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Date: 5 Jul 2017

To whom it may concern

Subject: Legal scrutiny report.

Document: Sarovar/S D Buildcon/Title Certificate

Ref: Investigation of title to the plot

- (a) Property : Plot number 15
- (b) Admeasuring : 749.08 sq mts
- (c) Location : Sector 55, Dronagiri, Taluka Uran, Navi Mumbai
- (d) District : Raigad
- (e) Owner/New Licensee : **M/s S. D. Buildcon**, (PAN Number ACVFS9350E) a partnership firm duly registered under the provision of Partnership Act 1932, through its partners **Shri. Rajesh Kumar Surana** and **Mr. Jainendra H. Dwivedi** having address at **158-159, APMC Market I, Phase II, Vashi, Navi Mumbai**

This is to certify that I have investigated the title of **M/s S. D. Buildcon**, (PAN Number ACVFS9350E) a partnership firm duly registered under the provision of Partnership Act 1932, through its partners **Shri. Rajesh Kumar Surana** and **Mr. Jainendra H. Dwivedi** having address at **158-159, APMC Market I, Phase II, Vashi, Navi Mumbai** to the above referred plot in their name and the same I state as under.

I am asked to give my opinion in certificate with regards to title of the captioned of the plot and the same is as under.

The City and Industrial Development, Corporation of Maharashtra Ltd., a Govt. Company within the meaning of the Companies Act, 1956, (I of 1956) (hereinafter referred to as 'CIDCO) having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, under the provision of sub-sec. (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966.

The state Government is pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting the land in the Corporation for development and disposal.



1. History of the title of the caption property

- 1.1. Whereas state government in pursuant to section 113 (l) of the said Act, acquired the land described therein and vested such lands to CIDCO for development. Such piece of land so acquired by the State Government was subsequently vested by the State Government to the CIDCO for being leased to its intending Lessees.
- 1.2. Whereas by an Intent Letter **CIDCO/Bhumi/Saty/Dronagiri/S.Sodat/715/2007** dated **21 August 2007**, CIDCO has offered to grant on lease all that Piece and Parcel of Land of Project Plot to **(1) Mr. Dilip Govind Patil, (2) Mrs. Asha Govind Patil, (3) Mr. Rahul Chandrashekhar Patil, (4) Mrs. Kalpana Chandrashekhar Patil, (5) Mrs. Snehal Padip Darne, (6) Mrs. Madhuri Nagesh Patil and (7) Mr. Avinash Krushnarao Patil (hereinafter collectively referred as "Original Licensee")** subject to the terms and conditions mentioned therein.
- 1.3. Vide allotment letter **CIDCO/Bhumi/Saty/Dronagiri/1862/2011** dated **09 May 2011** and Agreement to lease dated **20 May 2011** registered with the Sub Registrar of Assurance at Uran Sr. No **Uran/703/2011**, CIDCO allotted leasehold project plot, which is more particularly described in the schedule attached hereunder for consideration and upon the terms & conditions contained in the said Agreement to **Original Licensee**.
- 1.4. The said **Original Licensees** had sold the project plot to **M/s. Shree Manibhadra Developers**, a registered partnership firm under the provision of Partnership Act, 1932, through its Partners **(1) Mr. Shivsing Vardaji Kharwad, (2) Mr. Suratsing Champaji Dasan, (3) Mr. Narendra Suratsing Dasana, (4) Mr. Tansukh Pannalal Jain and (5) Mr. Mayur Tansukh Jain** hereinafter referred to as "**Manibhadra Developers**" vide tripartite agreement Sr. No. **729/2011** dated **26 May 2011** between **Original Licensee, Manibhadra Developers. and CIDCO**.
- 1.5. The CIDCO transferred the project Plot in the name of **Manibhadra Developers**. by transfer order **CIDCO/Vasahat/Saty/Dronagiri/1862/2011** dated **07 June 2011**
- 1.6. The **Manibhadra Developers** has sold the project plot to **Mass Realty**. a registered partnership firm under the provision of Partnership Act, 1932, through its Partners **(1) Mr. Anel Nilesh Shah, (2) Mrs. Snehal Bhavesh Gangar, (3) Mr. Manan Dilip Manek, (4) Mr. Bharat Damji Satra, (5) Mr. Jayesh Vasanji Vora and (6) Mr. Chirag Ramesh Karant** hereinafter referred to as "**Mass Realty**" vide tripartite agreement Sr. No. **902/2014** dated **23 June 2014** between **Manibhadra Developers, Mass Realty and CIDCO**
- 1.7. The CIDCO transferred the project plot in the name of **Mass Realty** by transfer order **CIDCO/Vasahat/Saty/Dronagiri/1862/2014** dated **11 July 2014**
- 1.8. The **Mass Realty** has sold the project plot to **M/s S D Buildcon** vide tripartite agreement Sr. No. **1472/2015** dated **15 October 2015** between **Promoter, Mass Realty and CIDCO**.
- 1.9. For that title purpose **Mass Realty** had issued a public notice in **Vashi Times** dated **04 July 2015** and **Raigad Times** dated **04 July 2015** before the execution and registration of



Tripartite agreement. After completion of notice period there is no objection from anyone for the said purpose

- 1.10. The CIDCO transferred the aforesaid Plot in the name of **M/s S D Buildcon** by transfer order **CIDCO/Vasahat/Satyo/Dronagiri/1862/2015/2356 dated 30 October 2015**
- 1.11. In the circumstances, the **M/s S D Buildcon** are entitled to develop the said Plot by constructing building as per the building plans that shall be sanctioned.
- 1.12. **M/s S D Buildcon** hereby declare and confirm that there are no litigation on project land.
- 1.13. **M/s S D Buildcon** hereby declare confirm that there is no encumbrances on the project plot.
- 1.14. **M/s S D Buildcon** has perform search on project land. Search report dated 27 Mar 2017 confirms that there are no litigation, lien, encumbrances on project land.
- 1.15. CIDCO has sanctioned the building plans, specifications and designs vide **Commencement Certificate and Development Permission Letter No. CIDCO/BP-15092/TPO (NM & K)/2016/1431 dated 22 Feb 2017**
- 1.16. Title for the said project was previously issued by me but whereas following to implementation of RERA act, the **M/s S D Buildcon** wants to pursue for application to register the **Said Project** with **RERA Authority** as per **Real Estate (Regulations and Development) Act 2016**.
- 1.17. Vide section 55 (1) (a) of Transfer of Property Act 1882, **M/s S D Buildcon** has provided marketable title which is without any material defect in the property or in the title and has rights to sell the said flat. Additionally, vide section 55 (1) (b) of Transfer of Property Act 1882, **M/s S D Buildcon** has produce not only the documents of title in his possession but also those which are in his power to produce.
- 1.18. The said **M/s S D Buildcon** have sole and exclusive right to sale the flats in the building/s constructed thereon and to enter in to agreements/s with the Purchaser/s and to receive the sale price in respect thereof

2. Documents perused:

I have seen and verified the following documents with regards to the title of the captioned plot in question.

- 2.1. True copy of Letter of intent issued by CIDCO to **Original Licensees** vide letter **CIDCO/Bhumi/Satyo/Dronagiri/S.Sodat/715/2007 dated 21 August 2007**
- 2.2. True copy of Allotment letter for project land issued by CIDCO to **Original Licensees** vide letter **CIDCO/Bhumi/Satyo/Dronagiri/1862/2011 dated 09 May 2011** and same is annexed hereto as **Annexure B**
- 2.3. True copy of Agreement to lease between CIDCO and **Original Licensees** dated **20 May 2011** registered with the Sub Registrar of Assurance at **Uran Sr. No Uran/703/2011**



- 2.4. True copy of Tripartite agreement registered between **CIDCO, Original Licensee and Manibhadra Developers, Sr. No. 729/2011** dated 26 May 2011
- 2.5. Copy of the transfer letter of the project plot to **Manibhadra Developers.** issued by **CIDCO** vide **CIDCO/Vasahat/Satyo/Dronagiri/1862/2011** dated 07 June 2011
- 2.6. True copy of Tripartite agreement registered between **CIDCO, Manibhadra Developers and Mass Realty, Sr. No. 902/2014** dated 23 June 2014
- 2.7. Copy of the transfer letter of the project plot to **Mass Realty** issued by **CIDCO** vide **CIDCO/Vasahat/Satyo/Dronagiri/1862/2014** dated 11 July 2014
- 2.8. Copy of public notice issued by **Mass Realty** had issued a public notice in **Vashi Times** dated 04 July 2015 and **Raigad Times** dated 04 July 2015
- 2.9. True copy of Tripartite agreement registered between **CIDCO, Mass Realty and Promoter, Sr. No. 1472/2015** dated 15 October 2015
- 2.10. Copy of the transfer letter of the project plot to **S D Buildcon** issued by **CIDCO** vide **CIDCO/Vasahat/Satyo/Dronagiri/1764/2015** dated 30 October 2015
- 2.11. Commencement certificate issued by **CIDCO** **CIDCO/BP-15092/TPO (NM & K)/2016/1431** dated 22 Feb 2017
- 2.12. Search Report dated 27 Mar 2017 issued by Mr. Rakesh Mohite
- 2.13. Affidavit issued by Promoter confirming that all documents provided for the purpose of this title are authentic and genuine without any manipulation to documents.

All the above documents show that **M/s S. D. Buildcon**, (PAN Number ACVFS9350E) a partnership firm duly registered under the provision of Partnership Act 1932, through its partners **Shri. Rajesh Kumar Surana** and **Mr. Jainendra H. Dwivedi** having address at **158-159, APMC Market I, Phase II, Vashi, Navi Mumbai** is New Licensee of the captioned plot and the title of the said plot is seems to be clear, free from encumbrances and marketable subject to the **agreement to lease** dated 20 May 2008 and **Tripartite Agreement** with **S D Buildcon, Mass Realty and CIDCO** dated 15 October 2015 and search report. I have not taken search from any offices for records of rights of the said plot.

3. Search Duration:

During the course of search carried out by the Mr Rakesh Mohite for the period of last 15 years made in the office of sub-register Panvel and for the period of 10 years in the office of sub-registrar Uran. He has not found any act of encumbrance over the caption property as per search report dated 27 Mar 2017 given by the said search report is enclosed herewith.

4. Base of the title:

This title clearance certified is issued subject to the basis of documents of successive lease hold ownership over the captioned plot before me as stated in para 2 and same is confirmed by the concern party/ies.



Scheduled of the Plot

All the piece and parcel of the land known as plot number 15, in sector 55 at Dronagiri, Uran, Navi Mumbai, at admeasuring 749.08 sq mt and boundary/ies is as under:

On or towards the North : Plot No. 11 & Plot No. 10
On or towards the South : 9 mts wide road
On or towards the East : plot no. 16
On or toward the West : plot no. 14

I am returning herewith the above documents which were produce before me for verification and title for your kind perusal and record.

Thanking you



V. G. Bhorania
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Advocate High Court
Managing Partner
Levatio Advocates and Associates LLP
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Sector 17, Vashi, Navi Mumbai 400703



Levatio Advocates & Associates LLP



Managing Partner

For M/S. S. D. BUILDCON



Partner

Documents Submitted and confirmed as per para B by

M/s S. D. Buildcon
Partner

Shri. Rajesh Kumar Surana and Mr. Jainendra H. Dwivedi