



Office No. 29, Ground Floor, Arenja Corner, Sector - 17, Vashi, Navi Mumbai - 400 705.
Email : advtambatandcompany@gmail.com / advsachin78@rediffmail.com

Ref. No. : Tc/7/2017

BY RPAD / UPC / HAND

Date : 18/02/2017

TITLE CERTIFICATE

Ref: Plot No. 50, Sector – 35E, at Kharghar, Tal. Panvel, Dist-Raigad.

THIS IS TO CERTIFY that I have investigated title in respect of **Plot No. 50, Sector – 35E**, admeasuring **749.76 Sq. Mtrs.** situated at **Kharghar, 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.
2. The State Government in pursuant to Section 113 (1) of the said Act, acquired the land described therein and vesting such lands to the Corporation for development and of such piece of land so acquired





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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 allotted the Plot to 1) **Smt. Abida Gulamsaheb Teli @ Shaikh** 2) **Shri. Alamgir Gulamsaheb Teli @ Shaikh** 3) **Shri. Ramzan Gulamsaheb Teli @ Shaikh** 4) **Shri. Jahangir Gulamsaheb Teli @ Shaikh** 5) **Shri. Jainuddin Abdul Razaq Teli @ Shaikh** 6) **Shri. Ahmaed Abdul Razaq Teli @ Shaikh** 7) **Shri. Abdul Karim Abdul Sattar Teli @ Shaikh** 8) **Shri. Khalid Sattar Teli @ Shaikh** 9) **Smt. Jamila Hajimiya Teli @ Shaikh** 10) **Shri. Shafiq Hajimiya Teli @ Shaikh** 11) **Shri. Majid Hajimiya Teli @ Shaikh** 12) **Shri. Nissar Hajimiya Teli @ Shaikh** residing at - Owe Peth, Kharghar, Tal. Panvel, Dist-Raigad (herein after referred to as "**THE LESSEE**") and after Payment of Lease Premium the Agreement to Lease is executed by the Corporation in favour of the Lessee vide **Agreement to Lease** dated **24/12/2012** for a period of 60 years computed from the date of Agreement to Lease, in respect of a plot admeasuring about **749.76 Sq. Mtrs.** bearing **Plot No. 50, Sector – 35E,** at **Kharghar,** Tal. Panvel, Dist-Raigad, (herein after referred to as "**the Said Plot**"). The **Agreement to Lease** dated **24/12/2012** is duly registered at **Sub Registrar Panvel 3** on **27/12/2012** and vide **Registration Receipt No. 12481** and its





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Document Sr. No. PVL 3 - 12188-2012. Therefore the Property which is subject matter of search is came into existence after execution of the **Agreement to Lease** dated **24/12/2012**, so I have searched the records of Sub- Registrar's office at Panvel, Navi Mumbai for the relevant period. The copy of Payment Receipt for the search is attached herewith for perusal and during my search I have found some facts noted as follows:-

4. Lessee has assigned & transferred all their rights, title and interest in respect of the said plot to **1) M/s. Venus Sublimes Pvt. Ltd.**, through its Director **Shri. Sarguroh Ajaz Latifkhan** having Office address at- 604-605, Real Tech Park, Sector-30A, Vashi, Navi Mumbai, **AND 2) a) Shri. Shafiq Hajimiya Teli @ Shaikh b) Shri. Alamgir Gulamsaheb Teli @ Shaikh c) Shri. Ramzan Gulamsaheb Teli @ Shaikh d) Shri. Jahangir Gulamsaheb Teli @ Shaikh e) Shri. Jainuddin Abdul Razaq Teli @ Shaikh f) Shri. Ahmaed Abdul Razaq Teli @ Shaikh g) Shri. Abdul Karim Abdul Sattar Teli @ Shaikh h) Shri. Khalid Abdul Sattar Teli @ Shaikh** all residing at - Post - Owe Peth, Tal. Panvel, Dist-Raigad and accordingly a Joint **Tripartite Agreement** dated **01/09/2015** has been executed between CIDCO Ltd., the LESSEE and **1) M/s. Venus Sublimes Pvt. Ltd., & 2) Shri. Shafiq Hajimiya Teli @ Shaikh & 7 Ors.**, and there by CIDCO Ltd. transferred the said plot in the Joint name of **1) M/s. Venus**





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Sublimes Pvt. Ltd., 2) Shri. Shafiq Hajimiya Teli @ Shaikh & 7 Ors. The said **Tripartite Agreement** dated **01/09/2015** is duly registered at **Sub Registrar Panvel-4** on **01/09/2015** vide **Registration Receipt No. 12260 & its Document Sr. No. PVL 4-11026-2015.**

5. After registration of **Tripartite Agreement** dated **01/09/2015** **CIDCO Ltd.** finally transferred the Said Plot in the Joint name of 1) **M/s. Venus Sublimes Pvt. Ltd., & 2) Shri. Shafiq Hajimiya Teli @ Shaikh & 7 Ors.** and such **Final Letter Ref. No. CIDCO / VASAHAHAT / SATYO/ KHARGHAR-264 / 2015 / 1758** dated **05/10/2015** is issued by the **CIDCO Ltd.** to 1) **M/s. Venus Sublimes Pvt. Ltd., & 2) Shri. Shafiq Hajimiya Teli @ Shaikh & 7 Ors.**

6. 1) **M/s. Venus Sublimes Pvt. Ltd. & 2) Shri. Shafiq Hajimiya Teli @ Shaikh & 7 Ors.** has submitted their plans for the construction of a residential building on the said plot and subsequently the **CORPORATION** has issued **Commencement Certificate** on **09/12/2016** vide their letter bearing **Ref. No. CIDCO/BP-15181/TPO(NM&K)/2016/1211** for commencing construction on the said plot as per the plans and specifications approved by the **Town Planning Authorities.**



Sachin S. Tambat

B.Sc., LLB Advocate



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Subject to what has been stated herein above the title of 1) M/s. Venus Sublimes Pvt. Ltd., & 2) Shri. Shafiq Hajimiya Teli @ Shaikh & 7 Ors. to the said Plot No. 50 admeasuring 749.76 Sq. Mtrs. situated at Sector – 35E, at Kharghar, Tal. Panvel, Dist- Raigad, is clear, marketable and free from any encumbrances.

Dated this 18th day of February 2017.


Sachin S. Tambat
Advocate

