/16/2017

Date : 07/08/2017

**TITLE CERTIFICATE**

**Ref: Plot No. 41, Sector – 16, at- Taloja, Tal. Panvel, Dist. Raigad.**

THIS IS TO CERTIFY that I have investigated title in respect of **Plot No. 41, admeasuring 199.47 Sq. Mtrs.** situated at **Sector – 16, Taloja, Tal. Panvel, Dist. Raigad**, after gone through all the document and papers submitted to me, I have found some relevant aspect to note and placed my observations in respect of the above referred plot as under:

1. The City and Industrial Development Corporation of Maharashtra Limited, a Government company within the meaning of the Companies Act, 1956 (hereinafter referred to as '**THE CORPORATION/CIDCO Ltd.**') having its office at 'Nirmal', 2<sup>nd</sup> floor, Nariman Point, Mumbai – 400021, is the New Town Development Authority, under the provision of subsection (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.
2. The State Government in pursuant to Section 113 (1) of the said Act, acquired the land described therein and vesting such lands in the Corporation for development and of such piece of land so acquired by the State Government and subsequently vested by the State



*[Handwritten signature]*



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Government in the Corporation for being leased to its intending Lessees.

3. The Corporation under Gaothan Expansion Scheme / 12.5% Scheme leased to 1) **Smt. Devkibai Chander Khanavkar 2) Shri. Vasant Chander Khanavkar 3) Shri. Arjun Chander Khanavkar 4) Shri. Ramesh Chander Khanavkar 5) Smt. Savitri Janardhan Patil 6) Smt. Chabi @ Sharmila Madhukar Shelke 7) Smt. Lalita Santosh Kathara**, all residing at/Post – Navade, Tal. Panvel, Dist. Raigad, (herein after referred to as **“THE LESSEE”**) vide **Agreement to Lease dated 23/12/2011** for a period of **60** years computed from the date of Agreement to Lease, a plot admeasuring about **199.47 Sq. Mtrs. bearing Plot No. 41**, situated at - **Sector – 16, Taloja, Tal. Panvel, Dist. Raigad**, (hereinafter referred to as the **“Said Plot”**) and after Payment of Lease Premium the **Agreement to Lease dated 23/12/2011** is duly registered **Sub Registrar Panvel 3 on 28/12/2011** vide **Registration Receipt No. 13010** and its **Document Sr. No. PVL3 – 12790 - 2011**.

4. The Lessee have sold, assigned & transferred all their rights, title and interest in respect of the said plot to **M/s. Unique Super Infra Pvt. Ltd.** through its Director **Shri. Manish Puri** and accordingly a **Tripartite Agreement dated 25/01/2012** is executed between **CIDCO Ltd., The Lessee and M/s. Unique Super Infra Pvt. Ltd.** and thereby **CIDCO Ltd.** transferred the said plot in the name of **M/s. Unique**





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**Super Infra Pvt. Ltd.**, The said **Tripartite Agreement** dated **25/01/2012** is duly registered at – **Sub-Registrar Panvel 3** vide **Registration Receipt No. 1014 & Document Sr. No. PVL 3 - 01001** – **2012** on **25/01/2012**.

5. After registration of **Tripartite Agreement** dated **25/01/2012** CIDCO Ltd. finally transferred the Said Plot in the name of **M/s. Unique Super Infra Pvt. Ltd.** and such **Final Letter Ref. No. CIDCO / VASAHAT / SATYO / TALOJE / TALOJE – 868A** dated **31/01/2012** is issued by the CIDCO Ltd. to **M/s. Unique Super Infra Pvt. Ltd.**

6. **M/s. Unique Super Infra Pvt. Ltd** submitted their plans for the construction of a residential cum commercial building on the said plot and subsequently the **CORPORATION** has issued **Commencement Certificate** on **08/10/2013** vide its letter bearing **Ref. No. CIDCO/BP-11687/ATPO(NM & K)/2013/1529** for commencing construction on the said plot as per the plans and specifications approved by the Town Planning Authorities.

7. And whereas due to some unavoidable circumstances the Promoter/Developer have not commenced the construction on the Said Plots within the stipulated period of Commencement Certificate & further applied to CIDCO Authorities vide application





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**dated 27/06/2017** for extension of date of Commencement Certificate and as per request letter the CIDCO Authorities extended the period of Construction on the said Plot & issued the letter vide Ref. No. **CIDCO/ VASAHAT /SATYO / TALOJA / 868A / 2017/21304** dated **17/07/2017**.

Subject to what has been stated herein above the title of **M/s. Unique Super Infra Pvt. Ltd.** through its Director **Shri. Manish Puri** to the said **Plot No. 41, Sector – 16**, admeasuring **199.47 Sq. Mtrs.** situated at - **Taloja**, Tal. Panvel, Dist. Raigad, is clear, marketable and free from any encumbrances.

Dated this **7<sup>th</sup>** day of **August**..... 2017.



**Sachin S. Tambat**  
Advocate