



Office No. 214, 2nd Floor, Bhoomi Mall, Plot No. 09, Sector - 15, CBD Belapur, Navi Mumbai - 400 614.  
E-mail : advtambatandcompany@gmail.com / advsachin78@rediffmail.com

Ref. No. : TC/08/2019

BY RPAD / UPC / HAND

Date : 20/02/2019

## **TITLE CERTIFICATE**

**Ref : Plot No. 39 & 40, Sector - 16,  
Taloja, Tal. Panvel, Dist. Raigad**

THIS IS TO CERTIFY that I have investigated title in respect of **Plot No. Plot No. 39 & 40** admeasuring **299.48 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**") having its office at 'Nirmal', 2nd 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 same Corporation for development and of such place of land so acquired by the State Government and subsequently vested by the





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

3. The Corporation under 12.5% Scheme leased to 1) **Shri. Dattatray Jagannath Kadam** 2) **Shri. Suresh Jagannath Kadam** 3) **Shri. Viju Jagannath Kadam** all residing at – Koyanavel (Ghot Camp) Tal. Panvel, Dist-Raigad (herein after referred to as the "**Lessee No. 1**") vide **Agreement to Lease** dated **01/07/2011** for a period of 60 years computed from the date of Agreement to Lease, a plot admeasuring about **149.59 Sq. Mtrs. Plot No. 39** at **Sector - 16, Taloja**, Tal. Panvel, Dist. Raigad, (hereinafter referred to as the "**Said Plot-1**") for the purpose of residential cum commercial use for proper premium of **Rs. 12,075/- (Rupees Twelve Thousand Seventy Five Only)** and handed over the physical possession of the said plot to the said **Lessee No. 1**. The **Agreement to Lease** dated **01/07/2011** is duly registered at **Sub- Registrar - Panvel 3** on **01/07/2011** vide **Registration Receipt No. 6829** and its **Document Sr. No. PVL3 - 06713-2011**.
4. The **Lessee No. 1** have sold and assigned all thier rights, title and interest in respect of the said plot to **M/s. Shree R.K. Construction** through its Partners 1) **Shri. Baburao Krishna Bhoir** 2) **Shri. Haresh Kesarinath Tandel** 3) **Shri. Kundan Krishna Patil** 4) **Shri. Nitin Ananta Mhatre**, having address at – House No.412,







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- Koparagaon, Kharghar, Navi Mumbai, and **Tripartite Agreement** dated **12/07/2011** has been executed between CIDCO Ltd., Lessee **No. 1** and **M/s. Shree R.K. Construction** through its Partners 1) **Shri. Baburao Krishna Bhoir** 2) **Shri. Haresh Kesarinath Tandel** 3) **Shri. Kundan Krishna Patil** 4) **Shri. Nitin Ananta Mhatre** and accordingly CIDCO Ltd. transferred the said plot in the name of **M/s. Shree R.K. Construction**. The said **Tripartite Agreement** dated **12/07/2011** is duly registered at **Sub-Registrar – Panel 3**, on **12/07/2011** with **Registration Receipt No.7201** at **Document Sr. No. PVL3-07083-2011**.
5. After registration of **Tripartite Agreement** dated **12/07/2011** CIDCO Ltd. transferred the Said Plot in the name of **M/s. Shree R.K. Construction** and such final **Letter Ref. No. CIDCO/ VASAHAH /SATYO / TALOJA (PACHNAND) / 800** dated **15/07/2011** is issued by the CIDCO Ltd. to the **M/s. Shree R.K. Construction** and CIDCO Ltd. transferred the said plot in the name of **M/s. Shree R.K. Construction**.
6. the **M/s. Shree R.K. Construction** has sold and assigned all their rights, title and interest in respect of the said plot to **M/s. Sapphire Build Heights India Pvt. Ltd.** through its Director **Mr. Tariq Amirali Merchant** having address at – 10<sup>th</sup> Floor, Crescent Plaza, Teli Galli, Andheir(E), Mumbai-400 069, and **Tripartite Agreement** dated **06/01/2012** has been executed between CIDCO





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Ltd., **M/s. Shree R.K. Construction** and **M/s. Sapphire Build Heights India Pvt. Ltd.** and accordingly CIDCO Ltd. transferred the said plot in the name of **M/s. Sapphire Build Heights India Pvt. Ltd.** The said **Tripartite Agreement** dated **06/01/2012** is duly registered at **Sub-Registrar – Panvel 3**, on **06/01/2012** with **Registration Receipt No.251** at **Document Sr. No. PVL3-00250-2012**.

7. After registration of **Tripartite Agreement** dated **06/01/2012** CIDCO Ltd. transferred the Said Plot in the name of **M/s. Sapphire Build Heights India Pvt. Ltd.** and such final **Letter Ref. No. CIDCO/ VASAHAAT /SATYO / TALOJA PACHNAND / 800** dated **16/01/2012** is issued by the CIDCO Ltd. to the **M/s. Sapphire Build Heights India Pvt. Ltd.** and CIDCO Ltd. transferred the said plot in the name of **M/s. Sapphire Build Heights India Pvt. Ltd.**

8. **M/s. Sapphire Build Heights India Pvt. Ltd.** has sold and assigned all his rights, title and interest in respect of the said plot to **M/s. Unique Super Infra Pvt. Ltd.** through its Director **Shri. Manish Puri** having office at - 503, Arenja Corner, Sector-17, Vashi, Navi Mumbai-400 705 and **Tripartite Agreement** dated **18/04/2012** has been executed between CIDCO Ltd., **M/s. Sapphire Build Heights India Pvt. Ltd.** and **M/s. Unique Super Infra Pvt. Ltd.** and







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accordingly CIDCO Ltd. transferred the said plot in the name of **M/s. Unique Super Infra Pvt. Ltd.** The said **Tripartite Agreement** dated **18/04/2012** is duly registered at **Sub-Registrar – Panvel 3** on **18/04/2012** with **Registration Receipt No. 4148** at **Document Sr. No. PVL3-04071-2012.**

9. **AND WHEREAS** after registration of **Tripartite Agreement** dated **18/04/2012** CIDCO Ltd. transferred the Said Plot in the name of **M/s. Unique Super Infra Pvt. Ltd** and such final **Letter Ref. No. CIDCO/ VASAHAT /SATYO / TALOJA PACHNAND / 800** dated **24/04/2012** is issued by the CIDCO Ltd. to the **M/s. Unique Super Infra Pvt. Ltd.** and CIDCO Ltd. transferred the said plot in the name of **M/s. Unique Super Infra Pvt. Ltd.**
10. The Corporation under 12.5% Scheme leased to 1) **Shri. Eknath Ambo Patil** 2) **Shri. Mahedra Anant Patil** 3) **Smt. Barkubai Padu Patil** 4) **Shri. Ghantya Padu Patil** 5) **Shri. Dadu Balaram Patil** 6) **Shri. Gajanan Balaram Patil** 7) **Shri. Krishna Balaram Patil** 8) **Shri. Janardhan Balaram Patil** 9) **Shri. Manohar Balaram Patil** 10) **Smt. Tarabai Madhukar Ulwekar** 11) **Smt. Shevantabai Balaram Patil** all residing at – Padghe, Post-Taloja, Tal. Panvel, Dist-Raigad (herein after referred to as the "**Lessee No. 2**") vide **Agreement to Lease** dated **01/07/2011** for a period of 60 years computed from the date of Agreement to Lease, a plot admeasuring about **149.89 Sq. Mtrs., Plot No. 40** at **Sector - 16,**





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**Taloja**, Tal. Panvel, Dist. Raigad, Navi Mumbai (hereinafter referred to as the "**Said Plot 2**") for the purpose of residential cum commercial use for proper premium of **Rs. 1,34,100/- (Rupees One Lac Thirty Four Thousand One Hundred Only)** and handed over the physical possession of the said plot 2 to the said **Lessee No. 2**. The **Agreement to Lease** dated **01/07/2011** is duly registered at – Sub-Registrar – Panvel 3, on **04/07/2011** vide **Registration Receipt No. 6880** and **Document Sr. No. PVL3-06764-2011**.

11. The **Lessee No. 2** have sold and assigned all their rights, title and interest in respect of the said plot to **M/s. Shree R.K. Construction** through its Partners 1) **Shri. Baburao Krishna Bhoir** 2) **Shri. Haresh Kesarinath Tandel** 3) **Shri. Kundan Krishna Patil** 4) **Shri. Nitin Ananta Mhatre**, having address at – House No.412, Koparagaon, Kharghar, Navi Mumbai, and **Tripartite Agreement** dated **30/08/2011** has been executed between **CIDCO Ltd., Lessee No. 2** and **M/s. Shree R.K. Construction** through its Partners 1) **Shri. Baburao Krishna Bhoir** 2) **Shri. Haresh Kesarinath Tandel** 3) **Shri. Kundan Krishna Patil** 4) **Shri. Nitin Ananta Mhatre** and accordingly **CIDCO Ltd.** transferred the said plot in the name of **M/s. Shree R.K. Construction**. The said **Tripartite Agreement** dated **30/08/2011** is duly registered at **Sub-Registrar – Panvel 3**, on **05/09/2011** with **Registration Receipt No.9048** at **Document Sr. No. PVL3-08899-2011**.







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12. After registration of **Tripartite Agreement** dated **30/08/2011** CIDCO Ltd. transferred the Said Plot in the name of **M/s. Shree R.K. Construction** and such final **Letter Ref. No. CIDCO/ VASAHAT / SATYO / TALOJA (PACHNAND) / 481** dated **09/09/2011** is issued by the CIDCO Ltd. to the **M/s. Shree R.K. Construction** and CIDCO Ltd. transferred the said plot in the name of **M/s. Shree R.K. Construction**.
13. The **M/s. Shree R.K. Construction** has sold and assigned all their rights, title and interest in respect of the said plot to **M/s. Sapphire Build Heights India Pvt. Ltd.** through its Director **Mr. Tariq Amirali Merchant** having address at – 10<sup>th</sup> Floor, Crescent Plaza, Teli Galli, Andheir(E), Mumbai-400 069, and **Tripartite Agreement** dated **06/01/2012** has been executed between CIDCO Ltd., **M/s. Shree R.K. Construction** and **M/s. Sapphire Build Heights India Pvt. Ltd.** and accordingly CIDCO Ltd. transferred the said plot in the name of **M/s. Sapphire Build Heights India Pvt. Ltd.** The said **Tripartite Agreement** dated **06/01/2012** is duly registered at **Sub-Registrar – Panvel 3**, on **06/01/2012** with **Registration Receipt No.252** at **Document Sr. No. PVL3-00251-2012**.
14. After registration of **Tripartite Agreement** dated **06/01/2012** CIDCO Ltd. transferred the Said Plot in the name of **M/s. Sapphire**





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**Build Heights India Pvt. Ltd.** and such final **Letter Ref. No. CIDCO/ VASAHAH /SATYO / TALOJA PACHNAND / 481** dated **16/01/2012** is issued by the CIDCO Ltd. to the **M/s. Sapphire Build Heights India Pvt. Ltd.** and CIDCO Ltd. transferred the said plot in the name of **M/s. Sapphire Build Heights India Pvt. Ltd.**

15. **M/s. Sapphire Build Heights India Pvt. Ltd.** has sold and assigned all his rights, title and interest in respect of the said plot to **M/s. Unique Super Infra Pvt. Ltd.** through its Director **Shri. Manish Puri** having office at - 503, Arenja Corner, Sector-17, Vashi, Navi Mumbai-400 705, and **Tripartite Agreement** dated **18/04/2012** has been executed between CIDCO Ltd., **M/s. Sapphire Build Heights India Pvt. Ltd.** and **M/s. Unique Super Infra Pvt. Ltd.** and accordingly CIDCO Ltd. transferred the said plot in the name of **M/s. Unique Super Infra Pvt. Ltd.** The said **Tripartite Agreement** dated **18/04/2012** is duly registered at **Sub-Registrar – Panel 3** on **18/04/2012** with **Registration Receipt No. 4149** at **Document Sr. No. PVL3-04072-2012.**

16. After registration of **Tripartite Agreement** dated **18/04/2012** CIDCO Ltd. transferred the Said Plot in the name of **M/s. Unique Super Infra Pvt. Ltd.** and such final **Letter Ref. No. CIDCO/ VASAHAH /SATYO / TALOJA /481** dated **24/04/2012** is issued by the CIDCO Ltd. to the **M/s. Unique Super Infra Pvt. Ltd.** and







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CIDCO Ltd. transferred the said plot in the name of **M/s. Unique Super Infra Pvt. Ltd.**

17. **M/s. Unique Super Infra Pvt. Ltd** herein applied for **amalgamation** of **Plot No. 39, Sector- 16, at Taloja, Tal. Pangel, Dist. Raigad, admeasuring about 149.59 Sq. Mtrs., and Plot No. 40, Sector- 16, at Taloja, Tal. Pangel, Dist. Raigad, admeasuring about 149.89 Sq. Mtrs.,** and Corporation vide its **Letter Ref. No. CIDCO/ VASAHAT /SATYO /TALOJA / 800 + 481/ 2013** dated **11/06/2013** amalgamated the two plots totally admeasuring area **299.48 Sq. Mtrs.**
18. **M/s. Unique Super Infra Pvt. Ltd** has 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 **15/10/2013** vide their letter bearing Ref. No. **CIDCO/BP-11686/ATPO(NM&K)/2013/1600** for commencing construction on the said plot as per the plans and specifications approved by the Town Planning Authorities.
19. 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 **dated 27/06/2017** for extension





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of date of Commencement Certificate and as per request letter the CIDCO Authorities extended the period of Construction on the said Plots & issued the **Letter** vide Ref. No. **CIDCO/ VASAHAAT /SATYO / TALOJA / 800 + 481/ 2017/21300** 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** having Office address at - 503, Arenja Corner, Sector-17, Vashi, Navi Mumbai-400 705, to the said **Plot No. 39 & 40**, totally admeasuring **299.48 Sq. Mtrs.** situated at **Sector- 16, Taloja**, Tal. Panvel, Dist. Raigad is clear, marketable and free from any encumbrances.

Dated this 20<sup>th</sup> day of February... 2019.

  
**Sachin S. Tambat**  
Advocate

