



*Mr. Sanket Vijay Dalvi*

B. Com, LL.B.

ADVOCATE HIGH COURT

32, SS-III TYPE,  
SECTOR - 2, VASHI,  
NAVI MUMBAI - 400 703.  
Email: sanketdalvi83@gmail.com  
Tel. : 9224389450  
9833811855

Date **26 DEC 2019**

TITLE CERTIFICATE

1. This is to certify that I have investigated the Original Documents in respect of Plot No.14, admeasuring about 1749.95 Sq.Mtrs. Area, Under 12.5% Gaonthan Expansion Scheme, Sector - 8, Ulwe, Navi Mumbai, Taluka -Panvel and District- Raigad (herein referred to the said Property/Plot) ,of which 50 % Share owned by (1) M/S. GURUKRUPA CON-CAST LLP THROUGH ITS PARTNERS (a) MR. JAYESH LALJI PATEL, (b) MR. PREMJI HARJI KAROTRA, (c) MR. VIJAY SAVJI POLAR AND (d) MR. HIRJI VASHRAM KAROTRA, and remaining 50 % Share owned by (2) (a) MR. KAMLAKAR SITARAM BHOIR, (b) MR. KRISHNA SITARAM BHOIR, (c) SMT. GANGABAI VITTHAL GHARAT, (d) SMT. KAMLA @ KAMLABAI MUKUND MHATRE , I have perused the following documents :-

a) Allotment Letter Dated - 23.01.2019, issued by CIDCO LTD ., in respect of Plot No.14, admeasuring about 1749.95 Sq.Mtrs. Area, Under 12.5% Gaonthan Expansion Scheme, Sector - 08, Ulwe, Navi Mumbai, Taluka -Panvel and District- Raigad, in the names of (a) MR. KAMLAKAR SITARAM BHOIR, (b) MR. KRISHNA SITARAM BHOIR, (c) SMT. GANGABAI VITTHAL GHARAT, (d) SMT. KAMLA @



**KAMLABAI MUKUND MHATRE** (herein referred to The said **MR. KAMLAKAR SITARAM BHOIR AND 3 OTHERS**),

b) Agreement to Lease Dated - 26.04.2019, duly registered with Joint Sub Registrar Panvel -2, on 26.04.2019, under Serial No.PVL2-5125-2019, executed between M/S. CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD ( herein referred to the CIDCO LTD/ The Corporation) AND **MR. KAMLAKAR SITARAM BHOIR AND 3 OTHERS**, in respect of Plot No.14.

c) Tripartite Agreement Dated-28.06.2019, duly Registered with Joint Sub - Registrar Panvel-5, on 19.07.2019, under Serial No.PVL5-7519-2019 executed between M/S. CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., and **MR. KAMLAKAR SITARAM BHOIR AND 3 OTHERS**, and **M/S. GURUKRUPA CON-CAST LLP**, in respect of Plot No. 14.

d) Final Order Dated - 04.09.2019, issued by CIDCO LTD in favour of **M/S. GURUKRUPA CON-CAST LLP, AND MR. KAMLAKAR SITARAM BHOIR AND 3 OTHERS** in respect of Plot No. 14 .

e) Commencement Certificate issued by CIDCO LTD., in respect of Plot No.14 bearing No. CIDCO/ BP -17167/TPO(NM&K)/2019/6068, Dated- 29.11.2019.



2. It is determined from the records that Vide an Allotment Letter Dated - 23.01.2019, The City and Industrial Development Corporation of Maharashtra Ltd ( herein referred to The CIDCO LTD/ The corporation) have allotted the Plot No.14, admeasuring about 1749.95 Sq.Mtrs. Area, Under 12.5% Gaonthan Expansion Scheme, Sector - 08, Ulwe, Navi Mumbai, Taluka -Panvel and District- Raigad (herein after referred to the said Plot) to **1) MR. KAMLAKAR SITARAM BHOIR, 2) MR. KRISHNA SITARAM BHOIR, 3) SMT. GANGABAI VITTHAL GHARAT, 4) SMT. KAMLA @ KAMLABAI MUKUND MHATRE, LEGAL HEIRS OF LATE. SHRI. SITARAM GANU BHOIR AND LATE. TULSABAI SITARAM BHOIR, THE ORIGINAL LICENSEES** {herein referred to The said **MR. KAMLAKAR SITARAM BHOIR AND 3 OTHERS** } .

3. AND WHEREAS, vide Agreement to Lease Dated - 26.04.2019, duly registered with Joint Sub Registrar Panvel -2, on 26.04.2019, under Serial No.PVL2-5125-2019, M/S. CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., The Corporation has leased to **1) MR. KAMLAKAR SITARAM BHOIR, 2) MR. KRISHNA SITARAM BHOIR, 3) SMT. GANGABAI VITTHAL GHARAT, 4) SMT. KAMLA @ KAMLABAI MUKUND MHATRE,**, one such Plot of Land bearing No.14, admeasuring about 1749.95 Sq.Mtrs Area , Under 12.5% Gaonthan Expansion Scheme, Sector -08, Ulwe, Navi Mumbai Taluka Panvel and District Raigad, (hereinafter referred to as "THE SAID PLOT") for a period of 60 years computed from the date of Agreement to Lease.



4. AND WHEREAS 1) MR. KAMLAKAR SITARAM BHOIR, 2) MR. KRISHNA SITARAM BHOIR, 3) SMT. GANGABAI VITTHAL GHARAT, 4) SMT. KAMLA @ KAMLABAI MUKUND MHATRE , have assigned and transferred their undivided 50% lease hold rights , shares , title and Interest in respect of the said Plot of Land bearing No.14, admeasuring about 874.975 Sq.Mtrs (50% Shares) out of 1749.95 Sq.Mtrs Area , Under 12.5% Gaonthan Expansion Scheme , Sector -08 , Ulwe , Navi Mumbai , Taluka Panvel and District Raigad, to **M/S. GURUKRUPA CON-CAST LLP THROUGH ITS PARTNERS 1) MR. JAYESH LALJI PATEL, 2) MR. PREMJI HARJI KAROTRA, 3) MR. VIJAY SAVJI POLAR AND 4) MR. HIRJI VASHRAM KAROTRA,** Vide Tripartite Agreement Dated-28.06.2019, duly Registered with Joint Sub - Registrar Panvel-5, on 19.07.2019, under Serial No.PVL5-7519-2019, executed between A) **M/S. CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.** and B) **MR. KAMLAKAR SITARAM BHOIR AND 3 OTHERS,** and C) **M/S. GURUKRUPA CON-CAST LLP.**

5. AND WHEREAS, The Corporation have transferred the 50% lease hold rights , shares , title and Interest in respect of the said Plot of Land bearing No.14 , admeasuring about 874.975 Sq.Mtrs (50% Shares) out of 1749.95 Sq.Mtrs Area, Under 12.5% Gaonthan Expansion Scheme, Sector -08, Ulwe, Navi Mumbai, in the name of **M/S. GURUKRUPA CON-CAST LLP THROUGH ITS PARTNERS 1) MR. JAYESH LALJI PATEL, 2) MR. PREMJI HARJI KAROTRA, 3) MR. VIJAY SAVJI**



**POLAR AND 4) MR. HIRJI VASHRAM KAROTRA** and remaining 50% lease hold rights , shares , title and Interest in respect of the said Plot of Land bearing No. 14, admeasuring about 874.975 Sq.Mtrs (50% Shares) out of 1749.95 Sq.Mtrs Area, Under 12.5% Gaonthan Expansion Scheme, Sector -08, Ulwe , Navi Mumbai in the names of 1) **MR. KAMLAKAR SITARAM BHOIR**, 2) **MR. KRISHNA SITARAM BHOIR**, 3) **SMT. GANGABAI VITTHAL GHARAT**, 4) **SMT. KAMLA @ KAMLABAI MUKUND MHATRE** , vide its Letter Dated - 04.09.2019, bearing No. CIDCO/ESTATE /12.5% SCHEME/ ULWE/518/2019/6783.

6. AND WHEREAS City and Industrial Development Corporation of Maharashtra Ltd has granted permission by its letter bearing No. CIDCO/ BP -17167/TPO(NM&K)/2019/6068, Dated-29.11.2019, to commence the construction work of residential + Commercial building on the said plot on the terms & conditions mentioned therein .

7. AND WHEREAS Search Report Submitted by Search clerk MR . SACHIN SAGARE for the period of 02 years in respect of Plot of Land bearing No. 14 , Under 12.5 % Gaonthan Expansion Scheme, Sector - 08, Ulwe, Navi Mumbai, Taluka - Panvel, and District Raigad, the Search Report is enclosed along with the receipt to the Government .

On the basis of the documents submitted and information cited herein above subject to producing on original documents and Subject to compliance of all the terms & Conditions stated in Allotment Letter, Agreement To Lease, Tripartite Agreement & Commencement Certificate



, I hereby certify that the title of the (1) M/S. GURUKRUPA CON-CAST LLP THROUGH ITS PARTNERS (a) MR. JAYESH LALJI PATEL, (b) MR. PREMJI HARJI KAROTRA, (c) MR. VIJAY SAVJI POLAR AND (d) MR. HIRJI VASHRAM KAROTRA and (2) (a) MR. KAMLAKAR SITARAM BHOIR, (b) MR. KRISHNA SITARAM BHOIR, (c) SMT. GANGABAI VITTHAL GHARAT, (d) SMT. KAMLA @ KAMLABAI MUKUND MHATRE to the said Plot of Land bearing No.14 is clear and marketable & free from all encumbrances and so also (1) M/S. GURUKRUPA CON-CAST LLP THROUGH ITS PARTNERS (a) MR. JAYESH LALJI PATEL, (b) MR. PREMJI HARJI KAROTRA, (c) MR. VIJAY SAVJI POLAR AND (d) MR. HIRJI VASHRAM KAROTRA and (2) (a) MR. KAMLAKAR SITARAM BHOIR, (b) MR. KRISHNA SITARAM BHOIR, (c) SMT. GANGABAI VITTHAL GHARAT, (d) SMT. KAMLA @ KAMLABAI MUKUND MHATRE had acquired valid and legal right to develop the said property/ Plot and dispose of the Flats and Shops in the building constructed thereon as per the building permission granted by the CIDCO LTD



**SCHEDULE OF THE PLOT**

Plot of Land bearing No.14, admeasuring about 1749.95 Sq.Mtrs, Under 12.5% Gaonthan Expansion Scheme, Sector -08, Ulwe, Navi Mumbai, Taluka - Panvel, and District Raigad.



Your truly,

*[Handwritten Signature]*

**Mr. Sanket Vijay Dalvi**  
B Com, LL.B  
**ADVOCATE**  
32 SS-III Type, Sector-2 Vashi  
Navi Mumbai-400 703