

GANESH R. KADAM & CO.
ADVOCATE HIGH COURT
NOTARY (GOVT. OF INDIA)

C-1/7/2:3, Opp. Green City,
Sector - 2, Vashi,
Navi Mumbai 400 703.
Tel : 6514 1151, 27822223
E-mail:-advgrkadam@yahoo.in

Ref. No.

Date :

01/01/2013


TITLE REPORT

Title Rep

TO WHOMSOEVER IT MAY CONCERN

Title Report of immovable property bearing Plot No.29, Sector-18 (pt), area admeasuring 1449.41 sq. mtrs., under 12.5% GES Scheme, at village / site Ulwe, – Panvel, Dist. – Raigad, Navi Mumbai.

1. The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, being the New Town Development Authority within the provisions of Section 113 of Maharashtra Regional Town Planning Act, 1966, (MAHA ACT. No. XXXVIII of 1961 hereinafter referred to as the said Act) and incorporated by State of Maharashtra Under the Provisions of Companies Act, 1956 (hereinafter referred to as "CIDCO LTD") AND THE SAID CORPORATION i.e. CIDCO LTD., being empowered to deal with the land already acquired/vested within the manner it deem fit, including the power to dispose off any piece and parcel of plot/land, as per various proposals approved by State Government from time to time, under the provisions of Section 118 of the said Act. AND WHEREAS in pursuant to the acquisition of land from the CIDCO Ltd., they have allotted 12.5% Plot of Land out of total acquisition of land under Gaothan Expansion Scheme (GES) to the Land effected person whose land has been acquired.


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2. That under the said GES Scheme CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED has granted lease of land bearing Plot No.29, Sector-18 (pt), area admeasuring 1449.41 sq. mtrs. under 12.5% GES Scheme, at village / site Ulwe, – Panvel, Dist. – Raigad, Navi Mumbai to 1) SMT. RADHABAI GOPAL PATIL, 2) SHRI. PRAMOD GOPAL PATIL, 3) SHRI. VINOD GOPAL PATIL, 4) SHRI. BHARAT GOPAL PATIL 5) KUM. BHARATI GOPAL PATIL, 6) SAU. ALKA SANTARAM PATIL, (the Original Licensee) by executing Agreement To Lease dated 15/11/2010, said Agreement to lease has been duly registered in the Office of Sub Registrar of Assurance at Panvel-2 under Document No. Uran-11534-2010, Receipt No.12008 dated 16/11/2010.

3. The Original Licensees of the Plot have decided to transfer the Plot No.29, Sector-18 (pt), area admeasuring 1449.41 sq. mtrs., under 12.5% GES Scheme, at village / site Ulwe, – Panvel, Dist. – Raigad, Navi Mumbai and entered into Tripartite Agreement dated 25/3/2011 executed between CIDCO Ltd., the First Part and 1) SMT. RADHABAI GOPAL PATIL, 2) SHRI. PRAMOD GOPAL PATIL, 3) SHRI. VINOD GOPAL PATIL, 4) SAU. ALKA SANTARAM PATIL, 5) KUM. BHARATI GOPAL PATIL, 6) SHRI. BHARAT GOPAL PATIL (the Original Licensees) Second Part and M/S. OM SAI RIDDHI SIDDHI DEVELOPERS, Partners 1) SHRI. JAYANTILAL DHANRAJ JAIN 2) SHRI. MUDAR NEMIRAJ RAJENDRAKUMAR 3) SHRI. SUBHAKAR DOMBAYA KOTIAN, (the New Licensees), on the terms and condition specified therein, said Tripartite Agreement has been duly registered in the Office of Sub Registrar of Assurance at Panvel-3 under Document No. PVL3-03286-2011 Receipt No.3338 dated 25/03/2011.


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4. That CIDCO Ltd., have issued Final Order under Ref No. CIDCO/VASAHAT/SATYO/ULWE/1385/2011/663 dated 30/03/2011 the said Plot No.29, Sector-18 (pt), area admeasuring 1449.41 sq. mtrs., under 12.5% GES Scheme, at village / site Ulwe, – Panvel, Dist. – Raigad, Navi Mumbai and transferred said plot in the name of M/S. OM SAI RIDDHI SIDDHI DEVELOPERS, Partners 1) SHRI. SUBHAKAR DOMBAYA KOTIAN 2) SHRI. M. N. RAJENDRAKUMAR 3) SHRI. JAYANTILAL DHANRAJ JAIN as a Licensee.

5. That the Corporation (CIDCO LTD) has sanctioned the plan of the proposed building to be constructed on the said plot of land being Plot No.29, Sector-18(pt), area admeasuring 1449.41 sq. mtrs., under 12.5% GES Scheme, at village / site Ulwe, – Panvel, Dist. – Raigad, Navi Mumbai to M/S. OM SAI RIDDHI SIDDHI DEVELOPERS and granted development Permission and issued Commencement Certificate dated 13/12/2012 under Ref. No. CIDCO/BP-8558/ATPO(NM & K)2012/1293 under Section 45 of the Maharashtra Regional Town Planning Act, 1966 as per the approved plans and subject to the conditions for development work of the proposed Building mentioned therein.



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On the scrutiny and having gone through the aforesaid documents, we hereby certify that M/S. OM SAI RIDDHI SIDDHI DEVELOPERS, Partners 1) SHRI. JAYANTILAL DHANRAJ JAIN 2) SHRI. MUDAR NEMIRAJ RAJENDRAKUMAR 3) SHRI. SUBHAKAR DOMBAYA KOTIAN do hold the exclusive title in respect of the said land bearing Plot No.29, Sector-18 (pt), area admeasuring 1449.41 sq. mtrs., under 12.5% GES Scheme, at village / site Ulwe, – Panvel, Dist. – Raigad, Navi Mumbai.

In the circumstances, subject to the compliance of the terms and conditions of the said Agreement To Lease dated 15/11/2010 and said Tripartite Agreement dated 25/03/2011, the title of M/S. OM SAI RIDDHI SIDDHI DEVELOPERS, Partners 1) SHRI. JAYANTILAL DHANRAJ JAIN 2) SHRI. MUDAR NEMIRAJ RAJENDRAKUMAR 3) SHRI. SUBHAKAR DOMBAYA KOTIAN to the land bearing Plot No.29, Sector-18(pt), area admeasuring 1449.41 sq. mtrs., under 12.5% GES Scheme, at village / site Ulwe, – Panvel, Dist. – Raigad, Navi Mumbai is clear and marketable and free from all encumbrances.

SCHEDULE OF PLOT

All that piece and parcel of land known as Plot No.29, Sector-18(pt), in village/site ULWE, of 12.5% (Erstwhile Gaothan Expansion scheme) Scheme, containing by admeasurements area of 1449.41 sq. mtrs Or thereabout and bounded as follows, that is to say :-

| | | |
|----------------------------|---|---------------------|
| On or towards the North by | : | 15 Meter wide Road |
| On or towards the South by | : | Plot No. 25, 24, 23 |
| On or towards the East by | : | Plot No.30 |
| On or towards the West by | : | Plot No. 28 |

ISSUED BY



GANESH R. KADAM

Advocate & Notary
GANESH R. KADAM
ADVOCATE & NOTARY
C-117/23, Sector-18, Green City,
Vashi, Navi Mumbai - 400703.