



Adv. Sachin V. Misal

B. Com. LL. B. (Spl)

Regd. No. 2604/2007

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TITLE CLEARANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Ref: Title Clearance Certificate with respect of Plot No. 39, Sector-47, Area admeasuring about 849.28 Sq. Mtrs. lying and being at Dronagiri, Tal. Uran, Dist. Raigad, Navi Mumbai. (The "Said Property")

As per the instructions / information & verification of documents provided by my client M/S **CLASSIC CONVENTURE**, a Partnership Firm, having its office at B - 1, Parasnath Darshan, Premier Road, Vidyavihar (W), Mumbai- 400 086, through its partners 1) M/s. CLASSIC CIVICON PVT. LTD. a company registered under the Companies Act of 1956 through its Director a) Shri. Taijash Prabhulal Velani, b) Shri. Hiren Arjun Patel, 2) Shri Manoj Mewalal Sharma, I hereby declare the Title Report of the above said Property as follows.

DESCRIPTION OF PROPERTY:-

All that piece or parcel of land being Plot No. 39, situated at Sector No. 47, Dronagiri Node, Tal. Uran, Dist. Raigad, Navi Mumbai allotted by CITY AND INDUSTRIAL DEVELOPMENT CORPORATION CIDCO under 12.5% (Erstwhile Gaothan Expansion scheme) scheme admeasuring 829.28 Sq. Mtrs. or thereabouts and bounded as follows that is to say:

On or towards the North: - Plot No. 40
On or towards the South: - Plot No. 38
On or towards the East :- Plot No. 46
On or towards the West: - Prop. 15.0 Mtr. wide road





DOCUMENTS:

For the purpose of investigation of title of the said Property, I have perused the following documents:

1. **Search Report:-**
Original copy of Search Report issued By Adv. Pragati Thakur.
2. **Award U/S 11 of Land Acquisition Act, 1894:-**
Photo copies of two separate Awards U/S 11 of Land Acquisition Act, 1894, which have been declared on 16/09/1989 with respect to Unit Case No. 153/87 and Unit Case No. 229/87 of village Bokadvira Tal. Uran, Dist. Raigad.
3. **Heirship Certificate:-**
Photo Copies of As per Heirship Certificate under Bombay Regulation Act, III of 1827, issued by III J.T. Civil Junior Division, Uran.
4. **Allotment Letter of CIDCO:-**
Photo copy of Allotment Letter of CIDCO having ref No. CIDCO/Estate/12.5% Scheme/Dronagiri/488/2010.
5. **Release Deed:-**
Photo Copy of Release Deed Release Deed dated 10/05/2010 registered in the office of the Sub-Registrar of Assurance, Uran at Serial No. 824/2010 on 10/05/2010.
6. **Agreement to Lease:-**
Photo copy of Agreement to Lease dated 10/05/2010 duly registered in the office of the Sub-Registrar of Assurance Uran at Serial No. 834/2010 on 11/05/2010.
7. **Tripartite Agreement:-**
Photo Copy of Tripartite Agreement dated 26/05/2010 duly registered in the office of Sub-Registrar of Assurance at Uran at serial No. 0942/2010 on 31/05/2010.
8. **Final Transfer Order of CIDCO:-**
Photo Copy of Final Transfer Order of CIDCO issued the In the name of M/S SHREE HARI OM BUILDERS & DEVELOPERS vide its letter dated 02/06/2010 having Ref. No. CIDCO/Estate/12.5% Scheme/Dronagiri/488/2010
9. **Tripartite Agreement:-**
Photo Copy of Tripartite Agreement dated 24/03/2011duly registered in the office of Sub-Registrar of Assurance at Uran at serial No. 0461/2011 on 24/03/2011
10. **Final Transfer Order of CIDCO:-**
Photo Copy of Final Transfer Order of CIDCO issued the in the name of M/S CLASSIC CONVENTURE vide its letter dated 07/04/2011 having Ref. No. CIDCO/Estate/12.5% Scheme/Dronagiri/488/683.





11. Commencement Certificate of CIDCO:-

Photo Copy of the Commencement Certificate dated 18/11/2013 having ref. No. CIDCO/BP-12195/ATPO(NM & K)/2013/1797, in favour of M/S CLASSIC CONVENTURE

And I have to report and certify as under:-

- A) That the city and Industrial Development Corporation of Maharashtra Ltd. is a company within the meaning of the Companies Act 1956 (hereinafter referred to as "CIDCO") having its registered office at Nirmal 2nd Floor, Nariman Point, Mumbai 400 021.
- B) That the CIDCO has been declared as a New Town Development/Planning Authority under the provision of Sub - Sector 3-A of Section 113 of (Maharashtra Regional & Town Planning Act, 1966) Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as "The Said Act") for the New Town of New Bombay (Navi Mumbai) by Government of Maharashtra in exercise of its Powers for the area designated as site of the New Town under Sub-Section (I) of Section 113 of the Said Act.
- C) That the state government has acquired land within the designated area of New Bombay (Navi Mumbai) and vested the same in the CIDCO by an order duly made in that behalf as per the provisions of Section 113 of the Said Act.
- D) That by virtue of being the Development Authority, CIDCO has been empowered under Section 118 of the Said Act to dispose off any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the Said Act.
- E) The Government of Maharashtra decided to allot the developed Plots of land under 12.5% scheme to project affected persons (the persons whose land is acquired for Navi Mumbai Project).
- F) As per Unit Case No. 153/87 and Unit Case No. 229/87 of village Bokadvira Tal. Uran, Dist. Raigad, the landed property of the 1) Shri. Nathuram Budhaji Patil 2) Shri. Chintaman Budhaji Patil 3) Smt. Mandibai Budhaji Patil 4) Smt. Tulshibai Dhanaji Patil, 5) Smt. Changunabai Gopal Bhoir alias Tanubai Gajanan Bhoir R/o Bokadvira, Tal. Uran, Dist. Raigad has been acquired by the Government for New Bombay (Navi Mumbai) Project and the two separate Award U/S 11 of Land Acquisition Act, 1894, has been declared on 16/09/1989 in the name of the above said persons with respect to the land acquired under both Unit Case No. 153/87 and Unit Case No. 229/87.





- G) As per Heirship Certificate under Bombay Regulation Act, III of 1827, issued by III J.T. Civil Junior Division, Uran, on 11/08/2008 by virtue of Civil Misc. Application No. 85/2008, 86/2008 and 87/2008, A) Shri Madhukar Budhaji Patil, B) Smt. Tulshibai Dhanaji Patil, C) Smt. Changuna Gopal Bhoir have been recognized as the legal heirs of Late Mandibai Budhaji Patil, A) Smt. Champabai Nathuram Patil, B) Shri Tulshiram Nathuram Patil, C) Smt. Sunanda Ram Patil, D) Smt. Manisha Lahu Mhatre, E) Smt. Sangita Rajendra Gharat have been recognized as the legal heirs of Late Nathuram Budhaji Patil, A) Smt. Shantabai Chintaman Patil, B) Shri Bupendra Chintaman Patil C) Shri Nitin Chintaman Patil, D) Smt. Pratibha Vijay Bhoir have been recognized as the legal heirs of Late Chintaman Budhaji Patil and all above are recognized as the legal heirs of Late Mandibai Budhaji Patil with respect to the landed property as mentioned in the Unit Case No. 153/87 and Unit Case No. 229/87 of village Bokadvira Tal. Uran, Dist. Raigad and also with respect to the other landed properties.
- H) Therefore CIDCO vide its Allotment Letter having Re.f No. CIDCO/Estate/12.5% Scheme/Dronagiri/488/2010 has allotted the said Property being **Plot No 39, Sector 47, Dronagiri, Tal. Uran, Dist. Raigad, Navi Mumbai, admeasuring 849.28 Sq. Mtrs to 1) Late Nathuram Budhaji Patil through his legal heirs A) Smt. Champabai Nathuram Patil, B) Shri Tulshiram Nathuram Patil, C) Smt. Sunanda Ram Patil, D) Smt. Manisha Lahu Mhatre, E) Smt. Sangita Rajendra Gharat 2) Shri Madhukar Budhaji Patil, 3) Late Chintaman Budhaji Patil through his legal heirs A) Smt. Shantabai Chintaman Patil, B) Shri Bupendra Chintaman Patil C) Shri Nitin Chintaman Patil, D) Smt. Pratibha Vijay Bhoir, 4) Late Mandibai Budhaji Patil through her legal heirs A) Shri Madhukar Budhaji Patil, B) Smt. Tulshibai Dhanaji Patil, C) Smt. Changuna Gopal Bhoir, 5) Smt. Tulshibai Dhanaji Patil, 6) Smt. Changunabai Gopal Bhoir alias Tanubai Gajanan Bhoir R/o Bokadvira, Tal. Uran, Dist. Raigad, being the Project Affected Persons (hereinafter referred to as the "Owners").**
- I) Vide a Release Deed dated 10/05/2010 duly registered in the office of the Sub-Registrar of Assurance at Uran at Serial No. 824/2010 on 10/05/2010, the said "owners" have released all their right, title and interest in the Said Property in favour of and in the name of one of their heir/Co-Allottee viz. Shri Bhupendra Chintaman Patil.
- J) By virtue of an Agreement to Lease dated 10/05/2010 duly registered in the office of the Sub-Registrar of Assurance Uran at Serial No. 834/2010 on 11/05/2010 executed between the CIDCO and Shri Bhupendra Chintaman Patil (hereinafter referred to as the said "Original Licensee"), the CIDCO has granted lease hold rights in the said Property to the said Original Licensee.





- K) By virtue of a Tripartite Agreement dated 26/05/2010 duly registered in the office of Sub-Registrar of Assurance at Uran at serial No. 942/2010 on 31/05/2010 and executed between CIDCO, therein referred to as "The Corporation" of the first part and Shri Bhupendra Chintaman Patil, therein referred to as "The Original Licensees" of the second part and M/S SHREE HARI OM BUILDERS & DEVELOPERS, a Proprietorship Firm, through its proprietor Shri. Mahendra Ratansingh Kuswaha, therein referred to as "The New Licensees" of the third part, the said Original Licensee has assigned, sold and transferred all his rights, title and interest in the Said Property in the name of and in favour of M/S SHREE HARI OM BUILDERS & DEVELOPERS.
- L) The CIDCO has issued the final transfer order in the name of M/S SHREE HARI OM BUILDERS & DEVELOPERS vide its letter dated 02/06/2010 having Ref. No. CIDCO/Estate/12.5% Scheme/Dronagiri/488/2010 about the transfer of the said Property.
- M) By virtue of a Tripartite Agreement dated 24/03/2011 duly registered in the office of Sub-Registrar of Assurance at Uran at serial No. 0461/2011 on 24/03/2011, and executed between CIDCO therein referred to as "The Corporation" of the first part and **M/S SHREE HARI OM BUILDERS & DEVELOPERS**, a Proprietorship Firm, through its proprietor Shri. Mahendra Ratansingh Kuswaha, therein referred to as "The New Licensees" of the second part and **M/S CLASSIC CONVENTURE**, a Partnership Firm, through its partners 1) M/s. CLASSIC CIVICON PVT LTD a company registered under the Companies Act of 1956 through its Director 1) Shri. Taijash Prabhulal Velani, 2) Shri. Hiren Arjun Patel and 2) Shri Manoj Mewalal Sharma, therein referred to as "The Subsequent New Licensees" of the third part, the said **M/S SHREE HARI OM BUILDERS & DEVELOPERS** has assigned, sold and transferred all its rights, title and interest in the Said Property in the name of and in favour of **M/S CLASSIC CONVENTURE**.
- N) Accordingly the CIDCO has issued the final transfer order in the name of **M/S CLASSIC CONVENTURE** vide its letter dated 07/04/2011 having Ref. No. CIDCO/Estate/12.5% Scheme/Dronagiri/488 /683 about transfer of the said Property.
- O) The CIDCO, vide its commencement certificate dated 18/11/2013 having Ref. No. CIDCO/BP-12195/ATPO(NM & K)/2013/1797, has also granted permission under section 45 of the Maharashtra Regional and Town Planning Act, 1966, to **M/S CLASSIC CONVENTURE** for carrying out the development work with respect to the said Property as per approved plan.



P) As per Search Report issued By Adv. Pragati Thakur, I have not found any adverse entry/transaction to the title of **M/S CLASSIC CONVENTURE** with respect to the said Property.

Therefore on the basis of the Search Report and on the basis of documents placed before me, I am of the opinion that the title of **M/S CLASSIC CONVENTURE** with respect to the Said Property is clear & marketable and it is entitled develop the said Property by constructing the building thereon consisting of Residential as well as commercial units and to sell, alienate, transfer or dispose off such units to prospective purchasers subject to the terms and conditions incorporated in the Allotment Letter, Agreement to Lease Tripartite Agreement and in the Commencement Certificate issued by CIDCO.

Navi Mumbai.

Date: 25/01/2014



Adv. Sachin V. Misal

