

*Mrs. Minal B. Khona*

B.Sc., LL.B.

Advocate High Court & Notary  
(Appointed By Govt. of India)

108, J. K. Chambers, Plot No. 76,  
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Ref. No.MBK/11/2016/10.

Date : November 24, 2016

TITLE CERTIFICATE

I have investigated the title of Plot No.27, under 12.5 % Gaothan Expansion Scheme, admeasuring about 699.72 sq. mtrs., situated at Sector-16, Taloja, Navi Mumbai, Tal. Panvel & Dist. Raigad.

It is seen from the records that the City and Industrial Development Corporation of Maharashtra Ltd., a Government company within the meaning of the Companies Act, 1956 hereinafter referred to as 'THE CORPORATION,' intended to allot a plot of land under 12.5% Gaothan Expansion Scheme bearing Plot No.27, containing about 699.72 sq. mtrs. situated at Sector-16, Taloja, Navi Mumbai, Tal. Panvel & Dist. Raigad, (hereinafter referred to as 'the said Plot') to SHRI. NAMA HALYA HAJARE, the Original Allottee, vide Intent Letter dated 30.10.2007, for proper consideration and as per terms and conditions contained therein.

WHEREAS SHRI. NAMA HALYA HAJARE expired on 25.10.1985, leaving behind him 1) SHRI. ANANTA NAMA HAJARE, 2) SMT. KALUBAI NAMA HAJARE, 3) SMT. BAMUBAIGENU GAIKWAD & 4) SMT. ANANDIBAI @ RADHA KISAN PHADKE, the legal heirs & successors of Late. SHRI. NAMA HALYA HAJARE, have obtained Heirship Certificate from the Hon'ble Court of the IIIrd Jt. Civil Judge (J.D), Panvel at Panvel, M.A No.352/08.

Whereas the Corporation has leased a plot of land under 12.5% Gaothan Expansion Scheme bearing Plot No.27, containing about 699.72 sq. mtrs. situated at Sector-16, Taloja, Navi Mumbai, Tal. Panvel & Dist. Raigad, to 1) SHRI.

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ANANTA NAMA HAJARE, 2) SMT. KALUBAI NAMA HAJARE, 3) SMT. BAMUBAI GENU GAIKWAD & 4) SMT. ANANDIBAI @ RADHA KISAN PHADKE (therein referred to as '**the Original Licensees**') vide Agreement to Lease dated 30.07.2014, duly registered with the Sub-Registrar of Panvel-2, on 31.07.2014, under Sr. No.5510/2014, for a period of 60 years computed from the date of Agreement to Lease, for proper premium and has handed over the physical possession of the said plot to **the Original Licensees**.

WHEREAS SHRI. ANANTA NAMA HAJARE & OTHER 3, **the Original Licensees** have sold/transferred and assigned all their rights, interest, title in the said Plot No.27, to 1) MR. V.S. RAJAVARMAN, 2) MR. NARENDRA KHIMJI PATEL & 3) MR. ANANDA GANESHA PATEL Partners of M/s. SRI. VARI BUILDERS, **the New Licensees**, vide Tripartite Agreement dated 19.09.2014, duly registered with Sub-Registrar of Panvel-5, on 20.09.2014, under Serial No.6372/2014, executed between 1) the Corporation., 2) SHRI. ANANTA NAMA HAJARE & OTHER 3 and 3) i) MR. V.S. RAJAVARMAN, ii) MR. NARENDRA KHIMJI PATEL & iii) MR. ANANDA GANESHA PATEL Partners of M/s. SRI. VARI BUILDERS, as per the terms & conditions mentioned therein and the Corporation vide its letter No.CIDCO/Estate/ 12.5% Scheme/ Taloja/ 365/2014, dated 14.10.2014, has transferred the said plot in the name of M/s. SRI. VARI BUILDERS. The Original Licensees have handed over the physical possession in respect of said Plot to M/s. SRI. VARI BUILDERS.

In the mean while M/s. TINI BUILDERS & DEVELOPERS PVT. LTD., (T. N) through its Directors 1) SHRI DEVANAND MAHADEV RANGARI & 2) SMT. SHEELA DEVANAND RANGARE have filed Special Civil Suit No.187/2013 before the Hon'ble Court of the Civil Judge (S.D), Panvel at Panvel, against SHRI. ANANTA NAMA HAJARE & OTHERS 3 & M/s. SRI. VARI BUILDERS,

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for the Specific performance of Agreement dated 18.02.2007 alleged to be executed between the SHRI. ANANTA NAMA HAJARE & OTHERS 3, the **Original Licensees** and M/s. TINI BUILDERS & DEVELOPERS PVT. LTD.,

Whereas as per Roznama of Hon'ble Court, there is no status quo passed by Hon'ble Court till date.

Whereas, the CORPORATION has granted permission to M/s. SRI. VARI BUILDERS by its letter No.CIDCO/TPO/BP-12245/2015/683, dated 22.06.2015 to commence the construction of building on the said Plot No.27 as per the plans and specifications approved by the Town Planning Authorities.

WHEREAS the above referred Tripartite Agreement dated 19.09.2014 & Commencement Certificate dated 22.06.2015 is subject to pending litigation No.SCS.187/2013 and also subject to orders that may be passed in such pending litigation.

Further 1) MR. V.S. RAJAVARMAN, 2) MR. NARENDRA KHIMJI PATEL & 3) MR. ANANDA GANESHA PATEL Partners of M/s. SRI. VARI BUILDERS, have declared that they have not encumbered and or alienated the said Plot in any nature.

On the basis of the documents submitted & declaration made by 1) MR. V.S. RAJAVARMAN, 2) MR. NARENDRA KHIMJI PATEL & 3) MR. ANANDA GANESHA PATEL Partners of M/s. SRI. VARI BUILDERS, I therefore, state that the title of Plot No.27, under 12.5% Gaothan Expansion Scheme, admeasuring about 699.72 sq. mtrs., situated at Sector-16, Taloja, Navi Mumbai, Tal. Panvel &

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Dist. Raigad, is prima-facie clear and marketable on their complying with terms and conditions of Agreement to Lease dated 30.07.2014 & Tripartite Agreement dated 19.09.2014, subject to whatever has been stated hereinabove and *subject to pending litigation No.SCS.187/2013 and also subject to orders that may be passed in such pending litigation. The opinion is solely based on the documents produced before me.*

**SCHEDULE**

All that piece of land know as Plot No.27, under 12.5% Gaothan Expansion Scheme, situated at Sector-16, Taloja, Tal. Panvel & Dist. Raigad, containing by admeasuring 699.72 sq. mtrs. Area, or thereabouts and the said plot bounded as follow :

On or towards the North by : Plot No.28  
On or towards the South by : Plot No.26  
On or towards the East by : 11.00 mtrs Wide Road  
On or towards the West by : Plot No.30 (Play Ground)

*M B Khanna*

*Mrs. Minal B. Khanna*  
B. Sc. LL.B.  
Advocate - High Court & Notary  
108, J. K. Chamber Plot No. 76,  
Sector - 17, Vashi, Navi Mumbai - 400 705.

398/0

इतर पावती

Original/Duplicate

Monday, 12 September 2016 1:50 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8490

दिनांक: 12/09/2016

गावाचे नाव: तळोजा पाचनंद

दस्तऐवजाचा अनुक्रमांक: पवन3-0-2016

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड मिनल बी. खोना

वर्णन प्लॉट नं. 27, सेक्टर 16 तळोजा, ता. पनवेल जि. रायगड शोध सन 1987 ते 2016 पर्यंत (30 वर्षे)

शोध व निरीक्षण

रु. 750.00

एकूण:

रु. 750.00

Registrar Panvel 3.  
सह दुय्यम निबंधक वर्ग-२  
पनवेल क्र. ३

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004164049201617E दिनांक: 12/09/2016

बँकेचे नाव व पत्ता: