

SUHAS B. VEKHANDÉ
ADVOCATE.

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Date: 24/07/2017

T I T L E C E R T I F I C A T E

This is to certify that I have investigated the title of the Plot No. 217, admeasuring about 1200 square meter, situate and lying at Sector No. 21 , in Village Kamothe (12.5 % Scheme), Taluka - Panvel, District Raigad, I have verified following documents, which is as under:-

1) Agreement to Lease dated 12th July, 2002, executed by and between City and Industrial Development Corporation of Maharashtra Ltd., Navi Mumbai with Mr. Sayyed Sharfuddin Sayyad Abdul Rahman Nalband, which is duly registered with the Sub-Registrar of Assurances , Uran, (Panvel -2) , District Raigad, upon Serial No. 4845/2002, along with Possession Receipt, issued by City and Industrial Development Corporation of Maharashtra Ltd., Navi Mumbai, in respect of Plot No. 217, admeasuring about 1200 square meter, situate and lying at Sector No. 21 , in Village Kamothe (12.5 % Scheme), Taluka - Panvel, District Raigad, in favour of Mr. Sayyed Sharfuddin Sayyad Abdul

Rahman Nalband, Adult, Residing at Panvel, Taluka - Panvel, District Raigad, Navi Mumbai.

2) Tripartite Agreement dated 29th September, 2008, entered and executed by the City and Industrial Development Corporation of Maharashtra Ltd., Navi Mumbai, of the First Part and 1) Mrs. Sultana Sayyad Sharfuddin Nalband, 2) Mr. Naruddin Sayyad Sharfuddin Nalband, 3) Kum. Sajjid Sayyad Sharfuddin Nalband, 4) Mrs. Hazra Riyaz Sayyad and 5) Mrs. Jebu Mushtaq Shaikh, (the heirs and legal representatives of Mr. Sayyed Sharfuddin Sayyad Abdul Rahman Nalband) of the Second part in favour of M/s. OM SHIVAM BUILDERS PVT LTD., (hereinafter referred to as " the Developer ", of the Third part, which Tripartite Agreement dated 29th September, 2008, is duly registered with the Sub-Registrar of Assurances, Panvel, upon Serial No.PVL-3-08642/2008.

3) Death Certificate of deceased Mr. Sayyed Sharfuddin Sayyad Abdul Rahman Nalband.

4) Heirship Certificate obtained by deceased Mr. Sayyed Sharfuddin Sayyad Abdul Rahman Nalband, from the Hon'ble Court in Misc. Civil Application No.83 of 96.

5) Heirship Certificate obtained by) Mrs. Sultana Sayyad Sharfuddin Nalband, 2) Mr. Naruddin Sayyad Sharfuddin Nalband, 3) Kum. Sajjid Sayyad Sharfuddin Nalband, 4) Mrs. Hazra Riyaz Sayyad and 5) Mrs. Jebu Mushtaq Shaikh, in Misc. Civil Application No.259 of 2005.

6) Copy of letter dated 1st October, 2008, issued by the City and Industrial Development Corporation of Maharashtra Ltd., in favour of) Mrs. Sultana Sayyad Sharfuddin Nalband, 2) Mr. Naruddin Sayyad Sharfuddin Nalband, 3) Kum. Sajjid Sayyad Sharfuddin Nalband, 4) Mrs. Hazra Riyaz Sayyad and 5) Mrs. Jebu Mushtaq Shaikh and also to M/s. Om Shivam Builders Pvt. Ltd., regarding recording the name of the said M/s. Om Shivam Builders Pvt. Ltd., in their records of rights, subject to certain conditions as laid down in the said letter dated 1st October, 2008.

7) Commencement Certificate dated 5th September, 2013, bearing reference No.CIDCO/BP-10418/ATPO(NM&K)/2013/1356, issued by the City and Industrial Development Corporation of Maharashtra Ltd., Navi Mumbai, in favour of M/s. Om Shivam Builders Pvt. Ltd., The said commencement certificate is valid upto Plinth level. Further

the City and Industrial Development Corporation of Maharashtra Ltd., issued Commencement Certificate bearing reference No.CIDCO/BP-10418/ATPO(NM& K)/2014/3273, dated 30th December, 2014. The said Certificate is plinth Completion Certificate, permitting to carry out construction beyond plinth upto first habitable floor. The office of CIDCO Ltd., Navi Mumbai, had issued Commencement Certificate reference No.CIDCO/BP-10418/ATPO(NM& K)/2015/1518, dated 23th September, 2015. This first habitable completion certificate permitting to construct full building beyond first habitable slab. All these commencement Certificates was issued by CIDCO Ltd., Navi Mumbai, in favour of M/s. Om Shivam Builders Pvt. Ltd.,

8) Copy of Order passed by the Hon'ble Civil Judge, S.D., Panvel, below Exh. No.5, in Regular Civil Suit No.193/2004. In the said suit, the plaintiff by name Mr. Faiz Abdul Rehman Raut (Nalband) and others, had filed Injunction application below Exh. No.5, against Mr. Sayyad Sharfuddin Sayyed Abdul Rahman Nalband and others, below Exh. No.5, which was rejected by the Hon'ble Court.

9) Copy of order passed by the Hon'ble Civil Judge, J.D., panvel, below Exh. No.5, in Regular Civil Suit No.393 of

2013. In the said suit, the plaintiff by name Mr. Abbas Usman Nalband and others, had filed Injunction application against M/s. Om Shivam Builders Pvt. Ltd., and other, below Exh. No.5, which was rejected by the Hon'ble Court.

10) Copy of order passed by the Hon'ble Additional District Judge, Alibaug, District Raigad, in Misc. Civil Appeal No.95 of 2016. (The said Misc. Civil Appeal No.95 of 2016, was filed by Mr. Abbas Usman Nalband and others, challenging the order passed by the Court of Civil Judge, J.D., Vashi, below Exh. No.5, in Regular Civil Suit No.393 of 2013, which was rejected by the Court of Additional District Juge, Albiaug, District Raigad).

11) Search Report taken by Advocate Mr. Kishor Dhakad, dated 15th October, 2015, in respect of Plot No. 217, admeasuring about 1200 square meter, situate and lying at Sector No. 21 , in Village Kamothe (12.5 % Scheme), Taluka – Panvel, District Raigad.

12) The Regular Civil Suit N0.193 of 2004 and Regular Civil Suit No.393 of 2013, were pending for disposal according to law in the Court of Civil Judge, S.D., Panvel and Civil Judge, J.D., Panvel, respectively.

13) After perusing all the documents and order's of the Hon'ble court, I found that there is no any prohibitory orders against M/s. Om Shivam Builders Pvt. Ltd., in respect of the said plot No.217.

14) After perusing all the aforesaid documents by me, it reveals that M/s. Om Shivam Builders Pvt. Ltd., has clear and marketable title in respect of plot of land bearing plot no. Plot No. 217, admeasuring about 1200 square meter, situate and lying at Sector No. 21 , in Village Kamothe (12.5 % Scheme), Taluka - Panvel, District.Raigad , as per terms and conditions laid down in the Tripartite Agreement dated 29th September, 2008 and the letter dated 1st October, 2008, of City and Industrial Development Corporation of Maharashtra Ltd., Navi Mumbai, subject to out come of pending litigation in the Court of Civil Judge, S.D., Panvel, and in the Court of Civil Judge, J.D., panvel, bearing Regular Civil Suit No.193 of 2004 and Regular civil Suit No.393 of 2013.

Dated :- 24th July,2017.


(Suhas B. Vekhande)

Advocate