

# *Edate & Company.*

**Advocate & Consultant in Property**

**N. N. Edate**

BA (Spl), LL.B., LL.M,  
Advocate, High Court,  
Roll No. MAH/53169/1999  
Enrolled on 25-01-1999  
Ex-Marketing Manager/Law Officer  
CIDCO Ltd.

319, 3rd Floor,  
Vardhaman Market, Plot No. 75,  
Sector 17, Vashi,  
Navi Mumbai 400 703.  
**Tel** : 27800216  
**e-mail** : edateandcompany@gmail.com

Ref : ..... / .....

Date :

14<sup>th</sup> March 2019

## TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

**Name of the Clients:** - M/s. Progressive Homes, a partnership firm, registered under the provisions of the Indian Partnership Act 1932 having its principal place of business at 707, Devavrata, Plot No 83, Sector 17, Vashi, Navi Mumbai having its partners (1) Mr. Vinod D. Trivedi (2) Mr. Devang V. Trivedi (3) Mr. Jigar V. Trivedi & (4) M/S. Progressive Civil Engineers (P) Limited, a Company incorporated under the Companies Act 1956 having its Registered Office at 707, Devavrata, Plot No 83, Sector 17, Vashi, Navi Mumbai.

**Property details:-** Land bearing Plot No- 80, admeasuring about 2999.89 sq. meters, Sector- 21, at Village- Ulwe, Tal-Panvel, District- Raigad. (GES 12.5% SCHEME)

I have investigated the title of M/s. Progressive Homes, a partnership firm to the Land bearing Plot No- 80, admeasuring about 2999.89 sq. meters, Sector- 21, at Village- Ulwe, Tal-Panvel, District- Raigad. (GES 12.5% SCHEME) and I have to state as under: -

**Copies of Documents examined: -**

1. Intent Letter Ref. No. CIDCO/Bhoomi/Satyo/Ulwe/S.Sodat/55/2007 dated 27-09-2007 issued by the CIDCO to Vishwas Sadashiv Deshmukh.
2. Allotment letter Ref. No. CIDCO/LAND/12.5%/ULWE-IC/1786/2008 dated 05.02.2008.
3. Agreement to Lease dated 21-02-2008 executed between CIDCO and Vishwas Sadashiv Deshmukh duly stamped and registered under Regd. PVL-3-02254-2008. Vide Receipt No.2321.



4. Possession Receipt dated 12-02-2008 issued by the CIDCO to Vishwas Sadashiv Deshmukh.
5. Tripartite Agreement dated 11-04-2014 executed between CIDCO and Vishwas Sadashiv Deshmukh and M/s. Shree Builders & Developers through its proprietor Dharmesh Dinkar Rao duly stamped and registered under Regd. No.PVL2-2766-2014 vide Receipt No.2829.
6. Transfer Letter Ref. No.CIDCO/VASAHAT/SATYO/ULWE/1786/2014/767 dated 16-05-2014 issued by the CIDCO to M/s. Shree Builders & Developers through its proprietor Dharmesh Dinkar Rao.
7. Tripartite Agreement dated 21-06-2016 executed between CIDCO and M/s. Shree Builders & Developers through its proprietor Dharmesh Dinkar Rao and M/s. Progressive Homes through its partners duly stamped and registered under Regd. No.PVL2-7181-2016 vide Receipt No.9381.
8. Transfer Letter Ref. No. CIDCO/VASAHAT/SATYO/ULWE/1786/2016/9975 dated 27-06-2016 issued by the CIDCO to M/s. Progressive Homes through its partners.
9. Development Permission dated 15-02-2019 issued by the CIDCO to M/s. Progressive Homes through its partners.
10. Commencement Certificate Ref. No. CIDCO/BP-16301/TPO(NM&K)/2019/3998 dated 15-02-2019 issued by the CIDCO to M/s. Progressive Homes through its partners.

**Observations: -**

1. The City and Industrial Development Corporation of Maharashtra Limited, a Company, herein after referred to as the CIDCO, is Government Company wholly owned by the State Government incorporated under the Companies Act, 1956 (I of 1956) having its registered office at "Nirmal", 2<sup>nd</sup> Floor, Nariman Point, Mumbai, 400 021 and is also New Town Development Authority declared for the area designated as a site of the new town of Navi Mumbai by the State Government in exercise of its powers under Sub-Section (1) and (3-A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as the "MRTP Act").



2. The State Govt. of Maharashtra has, pursuant to Section 113(A) of the said Act, acquired lands described therein and vested such lands along with the Govt. lands in the CIDCO for orderly development of Navi Mumbai.
3. The CIDCO has laid down at Ulwe, Navi Mumbai several plots on one of the pieces of lands so acquired and vested by the State Govt. in the Corporation for development and disposal.
4. By its letter of Intent No CIDCO/Bhoomi/Satyo/Ulwe/S.Sodat/55/2007 dated 27-9-2007, the CIDCO had decided to allot to Vishwas Sadashiv Deshmukh Plot No 80, admeasuring 3000 Sq. Meters situated at Sector-21, Ulwe, Navi Mumbai (GES 12.5% Scheme).
5. By its letter of Allotment No CIDCO/LAND/SATYO/ULWE-1C/1786/2008 dated 05.02.2008, the CIDCO had allotted to Vishwas Sadashiv Deshmukh Plot No 80, admeasuring 3000 Sq. Meters situated at Sector-21, Ulwe, Navi Mumbai (GES 12.5% Scheme).
6. Vishwas Sadashiv Deshmukh had paid to the CIDCO agreed premium for Plot No 80, admeasuring 3000 Sq. Meters situated at Sector-21, Ulwe, Navi Mumbai (GES 12.5% Scheme).
7. By an Agreement to Lease made at CBD Belapur, Navi Mumbai on 21<sup>st</sup> February 2008 between the CIDCO therein referred to as the Corporation of the One Part and Vishwas Sadashiv Deshmukh therein referred to as the Licensee of the Other Part, (for short, the said Agreement to Lease), the CIDCO had agreed to grant to him a lease of Plot No 80, admeasuring 2999.89 Sq. Meters situated at Sector-21, Ulwe, Navi Mumbai (GES 12.5% Scheme) (for short, the said land), for a period of 60 years from the date of execution of the said Agreement to Lease upon performance and observance by him of the obligations and the terms and conditions contained therein and granted him permission or license to enter upon the above plot for the purpose of construction of buildings.



8. By a Tripartite Agreement made on 11<sup>th</sup> April 2014 executed between the CIDCO therein referred to as the Corporation of the First Part, Vishwas Sadashiv Deshmukh therein referred to the Original Licensee of the Second Part and M/S Shree Builders & Developers through its Proprietor Mr. Dharmesh Dinkar Rao, therein referred to as the New Licensee of the Third Part (For short, the said Tripartite Agreement), the CIDCO had agreed to grant to M/S Shree Builders & Developers through its Proprietor Mr. Dharmesh Dinkar Rao a lease of the said land subject to the terms and conditions contained in the said Agreement to Lease and the said Tripartite Agreement.
9. By its letter No.CIDCO/ESTATE/SATYO/ULWE/1786/2014/767 dated 16.05.2014, the CIDCO has informed M/s. Shree Builders & Developers through its Proprietor Mr. Dharmesh Dinkar Rao to have transferred the said land.
10. By subsequent Tripartite Agreement made on 21<sup>st</sup> June 2016 executed between the CIDCO therein referred to as the Corporation of the First Part, M/S Shree Builders & Developers through its Proprietor Mr. Dharmesh Dinkar Rao therein referred to the New Licensee of the Second Part and M/s. Progressive Homes, a partnership firm, registered under the provisions of the Indian Partnership Act 1932 having its principal place of business at 707, Devavrata, Plot No 83, Sector 17, Vashi, Navi Mumbai having its partners (1) Mr. Vinod D. Trivedi (2) Mr. Devang V. Trivedi (3) Mr. Jigar V. Trivedi & (4) M/S Progressive Civil Engineers (P) Limited, a Company incorporated under the Companies Act 1956 having its Registered Office at 707, Devavrata, Plot No 83, Sector 17, Vashi, Navi Mumbai, therein referred to as the Subsequent New Licensee of the Third Part. the CIDCO had agreed to grant to M/s. Progressive Homes, a partnership firm, registered under the provisions of the Indian Partnership Act 1932 having its principal place of business at 707, Devavrata, Plot No 83, Sector 17, Vashi, Navi Mumbai having its partners (1) Mr. Vinod D. Trivedi (2) Mr. Devang V. Trivedi (3) Mr. Jigar V. Trivedi & (4) M/S Progressive Civil Engineers (P) Limited, a Company incorporated under the Companies Act 1956 having its Registered Office at 707, Devavrata, Plot No 83,



Sector 17, Vashi, Navi Mumbai a lease of said land subject to the terms and conditions contained in the said Agreement to Lease and read with the said Tripartite Agreement.

11. By its letter No. CIDCO/ESTATE/SATYO/ULWE/1786/2016/9975 dated 27-6-2016, the CIDCO has informed M/s. Progressive Homes, a partnership firm to have transferred the said land.
12. The CIDCO approved the building plans and issued Commencement Certificate No- CIDCO/BP-16301/TPO (NM & K)/2019/3998 dated 15-2-2019 issued to M/s. Progressive Homes, a partnership firm along with Development Permission of even date.
13. M/s. Progressive Homes, a partnership firm intends to commence construction of intending building/s in accordance with approved plans on the said land in accordance.
14. By virtue of provisions contained in the said Agreement to Lease read with the Tripartite Agreements herein before referred to M/s. Progressive Homes, a partnership firm shall be entitled to sell the flats/Apartments and form and register a cooperative housing society or any other corporate body of the flats/Apartments purchasers and then transfer and assign, with prior permission of the CIDCO, to a Cooperative Housing Society or any other Corporate body to be formed and registered of the flats/Apartments purchasers under the provisions of the Maharashtra Cooperative Societies Act 1960. his rights, interests in or benefits under the Tripartite Agreements herein before recited.
15. I have caused Vijay Kalantre, Searcher to carry out search in the offices of the Sub Registrar of Assurances Thane for the last Thirteen years (13 years) 2007 to 2019. Search report prepared by him along with fee paid receipt is enclosed. He has found no entries creating lien, charge, and mortgage in or over the above office duly recorded in the registry of the Sub Registrar of Assurances, Thane.



16. I have made observations based on the copies of documents furnished to me. No original documents have been produced.

**CONCLUSION: -**

Subject to what is stated herein before, the title of **M/s. Progressive Homes, a partnership firm**, registered under the provisions of the Indian Partnership Act 1932 having its principal place of business at 707, Devavrata, Plot No 83, Sector 17, Vashi, Navi Mumbai having its partners (1) Mr. Vinod D. Trivedi (2) Mr. Dēvang V. Trivedi (3) Mr. Jigar V. Trivedi & (4) M/S Progressive Civil Engineers (P) Limited, a Company incorporated under the Companies Act 1956 having its Registered Office at 707, Devavrata, Plot No 83, Sector 17, Vashi, Navi Mumbai to the said land being Plot No- 80, admeasuring about 2999.89 sq, meters, Sector- 21, at Village- Ulwe, Tal-Panvel, District- Raigad. (**GES 12.5% SECHME**) is clear, marketable and free from encumbrances.

**THE SCHEDULE ABOVE REFERRED TO  
THE DESCRIPTION OF THE PROPERTY**

All That Piece or Parcel of the land bearing Plot No- 80, admeasuring about 2999.89 sq, meters, Sector- 21, at Village- Ulwe, Tal-Panvel, District- Raigad of 12.5% (Erstwhile Gaothan Expansion Scheme) falling within the Registration Sub District Panvel and Registration District Raigad and also within local jurisdiction of Panvel Panchayat Samiti Zilla Parishad Raigad, Taluka Panvel, District Raigad, Navi Mumbai and bounded as follows that is to say: -

On or towards the North by	: - Public Utility Plot No 81
On or towards the South by	: - Plot No 79
On or towards the East by	: - Plot No 87
On or towards the West by	: - 15 wide road.

For Edate & Company



ADVOCATE, HIGH COURT