



Ref. No. : TC/13/2021

BY RPAD/UPC/HAND

Date : 12/11/2021

FORM-A

To,
Maha RERA,
House No 33A,
Ulwe, Panvel - 410 206

TITLE CERTIFICATE

**Sub:- Title Clearance Certificate in Respect to Plot No. 98, Sector-18Pt,
Area adm. 3649.95 Sq. Mtrs. at Ulwe, Tal. Panvel, Dist. Raigad.**

This is to certify that, I have investigated the Title of the above Said Plot on the request of **M/S. MARQUIS BUILDERS** a Partnership Firm, duly registered under the Indian Partnership Act, 1932, through its Partners A) **Mr. Mukesh N. Lakhani** B) **Mr. Rajesh N. Lakhani** C) **Mr. Brijesh Vrajlal Mavani** D) **Mr. Praful Manjibhai Kapupara** and 1) **Smt. Suman Ramnath Patil**, residing at Gavhan, Tal. Panvel, Dist. Raigad 2) **Shri. Ankush Ramnath Patil** 3) **Shri. Vikas Ramnath Patil**, both residing at Chirle, Tal. Panvel, Dist. Raigad 4) **Shri. Pravin Ramnath Patil** 5) **Shri. Mahesh Ramnath Patil**, both residing at Panvel, Tal. Panvel, Dist. Raigad 6) **Shri. Nitin Ramnath Patil** 7) **Shri. Krishna Babu Patil**, both residing at Gavhan, Tal. Panvel, Dist. Raigad on the basis of Documents submitted to me,



After going 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 State Government in the Corporation for being leased to its intending Lessees.
3. The Corporation under Gaothan Expansion 12.5% Scheme leased to
1) **Smt. Suman Ramnath Patil**, residing at Gavhan, Tal. Pangel, Dist. Raigad 2) **Shri. Ankush Ramnath Patil** 3) **Shri. Vikas**





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Ramnath Patil, both residing at Chirle, Tal. Panvel, Dist. Raigad 4) Shri. Pravin Ramnath Patil 5) Shri. Mahesh Ramnath Patil, both residing at Panvel, Tal. Panvel, Dist. Raigad 6) Shri. Nitin Ramnath Patil 7) Shri. Krishna Babu Patil, both residing at Gavhan, Tal. Panvel, Dist. Raigad, (herein referred to as **THE LESSEE**) vide **Agreement to Lease** dated **01/10/2015** for a period of **60 years** computed from the date of Agreement to Lease, a plot admeasuring about **3649.95 Sq. Mtrs.** bearing **Plot No. 98, Sector-18Pt** at Ulwe, Tal. Panvel, Dist. Raigad (hereinafter referred to as the '**SAID PLOT**') for the purpose of residential cum commercial and has handed over the physical possession of the said plot to the Lessee. The said **Agreement to Lease** dated **01/10/2015** is duly registered on **13/10/2015** vide **Registration Receipt No. 10395** and **Document Sr. No. PVL 2-8504-2015**.

4. The Lessee have assigned & transferred 50% of their rights, title and interest in respect of the said plot in the joint name of 1) **M/S. MARQUIS BUILDERS** a Partnership Firm, duly registered under the Indian Partnership Act, 1932, through its Partners A) **Mr. Chander N. Lakhani** B) **Mr. Mukesh N. Lakhani** C) **Mr. Rajesh N. Lakhani** D) **Mr. Suneel N. Lakhani**, having address at 1705/1706, The Ambience Court, Plot No. 2, Sector-19D, APMC, Vashi, Navi Mumbai-400703 & 2) **Smt. Suman Ramnath Patil**,

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residing at Gavhan, Tal. Panvel, Dist. Raigad 3) **Shri. Ankush Ramnath Patil** 4) **Shri. Vikas Ramnath Patil**, both residing at Chirle, Tal. Panvel, Dist. Raigad 5) **Shri. Pravin Ramnath Patil** 6) **Shri. Mahesh Ramnath Patil**, both residing at Panvel, Tal. Panvel, Dist. Raigad 7) **Shri. Nitin Ramnath Patil** 8) **Shri. Krishna Babu Patil**, both residing at Gavhan, Tal. Panvel, Dist. Raigad, & accordingly a **Joint Tripartite Agreement** dated **31/12/2015** has been executed between CIDCO Ltd., the Lessee and **M/S. MARQUIS BUILDERS & Smt. Suman Ramnath Patil & other 6** and there by CIDCO Ltd. has transferred the said plot in the joint name of **M/S. MARQUIS BUILDERS & Smt. Suman Ramnath Patil & other 6**. The said Tripartite Agreement dated **31/12/2015** is duly registered on **31/12/2015** vide **Registration Receipt No. 14749 & Document Sr. No. PVL2-11211-2015**.

5. After registration of Tripartite Agreement dated **31/12/2015** CIDCO Ltd. finally transferred the Said Plot in the joint name of **M/S. MARQUIS BUILDERS & Smt. Suman Ramnath Patil & other 6** and such final Letter Ref. No. **CIDCO/ VASAHAAT/ SATYO/ ULWE/ 892/ 2016/ 4029** dated **11/01/2016** is issued by the CIDCO Ltd. to **M/S. MARQUIS BUILDERS & Smt. Suman Ramnath Patil & other 6**.



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6. After transfer of Said Plot in the name of **M/S. MARQUIS BUILDERS**, they have done some modifications in the Partnership Firm as such some partners i.e. **1) Mr. Chander N. Lakhani 2) Mr. Suneel N. Lakhani** has resigned and new partners i.e. **1) Mr. Brijesh Vrajlal Mavani 2) Mr. Praful Manjibhai Kapupara** has been added in the said Partnership Firm **M/S. MARQUIS BUILDERS** and accordingly after submitting the amended copy of Partnership Firm and on payment of necessary charges the CIDCO authorities has noted the said modifications and accordingly issued a letter Ref. No. **CIDCO/ VASAHAAT/ SATYO/ ULWE/ 892/ 2021/ 8883** dated **10/03/2021**.
7. **M/S. MARQUIS BUILDERS & Smt. Suman Ramnath Patil & other 6** have submitted their plans for the construction of a Residential cum-Commercial building on the said plot and subsequently the CIDCO Ltd. has issued Commencement Certificate on **24/09/2020** vide their letter bearing Ref. No. **CIDCO/ BP-15377/ TPO(NM & K)/ 2016/ 7418** for commencing construction on the said plot as per the plans and specifications approved by the Town Planning Authorities.



Subject to what has been stated herein above the title of **M/S. MARQUIS BUILDERS a Partnership Firm**, having address at 1705/1706, The Ambience Court, Plot No. 2, Sector-19D, APMC, Vashi, Navi Mumbai-400703 **AND 1) Smt. Suman Ramnath Patil**, residing at Gavhan, Tal. Panvel, Dist. Raigad **2) Shri. Ankush Ramnath Patil 3) Shri. Vikas Ramnath Patil**, both residing at Chirle, Tal. Panvel, Dist. Raigad **4) Shri. Pravin Ramnath Patil 5) Shri. Mahesh Ramnath Patil**, both residing at Panvel, Tal. Panvel, Dist. Raigad **6) Shri. Nitin Ramnath Patil 7) Shri. Krishna Babu Patil**, both residing at Gavhan, Tal. Panvel, Dist. Raigad, to the said **Plot No. 98**, admeasuring **3649.95 Sq. Mtrs.** situated at **Sector-18Pt at Ulwe**, Tal. Panvel, Dist. Raigad is clear, marketable and free from any encumbrances.

Dated this 12th day of NOV...... 2021.



Sachin S. Tambat
Advocate

