

Mahadev S. Mangela

B.A.L.L.B.

Advocate High Court



Off : 115, Prabhat Centre Annexe, Sec-1A, C.B.D., Navi Mumbai - 400 614 Tel : 2757 3549 Mob : 9987922131

Date .

TITLE CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

M/s. SAI SHAKTI BUILDER Through it partners Mr. Mahendrakumar D. Patel Others Five having their office Shop No. 6, Sai Tirth CHS., Jai Hind Colony, Gupte Road, Dombivali (W), Dist- Thane has placed the following documents before me for the title certificate in respect of premises mentioned in the schedule of the property.

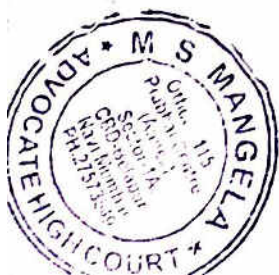
- a) Lease agreement dated 21/04/2008 between CIDCO Ltd and Shri. Anant Mahadeo Thakur.
- b) Tripartite agreement dated 03/02/2011 between CIDCO Ltd., Shri. Anant Mahadeo Thakur and M/s. Radhe Infrastructure.
- c) Registration receipt dated 03/02/2011 Document No. 223/2011.
- d) CIDCO'S final order dated 07/02/2011.
- e) Tripartite Agreement dated 26/05/2014.
- f) Final Order dated 27/05/2014.
- g) Sanction Plan dated 21/03/2017.
- h) Commencement Certificate dated 21/03/2017, CIDCO/ BP/ 15393/ TPO (NM & K)/ 2016/1477.
- i) The Deed of Partnership Reconstitution of M/s. Sai Shakti Builders dated 04/12/2017.
- j) CIDCO'S final order dated 24/04/2018.

I have gone through all above documents carefully and my findings are as follows:



FINDINGS

1. THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act 1956 (I of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal , 2nd floor, Nariman point, Mumbai – 400 021. The Corporation has been declared as New Town Development Authority under the provision of Sub – Section (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act , 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers for the area designated as site for a New Town Sub – Section (1) of section 113 of the said Act.
2. The State Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provision of section 113 (1)of the said Act;
3. By virtue of being the development authority the Corporation has been empowered under section 118 of the said act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the state Government under the said Act.
4. By an Lease agreement dated 21/04/2008 between CIDCO Ltd and Shri. Anant Mahadeo Thakur, the corporation has allotted the Plot No.80, admeasuring about 849.93 Sq. mtrs, Sector - 53, at Dronagiri, Tal - Uran, Dist- Raigad to the Licensee the said agreement is duly registered with the sub registrar of assurances on 21/04/2008 at Uran under Document No. 1206/2008. The CIDCO Ltd had handed over quiet vacant and peaceful possession of said plot to the original owners vide possession receipt dated 17/04/2008.

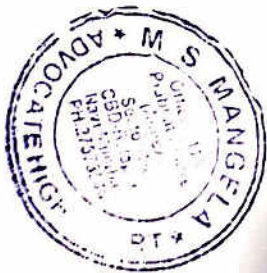


.Date .

5. By Tripartite agreement dated 03/02/2011 between CIDCO Ltd., Shri. Anant Mahadeo Thakur the Original Licensees and **M/S. RADHE INFRASTRUCTURE** Through it partners 1) **Mr. Harishchandra V. Keshari**, 2) **Mohanlal Bhanwarial Bhatia**, the original owners have transferred the said plot in favour **M/S RADHE INFRASTRUCTURE**, in accordance with the rules and regulations of the Corporations thereby accepting **M/S RADHE INFRASTRUCTURE** as new Licensees. The said tripartite agreement is duly registered on 03/02/2011 with the sub registrar of assurances at Uran Under Document No. 223/2011.
6. By virtue of the said tripartite agreement the CIDCO Ltd issued a final letter is favour of **M/S. RADHE INFRASTRUCTURE** vide its letter bearing No. CIDCO/ वसाहत/ साटयो / द्रोणागिरी- 2168/2011 dated 07/02/2011.
7. By Tripartite agreement dated 26/05/2014 between CIDCO Ltd., and **M/S. RADHE INFRASTRUCTURE** Through it partners 1) **Mr. Harishchandra V. Keshari**, 2) **Mohanlal Bhanwarial Bhatia**, the original owners have transferred the said plot in favour **M/s. SAI SHAKTI BUILDER** Through it partners 1) **Mr. Mahendrakumar D. Patel**, 2) **Mr. Narshibhai S. Patel**, 3) **Mr. Abhimanyu N. Bhagyawant**, 4) **Mr. Ram S. Bhagyawant**, 5) **Mr. Archit G. Bhagyawant**, 6) **Gajanan H. Bhagyawant**, the Original Licensees in accordance with the rules and regulations of the Corporations thereby accepting **M/s. SAI SHAKTI BUILDER** as new Licensees. The said tripartite agreement is duly registered on 26/05/2014 with the sub registrar of assurances at Uran Under Document No. 700/2014.
8. By virtue of the said tripartite agreement the CIDCO Ltd issued a final letter is favour of **M/s. SAI SHAKTI BUILDER** vide its letter bearing No

9. Subsequently the partner Shri. Mahendrakumar D Patel and Shri. Narshibhai Shamjibhai Patel retired from the partnership by executing Deed partnership/ Reconstitution of M/s. Sai Shakti Builder dated 04/12/2017 thereby surrendering and relinquishing their respective shares in favour of Smt. Kanchan. G. Bhagyawant and Mrs. Juili Gajanan Bhagyawant and accordingly the CIDCO Ltd., deleted names of the above retiring partners and transferred their respective shares in favour of 1) Smt. Kanchan G. Bhagyawant, 2) Shri. Ram S. Bhagyawant, 3) Shri. Abhimanyu N. Bhagyawant, 4) Miss. Juili Gajanan Bhagyawant, 5) Shri. Archit G. Bhagyawant, 6) Shri. Gajanan H. Bhagyawant by final order bearing reference No. CIDCO/ वसाहत/ साटयो / द्रोणागिरी/2168/2017/25157 dated 24/04/2018.

In my opinion that corporation has lawfully and validly executed the agreement to lease dated 21/04/2008 and tripartite agreement dated 03/02/2011 in favour of the M/s. Radhe Infrastructure and in view final order dated 07/02/2011 and subsequently thereafter, Tripartite Agreement dated 26/05/2014 and final order dated 27/05/2014 and subsequent final order dated 24/04/2018 in favor of M/s. Sai Shakti Builders are lawful licensees and they are well sufficiently seized and possessed the said plot which is more particularly mentioned in the schedule of property and is free from all encumbrances and is of marketable title and is not subject to litigation or attachment, charge or lien hence this title certificate.



M. S. Mangela
B.A.LL.B.
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SCHEDULE OF THE PROPERTY

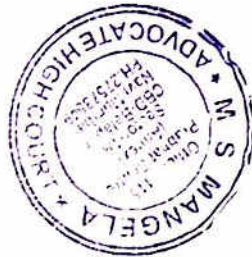
All that piece or parcel of land known as Plot No.80, admeasuring about 849.93 Sq. mtrs, or thereabouts situated, lying and being at Sector - 53, Site allotted under 12.5% scheme, Village Dronagiri, Tal - Uran, Dist-Raigad in the registration sub - Dist. Raigad, and bounded as follows:

THAT IS TO SAY:-

ON OR TOWARDS NORTH BY : 22.0 Mtr. Wide Road
ON OR TOWARDS SOUTH BY : PLOT NO. 89, 88 & 87
ON OR TOWARDS EAST BY : PLOT NO. 81 & 82
ON OR TOWARDS WEST BY : PLOT NO. 79

PLACE : C.B.D.

DATE : 28/04/2018



M. S. MANGELA
(ADVOCATE HIGH COURT)
115, Prabhat Centre Annex, Sector-1A
CBD-Belapur, Navi Mumbai-400614