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**ADVOCATES HIGH COURT & NOTARIES (GOVT. OF INDIA)**

OFFICE : 12, Prabhat Centre, Sector-1A, C.B.D., Belapur, Navi Mumbai - 400 614. (O): 022 - 66099908

Ref. No.

Date: 28/07/17

**TITLE CERTIFICATE**

**SCHEDULE OF PROPERTY**

All that piece of land bearing Plot No. 146, Sector-10, Taloje - Pachnand, Navi Mumbai, Tal. Panvel, Dist. Raigad, containing by measurement 549.39 Sq. Mtrs. Or thereabout and bounded as follows, that is to say :-

ON OR TOWARDS NORTH BY : Pro. 8.00 M. Wide Road

N OR TOWARDS SOUTH BY : Plot No. 143A to 145

ON OR TOWARDS EAST BY : Prop. 8.00 M. Wide Road

ON OR TOWARDS WEST BY : Plot No. 147

(Hereinafter referred to as " SAID PLOT ")

We have investigated the title of **M/S. ACME DEVELOPERS**, having address at Flat No. 201, Marigold Nest, Plot No. 7,8,& 9 Sector-27, Nerul, Navi Mumbai, as to the marketability of the aforesaid plot.

We have perused the documents produced before us and we observed that The Corporation is the New Town Development authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under sub-section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "MRTP Act.").

It is further observed from the documents placed before us that The State Government in pursuant to Section 113(A) of the said Act acquiring lands described therein and vesting such lands in corporation for development and disposal.

It is further observed from the documents placed before us that by an Agreement to Lease dated 19.03.2010, CIDCO Of Maharashtra Ltd. agreed to lease a piece of land bearing Plot No. 146, Sector-10, situated at Taloje Pachnand, Navi Mumbai, Tal. Panvel, Dist. Raigad containing by admeasuring about 549.39 Sq. Mtrs. ( hereinafter referred to as the said PLOT ) to (1) **SHRI. BHARAT LADKYA PATIL**, (2) **SMT. NAMUBAI KRISHNA THAKUR**, (3) **SMT. SITA KUSHA PATIL**, (4) **SMT. BAMUBAI SADANAND PATIL**, (5) **PUSHPA HARI THAKUR**, (Hereinafter referred to as the Original Licensees) And accordingly the possession of the said plot was given to them by Chief Land and Survey officer, CIDCO LTD., Navi Mumbai.

It is further observed from the documents placed before us that the said Agreement to Lease dated 19.03.2010 is duly stamped and registered with the Jt. Sub Registrar Panvel- 3, on 19.03.2010 under document sr. No. 02683/2010, and receipt no. 2769.

It is further observed from the documents placed before us that the aforesaid original licensees have sold and transferred all their leasehold right, title and / or interest in and over the aforesaid plot of land to **M/S. ACME DEVELOPERS**, through its partners (1) **SHRI. MOHAMMED AYYUB YAKUB KHAN**, (2) **SHRI.**



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**MOHAMMED NAEEM YAKUB KHAN, (3) SHRI. SHOAB AHMED BARDI , (4) SHRI. MOHAMMED ABDUL KADIR FAWQUAT,** after obtaining the required permission from the CIDCO of Maharashtra Ltd. And after complying with the necessary formalities with that regard.

It is further observed from the documents placed before us that accordingly the Tripartite Agreement dated 03.05.2010 is made and executed between the CIDCO LTD. On the one part, The Original Licensees on the second part and **M/S. ACME DEVELOPERS** as the New Licensee on the third part.

It is further observed from the documents placed before us that the said Tripartite Agreement dated 03.05.2010 made and executed by and between the parties is duly registered before the Sub-Registrar of Assurance Panvel- 3 on 03.05.2010 under receipt no. 4629, and documents serial no. PVL 3- 04493 /2010.

It is further observed from the documents placed before us that the CIDCO of Maharashtra Ltd. has approved the plan of the building to be constructed on the aforesaid plot of land and accordingly issued commencement certificate dated 17.10.2016, under ref. no. CIDCO/BP-15149/TPO (NM & K)/2016/1039, to **SHRI. MOHD. AYUB YAKUB KHAN** and other three for constructing the Residential + commercial building on the aforesaid plot consisting of Ground plus 4 upper floors on the terms and conditions contained therein.

Relying upon the documents produced before us with that regard we are of the opinion that the title **M/S. ACME DEVEOPERS**, in respect of the Plot No. 146, Sector-10, Taloje - Pachnand, Navi Mumbai, Tal. Panvel, Dist. Raigad, admeasuring about 549.39 Sq. Mtrs is CLEAR AND MARKETABLE subject to the terms and conditions of the lease agreement.

Hence this certificate

Date: 28/07/2017



**SURESH N. KAMBLE**  
ADVOCATE & NOTARY (Govt. of India)  
Off-12, Prabhat Centre, Sector - 1  
CBD-Belapur, Navi Mumbai - 400614