



Off : Office No. 35, Ground Floor, Arenja Corner, Sector - 17, Vashi, Navi Mumbai - 400 705.

Off. : Office NO. 1, Ground Floor, Vithai CHS, Plot No. 42, Sector - 1, Sanpada, Navi Mumbai - 400 705.

E-mail : s_tambat78@yahoo.co.in / advsachin78@rediffmail.com

Ref. No. : TC/44/2013

BY RPAD / UPC / HAND

Date : 20/12/2013

TITLE CERTIFICATE

Ref: Plot No. 14, Sector - 7, Taloja, Tal. Panvel, Dist. Raigad.

THIS IS TO CERTIFY that I have investigated title in respect of **Plot No. 14** admeasuring **2549.84 Sq. Mtrs.** situated at **Sector - 7, Taloja, Tal. Panvel, Dist. Raigad**, after gone 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/CIDCO Ltd.**') 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.





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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 Corporation for development and of such piece 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 Scheme/ 12.5% Scheme leased to 1) **Shri. Ram Haluram Patil** 2) **Shri. Kashinath Haluram Patil**, both adult, Indian Inhabitants, residing at Tondre, Post-Navde, Tal. Panvel, Dist Raigad. (herein after collectively referred to as "**THE LESSEE**") vide Agreement to Lease dated **25/09/2012** for a period of 60 years computed from the date of Agreement to Lease, a plot admeasuring about **2549.84 Sq. Mtrs.** bearing **Plot No. 14, Sector - 7, at Taloja**, Tal. Panvel, Dist. Raigad, (hereinafter referred to as the "**Said Plot**") for the purpose of residential use for proper premium of **Rs. 11,09,250/- (Rupees Eleven lacs Nine Thousand Two Hundred Fifty Only)** and handed over the physical possession of the said plot to the Lessee. The said Agreement to Lease dated **25/09/2012** is registered on **26/09/2012** vide **Registration Receipt No. 9827** and **Document Sr. No. PVL3 - 09623-2012.**





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4. The Lessee have sold, assigned & transferred all their rights, title and interest in respect of the said plot to **M/s. Shri Krupa Builders and Developers** through its Proprietor **Shri. Baburao Krishna Bhoir** and **M/s. Skyline Sapphire** through its Partners 1) **Mr. Manish Puri** 2) **Mr. Tariq Amirali Merchant** having Office address at - 503, Arenja Corner, Plot No.71, Sector-17, Vashi, Navi Mumbai – 400705 and accordingly a Tripartite Agreement dated **02/11/2012** is executed between CIDCO Ltd., **The Lessee** and **M/s. Shri Krupa Builders and Developers** and **M/s. Skyline Sapphire** and thereby CIDCO Ltd. transferred the said plot in the name of **M/s. Shri Krupa Builders and Developers** and **M/s. Skyline Sapphire**. The said Tripartite Agreement dated **02/11/2012** is duly registered on **02/11/2012** vide **Registration Receipt No. 10914 & Document Sr. No. PVL3 - 10685-2012**.
5. After registration of Tripartite Agreement dated **02/11/2012** CIDCO Ltd. finally transferred the Said Plot in the name of **M/s. Shri Krupa Builders and Developers** and **M/s. Skyline Sapphire** and such final Letter Ref. No. **CIDCO / VASAHAAT / SATYO / TALOJA- 1005 / 2012** dated **23/11/2012** is issued by the CIDCO Ltd. to **M/s. Shri Krupa Builders and Developers** and **M/s. Skyline Sapphire**.





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6. **M/s. Shri Krupa Builders and Developers and M/s. Skyline Sapphire** 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 **25/10/2013** vide its letter bearing Ref. No. **CIDCO / BP-12168 / ATPO(NM&K) / 2012 / 1702** for commencing construction on the said plot as per the plans and specifications approved by the Town Planning Authorities.
7. At the time of transfer of the said Plot in the name of developer herein, there is one suit having **S.C.S. No. 107/2012** was pending, but however the matter was settled both the parties and accordingly withdrawn from the Court and the developers has submit the copy of withdrawal of Suit and therefore CIDCO has issued letter as **CIDCO / VASAHAAT / SATYO / TALOJE / 1005 / 2013** dated **13/12/2013** and thereby withdrawn the condition about **S.C.S. No. 107/2012**.

Subject to what has been stated herein above the title of **M/s. Shri Krupa Builders and Developers and M/s. Skyline Sapphire** having Office address at 503, Arenja Corner, Plot No.71,



Sachin S. Tambat

Bsc. LLB, Advocate



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Sector-17, Vashi, Navi Mumbai - 400705, to the said **Plot No. 14**,
admeasuring **2549.84 Sq. Mtrs.** situated at **Sector- 7, Taloja**, Tal.
Panvel, Dist. Raigad, Navi Mumbai, is clear, marketable and free
from any encumbrances.

Dated this 20th day of December 2013.




Sachin S. Tambat

Advocate