

Sachin S. Tambat

Bsc. LLB, Advocate



Off : (022) 66098228

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.

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Ref. No. :

TC/04/2016

BY RPAD / UPC / HAND

Date :

10/02/2016

TITLE CERTIFICATE

Ref: Plot No. B-60, Sector – 19B, at Ulwe, Navi Mumbai.

THIS IS TO CERTIFY that I have investigated title in respect of Plot No. B-60, admeasuring 299.97 Sq. Mtrs. situated at Sector - 19B, Ulwe, Navi Mumbai, 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.')
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





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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. Narayan Shantaram Patil 2)Shri. Namdev Shantaram Patil both residing at - Gavhan, Post- Ulwe, Tal-Panvel, Dist-Raigad. (herein after referred to as "THE LESSEE") vide Agreement to Lease dated 07/12/2011 for a period of 60 years computed from the date of Agreement to Lease, a plot admeasuring about 299.97Sq. Mtrs. bearing Plot No. B-60, Sector-19 B, at-Ulwe, Navi Mumbai, (hereinafter referred to as the "Said Plot") for the purpose of residential cum commercial use for proper premium of Rs. 3,750/- (Rupees Three Thousand Seven Hundred Fifty Only) and handed over the physical possession of the said plot to the Lessee. The said Agreement to Lease dated 07/12/2011 is registered on 07/12/2011 vide Registration Receipt No. 12154 and Document Sr. No. PVL3 - 11949-2011.
4. The Lessee has sold, assigned & transferred all their rights, title and interest in respect of the said plot to M/s. Dinsha Builders & Developers Pvt. Ltd. through its authorized Director Shri. Punit Dineshchandra Shah having office at - G-13, A.P.M.C. Market-I, Phase-II, Sector-19, Vashi, Navi Mumbai- 400705, and





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accordingly a **Tripartite Agreement** dated **21/12/2011** has been executed between CIDCO Ltd., **The Lessee** and **M/s. Dinsha Builders & Developers Pvt. Ltd.** and there by CIDCO Ltd. has transferred the said plot in the name of **M/s. Dinsha Builders & Developers Pvt. Ltd.** The said **Tripartite Agreement** dated **21/12/2011** is duly registered on **21/12/2011** vide **Registration Receipt No. 12722 & Document Sr. No. PVL3- 12507-2011.**

5. After registration of **Tripartite Agreement** dated **21/12/2011** CIDCO Ltd. finally transferred the Said Plot in the name of **M/s. Dinsha Builders & Developers Pvt. Ltd.** through its authorized **Director Shri. Punit Dineshchandra Shah** and such final Letter Ref. No. **CIDCO / VASAHAT / SATYO / ULWE-312+386/2012**, dated **10/01/2012** is issued by the CIDCO Ltd. to **M/s. Dinsha Builders & Developers Pvt. Ltd.**

8. **M/s. Dinsha Builders & Developers Pvt. Ltd.** submitted their plans for the construction of a residential building on the said plot and subsequently the CIDCO Ltd. has issued **Commencement Certificate** on **04/12/2015** vide its letter bearing Ref. No. **CIDCO/ B.P-13514/TPO(NM&K)/2015/1370** for commencing construction on the said plot as per the plans and specifications approved by the Town Planning Authorities.



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Subject to what has been stated herein above the title of **M/s. Dinsha Builders & Developers Pvt. Ltd. through its authorized Director Shri. Punit Dineshchandra Shah** having office at - 6 & 7, Ground Floor, The Affairs Building, Plot No. 9, Sector-17, Palm Beach Road, Sanpada, Navi Mumbai - 400705 to the said **Plot No. B-60**, admeasuring **299.97 Sq. Mtrs.** situated at **Sector-19B**, at -Ulwe, Navi Mumbai, is clear, marketable and free from any encumbrances.

Dated this 10th day of Feb. 2016.


Sachin S. Tambat
Advocate

