

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

Advocate High Court

Off.D-272, 1st Floor, Vashi Plaza, Sector-17, Vashi, Navi Mumbai -400 703.


Date: 04/03/2014

TITLE CERTIFICATE

I have examined the Title of M/S.AMBEDEEP ENTERPRISES & SHRI. ASHOK KISAN PATIL in respect of the Non Agricultural Plot of land being Plot No.134, Sector 51 situate at Village Dronagiri, Taluka Uran, Dist. Raigad. admeasuring 1200 Sq. Mtrs . I hereby give opinion as under:

WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd, a 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 Maharashtra Regional Town Planning Act acquired Lands and vested in 'CIDCO' for development and disposal of lands.

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 in it accordance with the proposal approved by State Government. 

AND WHEREAS by an Agreement to Lease dated 24th December 2007 the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LIMITED (CIDCO) AND Shri. Kisan Ganpat Patil, the Original Licensee, the CIDCO leased him a Non Agricultural plot of land, in lieu of compensation under the 12.5% scheme, being Plot No 134, Sector 51 admeasuring about 1200 Sq mtrs at Village Dronagiri, Taluka Uran, Dist. Raigad. (hereinafter the abovementioned Plot No 134 is referred to as the said Plot). The abovementioned agreement to lease is registered with the Sub-Registrar Panvel-1 vide Document No. 10163/07 registered on 28/12/2007.

AND WHEREAS the original licensee have assigned and transferred all his right, title and interest in the said plot of land to M/s. AMBEDEEP ENTERPRISES & SHRI. ASHOK KISAN PATIL, the New Licensees , vide Tripartite Agreement dated 27/12/2007 registered at the office of the sub-Registrar of Assurance at Panvel 1 vide document no. PVL 1-10332-2007 and registered on 25/01/2008.

AND WHEREAS The CIDCO vide its letter No. CIDCO/BP-11986/ ATPO(NM&K) / 2013/1922 dated 10/12/13 had granted the commencement certificate to AMBEDEEP ENTERPRISES & SHRI. ASHOK KISAN PATIL to develop the said plot as per the approved plans.

AND WHEREAS a Civil Suit has been filed before 2nd Joint Civil Suit has been filed before 2nd Joint Civil Judge SD at Panvel being Spl. C.S. No. 102/2008 wherein the suit property is the said plot and the suit is pending. 

Now therefore on the basis of the copies of the documents submitted to me & information given , I hereby give opinion that the title of AMBEDEEP ENTERPRISES & SHRI. ASHOK KISAN PATIL to the said Non Agricultural Plot of Land being Plot No 134, Sector- 51, Dronagiri, Taluka Uran, Dist. Raigad admeasuring 1200 Sq. Mtrs, subject to the terms and Conditions of Agreement to Lease of CIDCO, the abovementioned Tripartite Agreement, Spl Civil Suit No 102/2008 before Panvel Civil Court (SD), CIDCO Rules & Regulations and applicable Laws to the said Plot, is clear and marketable.

Place:- Vashi, Navi Mumbai.

Date: 04/03/2014

Yours Truly,



Rajesh H. Patil
Advocate High Court

Mr. Rajesh H. Patil
Advocate High Court
D-272, Vashi Plaza, 1st Floor,
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