

RAJESH H. PATIL B.sc, M.L.S, L.L.M.

Advocate High Court

Off.C-338,1st Floor,Vashi Plaza, Sector-17,Vashi, Navi Mumbai -400 703.


Date: 27/05/2019

TITLE CERTIFICATE

Title Opinion with respect of Plot No G-45 and G-46, admeasuring about 544.05 Sq Mtrs situate at Belapur GES, Navi Mumbai, Taluka and District Thane, I hereby report & certify as under:

WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd, a Government Company incorporated under the Companies Act, 1956 having registered office at Nirmal, 2nd floor , Nariman Point , Mumbai 400021(herein referred the CIDCO) is the new Town Development Authority declared for the area designated as site for the new town of Navi Mumbai by Government of Maharashtra in exercise of its powers under Sub-section (1) and (3A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 hereinafter referred to as the "M R T P Act".

AND WHEREAS 'THE STATE GOVERNMENT' in pursuance to Section 113-A of the said act acquired the lands situated at Belapur, Taluka and District Thane and vested such Lands in 'CIDCO' for development and disposal.

AND WHEREAS by virtue of being the Development Authority, the CIDCO has been empowered u/s. 118 of the said act to dispose off any land acquired by it or vested into in accordance with proposal approved by the State Government under the act from time to time. 

WHEREAS Under an Agreement to Lease dated 21st January 1993 between The CITY AND INDUSTRIAL DEVELOPMENT COPORATION LIMITED (CIDCO), the Lessor, and Shri. Suresh Kesarimal Shah, the Lessee, the CIDCO leased Plot of land being Plot No.G-45, admeasuring about 274.05 Sq Mtrs, Gaothan Expansion Scheme at Village Belapur , Taluka & District Thane (hereinafter abovesaid Plot No G-45 is referred to as the said Plot No G-45),

AND WHEREAS Under an Agreement to Lease dated 25th January 1993 between The CITY AND INDUSTRIAL DEVELOPMENT COPORATION LIMITED (CIDCO), the Lessor, and Smt Hemlata Kesarimal Shah, the Lessee, the CIDCO leased Plot of land being Plot No.G-46, admeasuring about 270 Sq Mtrs Gaothan Expansion Scheme at Village Belapur , Taluka & District Thane (hereinafter abovesaid Plot No G-46 is referred to as the said Plot No G-46),

AND WHEREAS the Lessees Mr Suresh Shah and Mrs Hemlata Shah had requested CIDCO Ltd their permission to Transfer the said plot No G-45 & G-46 in the name of Mr. Avinash Narayan Sutar and CIDCO Ltd by its letter being CIDCO / ESTATES / 12.5% / BELAPUR / B-258 / 2011 dated 8/02/2013, had granted its permission for Transferring the said plot No G-45 & G-46 in the name of Mr. Avinash Narayan Sutar as New Licensee, (Hereinafter abovesaid Plot No G-45 & G-46 are referred to as the said Plots),

AND WHEREAS by a Tripartite Agreement dated 22/12/2011, the Lessor CIDCO Ltd & Shri. Suresh Kesarimal Shah and Smt. Hemlata Kesarimal Shah, has assigned all the leasehold rights, title and interest in respect of the said plots in favour of Shri. Avinash Narayan Sutar. This Tripartite Agreement is registered with

the Sub-Registrar of Assurances Thane-6 vide Document No. 1591/2012 and registered on 20/04/2012,

AND WHEREAS the CIDCO Ltd by its letter being CIDCO / ESTATES / 12.5% / BELAPUR / B-258 / 2011 dated 8/02/2013, had recorded the said plot No G-45 & G-46 in the name of Mr. Avinash Narayan Sutar as New Licensee,


AND WHEREAS the New licensee requested CIDCO Ltd the permission to transfer the lease in the name of M/S. PINNACLE CONSTRUCTION THROUGH ITS PARTNERS MOHD. RAIS TASKEEN KHAN & ors and CIDCO by its letter being CIDCO / ESTATES / 12.5% / BELAPUR / B-258 / 2016 dated 27/09/2016, had granted permission to transfer the said plot in the name of M/S. PINNACLE CONSTRUCTION,

AND WHEREAS by a Tripartite Agreement dated 04/10/2016, the CIDCO Ltd and Shri. Avinash Narayan Sutar, has assigned the leasehold rights, title and interest in respect of the said plots in favour of M/S. PINNACLE CONSTRUCTION THROUGH ITS PARTNERS 1) MOHD. RAIS TASKEEN KHAN, 2) MR. ABDUL LATIF ALI PARKAR, 3) MR MAHENDRAKUMAR MOTILAL MOURYA & 4) MR. ASHFAQUE AHMED RAIS KHAN. This Tripartite Agreement is registered with the Sub-Registrar of Assurances Thane-6 vide Document No. Thane -6-9360/2016 and registered on 04/10/2016,

AND WHEREAS The CIDCO by its letter being CIDCO / ESTATES / 12.5% / BELAPUR / B-258 / 2016/13121 dated 10/10/2016, CIDCO had transferred and recorded the said plots in the name of M/S. PINNACLE CONSTRUCTION THROUGH ITS PARTNERS MOHD. RAIS TASKEEN KHAN & ors as New Licensees, 0

AND WHEREAS Mr. Avinash Narayan Sutar had earlier filed a Suit being SCS No 581/2014 against Shri. Suresh Kesarimal Shah and Ors. However the abovementioned Mr. Avinash Sutar had withdrawn the abovementioned suit and the case was disposed off on 04/07/2018,

AND WHEREAS the NAVI MUMBAI MUNICIPAL CORPORATION vide its letter being O.No NMMC / TPD / BP / Online No. 20191CNMMC15067 / 2040 / 2019 dated 17/05/2019 had granted the commencement certificate to M/S. PINNACLE CONSTRUCTION THROUGH ITS PARTNERS MOHD. RAIS TASKEEN KHAN & ors, to develop the said plots as per the approved plans.

By virtue of the abovementioned copies of the documents submitted and information given, I am of the opinion that the title in respect of the said Plots being Plot No.G-45 and G-46, admeasuring about 544.05 Sq Mtrs , Gaothan Expansion Scheme , situate at Village Belapur , Navi Mumbai, Taluka and District Thane in the name of M/S. PINNACLE CONSTRUCTION THROUGH ITS PARTNERS 1) MOHD. RAIS TASKEEN KHAN, 2) MR. ABDUL LATIF ALI PARKAR, 3) MR MAHENDRAKUMAR MOTILAL MOURYA & 4) MR. ASHFAQUE AHMED RAIS KHAN is clear & marketable subject to the terms and conditions of abovementioned Agreement to Lease, Tripartite Agreements, CIDCO Ltd Permissions, Commencement certificate, CIDCO Rules & regulations and applicable Laws to the said plot. 

The description of the said Plot of land is more particularly described herein below.

SCHEDULE

All that piece and parcel of Plot of land comprised and known as Plot No G-45 and G-46, admeasuring about 544.05 Sq Mtrs situate at Belapur GES, Navi Mumbai, Taluka and District Thane.

Yours Truly



Rajesh H. Patil
Advocate High Court
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Advocates High Court
C-338, Vashi Plaza, 1st Floor,
Sector - 17, Vashi,
Navi Mumbai - 400 703. *RP*

RAJESH H. PATIL B.sc, M.L.S, L.L.M.

Advocate High Court

Off.C-338,1st Floor,Vashi Plaza, Sector-17,Vashi, Navi Mumbai-400 703.

Date: 28/05/2019

TO WHOMSEVER IT MAY CONCERN

Dear Sir,

Sub : Regarding search in respect of Plot No G-45 and G-46,
situate at Belapur GES, Navi Mumbai, Taluka and District
Thane.

I have undertaken a search in respect of above mentioned property in
the office of Sub-Registrar Thane-3 at Vashi, Thane-6 at CBD, Thane-8
at Koparkhairane, Thane-9 Airoli, Thane-11 at CBD, from 2007 to 2019,
(13 Years) I have found as follows;

THANE -3, VASHI **REPORT**

2007 to 2015 : NIL(some records are in torn conditions)
2016 till date : Index-II Not Ready

THANE -6, CBD Belapur **REPORT**

2007 to 2011 : NIL(some records are in torn conditions)
2012 : **Entry.** (some records are in torn conditions)
2013 to 2015 : NIL(some records are in torn conditions)
2016 : **Entry.** Index-II Not Ready
2017 till date : Index-II Not Ready

THANE-8,KoparKhairane **REPORT**

2007 to 2015 : NIL(some records are in torn conditions)
2016 till date : Index-II Not Ready

THANE -9, Kalwa **REPORT**

2007 to 2015 : NIL(some records are in torn conditions)
2016 till date : Index-II Not Ready

THANE-11, Nerul

REPORT

2007 to 2015 : NIL (some records are in torn conditions)
2016 till date : Index-II Not Ready

I have found as follows:

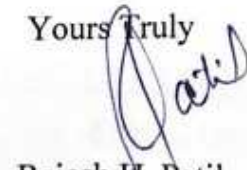
- 1) Document No. 1591/12 registered on 20/04/2012 is a Tripartite Agreement recorded in the name of Avinash Narayan Sutar in the records of Sub registrar Thane-6. The Sellers are Suresh Kesarimal Shah and Hemlata Kesarimal Shah and CIDCO Ltd. The Value is Rs.62,02,500/- and the stamp duty paid is Rs.3,10,125/-.
- 2) Document No. 9360/16 registered on 04/10/2016 is a Tripartite Agreement recorded in the name of M/s. Pinnacle Construction in the records of Sub registrar Thane-6. The Seller is Avinash Narayan Sutar & CIDCO Ltd. The Value is Rs.1,55,32,500/- and the stamp duty paid is Rs.7,77,000/-.

I did not find any other transaction recorded on the abovementioned Plots in the available records of the abovementioned registrars office.

This search report is qualified in value and submitted from the records made available for search and "On as is where is basis" without any liability on the part of the undersigned.

I enclose receipt No 9672 dated 28/05/2019 for Rs. 325/- deposited for Search in the Office of the Sub-Registrar Thane-3.

Yours Truly



Rajesh H. Patil
Advocate High Court h