

Date: 17th August 2017

TITLE CERTIFICATE

Ref: Plot No. 123, admeasuring about 150 sq. mtrs., Sector-2,
Taloja, Navi Mumbai

WE HAVE investigated the title of all that piece and parcel of land bearing Plot No. 123, admeasuring about 150 sq. mtrs., lying being and situated at Sector-2, Taloja, Navi Mumbai leased by CIDCO and its development rights assigned and stand in the name of **M/S. S. S. M DEVELOPERS**, (through its Partners 1) **MR.SHAHNAWAZ QUMRULHODA ALAM AND 2) MR. QUMAR ALAM SIDDHIQUI**) having its office at Shop No.25, Ghanshyam Bhavan, Sector -3, Ghansoli, Navi Mumbai.

- A. WHEREAS** the City and Industrial Development Corporation Ltd. a company incorporated under the Companies Act, 1956 and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400 201 (hereinafter referred to as "**the Corporation**") is a Town Development Authority appointed by the State Government of Maharashtra in exercise of its powers under Section 113(3A) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "**the MRTP Act**") for the Town of Navi Mumbai.



- B. AND WHEREAS** the State Government of Maharashtra has acquired lands of Mr. Waman Balajirao Kadam and vested the same in the Corporation inter alia for development and disposal.
- C. AND WHEREAS** the Corporation in lieu of the acquired Land has announced a 12.5% G.E.S. Scheme wherein it has agreed to grant plots of land to persons such as Mr. Waman Balajirao Kadam whose land was acquired by the Government of Maharashtra as aforesaid.
- D. AND WHEREAS** pursuant to the 12.5% Scheme, the Corporation agreed to allot to Mr. Waman Balajirao Kadam all that piece and parcel of land bearing Plot No. 123, admeasuring about 150 sq. mtrs. or thereabouts, lying being and situate at Sector 2, Taloja, Taluka Panvel, District Raigad and more particularly described in the First Schedule herein under written (hereinafter referred to as "**the said Plot**").
- E. AND WHEREAS** upon payment of the Lease Premium Corporation by an Agreement to Lease dated 6th February 1995 entered between the Corporation of the One Part and Mr. Waman Balajirao Kadam Other Part, the Corporation has agreed to grant lease of the said Plot to Mr. Waman Balajirao Kadam for the purpose of constructing a building or buildings thereon for residential and commercial user for the consideration and upon terms and conditions contained therein.



approved plan and to sell residential flats to be constructed on the said Plot on ownership basis to the intending purchaser/s.

N. **AND WHEREAS**, we have verified Agreement to Lease, Tripartite agreement and all other necessary documents in the records of concerned authorities and found the same to be true and fair and therefore relying on the aforesaid documents, declaration by the Promoter, we are of the opinion that the Promoter **M/s. S. S. M. DEVELOPERS**, are having good and clear title in respect of said Plot No. 123, admeasuring about 150 sq. mtrs., lying being and situated at Sector-2, Talaja , Navi Mumbai and the said Plot is free from all mortgage, charges and encumbrances.

SCHEDULE OF PLOT

All that piece and parcel of land bearing Plot No. 123, admeasuring about 150 sq. mtrs., lying being and situated at Sector-2, Talaja, Navi Mumbai and bounded as under:

THAT IS TO SAY:

ON THE NORTH BY : 6.00M. WIDE ROAD

ON THE SOUTH BY : PLOT NO. 144 & 145

ON THE EAST BY : PLOT NO. 124

ON THE WEST BY : PLOT NO. 122

Place: Navi Mumbai

Date: 17th August 2017



FOR SHARMA & ASSOCIATES

A handwritten signature in black ink, appearing to read "Ramesh R. Sharma".

RAMESH R. SHARMA
B.Com., L.L.B.
Advocate High Court
Add.: 74, Prabhat Centre,
C.B.D., Navi Mumbai.

- F. **AND WHEREAS** Mr. Waman Balajirao Kadam unfortunately expired on 29th July 2011 at Koyanavele, Taluka Panvel, District Raigad.
- G. **AND WHEREAS** Mr. Waman Balajirao Kadam during his lifetime has executed a Will dated 23rd December 2008, registered with the Sub Registrar of Assurance PVL-1, under Serial No. PVL1-9086-2008 bequeathing all his right title and interest in the said Plot to and in favour of his both son **MR. DILIP WAMANRAO KADAM AND MR. ASHOK WAMANRAO KADAM.**
- H. **AND WHEREAS MR. DILIP WAMANRAO KADAM AND MR. ASHOK WAMANRAO KADAM** has obtained a Probate Certificate from the Court of the Civil Judge Senior Division, Panvel, At Panvel vide MISC. APPLN. NO. 35/2012 to and in their favour.
- I. **AND WHEREAS** being the legal heirs and beneficiary of **Mr. Waman Balajirao Kadam** and upon payment of the Lease Premium Corporation by an Agreement to Lease dated 2nd June 2015 entered between the Corporation of the One Part and **MR. DILIP WAMANRAO KADAM AND MR. ASHOK WAMANRAO KADAM** Other Part (hereinafter referred to as **"the Original Licensee"**), duly registered with the Sub Registrar of Assurance PVL-3, under Serial No. PVL3-3464-2015, bearing No. 3697, dated 15th June 2015, the Corporation has agreed to grant lease of the said Plot to the Original Licensee for the purpose of constructing a building or buildings thereon for



residential and commercial user for the consideration and upon terms and conditions contained therein.

- J. AND WHEREAS** thereafter by a Tripartite Agreement dated 15th September 2015 entered between the Corporation of the One Part, the Original Licensee of the Second Part and **M/S. S. S. M DEVELOPERS**, (a Partnership Firm through its Partners 1) **MR.SHAHNAWAZ QUMRULHODA ALAM AND 2) MR. QUMAR ALAM SIDDHIQUI**) of the Third Part (therein referred to as **"the New Licensee** and hereinafter referred to as **"the Promoter"**), duly registered with the Sub-Registrar of Assurances PVL-2, under Serial No. PVL2-7864-2015, bearing receipt No. 9315, the Corporation granted permission to the Original Licensee to transfer and assign all their right and interest in the said Plot to the Promoter for the consideration and upon terms and conditions contained therein.
- K. AND WHEREAS** the Corporation has transferred the said Plot in the name of Promoter vide its letter bearing No. CIDCO/ESTATE/SATYO/TALOJA/163/2015/1775 dated 6th October 2015.
- L. AND WHEREAS** the Corporation by its Development Permission-cum-Commencement Certificate dated 23rd June 2016 bearing No. CIDCO/BP-15106/TPO(NM&K)/2016/0659 granted its permission to the Promoter commence the construction on the said Plot subject to the terms and conditions as contained therein.
- M. AND WHEREAS** the Promoter **M/s. S. S. M. DEVELOPERS** are entitled to develop and construct the residential building as per
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