

: 9<sup>th</sup> June 2017

**TITLE CERTIFICATE**

**Ref: Plot No. 89, admeasuring about 249.59 sq. mtrs., Sector 5,  
Node Karanjade, Tal. Panvel, Dist.Raigad, CIDCO File No. 429.**

I HAVE investigated the title of all that piece and parcel of land bearing Plot No. 89, admeasuring about 249.59 sq. mtrs., lying being and situated at Sector 5, Node Karanjade, Taluka Panvel, District Raigad, CIDCO File No. 429 leased by CIDCO under 12.5% Gaothan Expansion Scheme and its development rights assigned and stand in the name of **VERTICAL SPACES(through its Partners Mrs. Ratnaprabha Navin Rahate)** having address at D-403, Guruvila Complex, Sector 4, Plot No. 23, Kalamboli, Navi Mumbai 410 218 and **M/S. AADITI DEVELOPERS (through its Proprietor Mr. Sharad Padaji Bhoir)** having address at House No. 1118, Ground Floor, Sector 23, Juinagar, Navi Mumbai.

A. **WHEREAS** the City and Industrial Development Corporation Ltd. a company incorporated under the Companies Act, 1956 and having its registered office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai – 400 201 (hereinafter referred to as “**the Corporation**”) is a Town Development Authority appointed by




the State Government of Maharashtra in exercise of its powers under Section 113(3A) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "**the MRTP Act**") for the Town of Navi Mumbai.

- B. AND WHEREAS** the State Government has acquired lands and vested such land in the Corporation for development and disposal and the Corporation has laid down plots in **Karanjade, Taluka Panvel, District Raigad**, on one of such piece of land so acquired by the State Government and vested by the State Government in the Corporation for being leased to its intending leases.
- C. AND WHEREAS** by an Agreement to Lease dated 17<sup>th</sup> August 2010 executed between the Corporation of the One Part and **MR. JAGAN SHIVA GAIKWAD** of the Other Part (therein referred to as "**the Original Licensee**"), duly registered with the Sub Registrar of Assurance PVL-2, under Serial No. URAN-08280-2010, bearing Receipt No. 8650, dated 18<sup>th</sup> August 2010 the Corporation agreed to grant lease of all that piece and parcel of land bearing Plot No. 89, admeasuring about 249.59 sq. mtrs., lying being and situated at Sector 5, Node Karanjade, Taluka Panvel, District Raigad, CIDCO File No. 429 and more particularly described in the Schedule hereunder written (hereinafter referred to as "**the said Plot**") to the Original Licensee subject to observance of the terms and conditions mentioned in the said Agreement to Lease and upon the terms and conditions contained therein.



- D. **AND WHEREAS** thereafter by a Tripartite Agreement dated 6<sup>th</sup> September 2010 entered between the Corporation of the One Part, the Original Licensee of the Second Part and **MR. CHINTAMAN PRALHAD BELHEKAR** of the Third Part (therein referred as "**the New Licensee**"), duly registered with the Sub-Registrar of Assurances PVL-2, under Serial No. URAN/08958/2010, bearing Receipt No. 9352 the Corporation granted permission to the Original Licensee to transfer and assign all his right title and interest in the said Plot to the New Licensee for the consideration and upon terms and conditions contained therein.
- E. **AND WHEREAS** thereafter by another Tripartite Agreement dated 18<sup>th</sup> May 2012 entered between the Corporation of the One Part, the New Licensee of the Second Part and **M/S. ABHIRAJ DEVELOPERS** through its Partners **MR. SURESH BALKU KOLAGE & MR. MAHENDRA SURESH GANGAN** of the Third Part (therein referred to as "**the Subsequent New Licensee**"), duly registered with the Sub-Registrar of Assurances PVL-3, under Serial No. PVL3-05258/2012, bearing Receipt No. 5362, the Corporation granted permission to the New Licensee to transfer and assign all his right title and interest in the said Plot to the Subsequent New Licensee for the consideration and upon terms and conditions contained therein.



- F. **AND WHEREAS** thereafter again by another Tripartite Agreement dated 18<sup>th</sup> February 2013 entered between the Corporation of the One Part, the Subsequent New Licensee of the Second Part and **M/S. AADITI DEVELOPERS**, through its Proprietor **MR. SHARAD PADAJI BHOIR** of the Third Part (therein referred to as "**the New Subsequent New Licensee**"), duly registered with the Sub-Registrar of Assurances PVL-5, under Serial No. PVL5-921/2013, bearing receipt No. 978, dated 20<sup>th</sup> February 2013, the Corporation granted permission to the Subsequent New Licensee to transfer and assign all their right title and interest in the said Plot to the Owner for the consideration and upon terms and conditions contained therein.
- G. **AND WHEREAS** thereafter again by a Tripartite Agreement dated 8<sup>th</sup> March 2016 entered between the Corporation of the One Part, the New Subsequent New Licensee of the Second Part and **VERTICAL SPACES** (through its Partners Mrs. Ratnaprabha Navin Rahate and Mrs. Pooja Pandurang Devare & **M/S. AADITI DEVELOPERS**, jointly of the Third Part (therein referred to as "**the New Licensee**" and hereinafter referred to as "**the Developers**"), duly registered with the Sub-Registrar of Assurances PVL-2, under Serial No. PVL2-2586/2016, bearing receipt No. 3792, the Corporation granted permission to the New Subsequent New Licensee to transfer and assign all their right title and interest in the said Plot to the Developers for the consideration and upon the terms and conditions contained therein.
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- H. **AND WHEREAS** the Corporation has transferred the said Plot jointly in the name of **VERTICAL SPACES AND M/S. AADITI DEVELOPERS**(the New Licensee/ Developers) vide its letter bearing No.CIDCO/ESTATE /SATYO /KARANJADE/ 429/2016/6889 dated 28<sup>th</sup> March 2016.
- I. **AND WHEREAS** the Developers now in the manner stated hereinabove are the absolute licensee and in possession of the said Plot (more particularly described in the schedule mentioned herein under)
- J. **AND WHEREAS** by virtue of abovementioned Agreement and Tripartite agreement/s **VERTICAL SPACES AND M/S. AADITI DEVELOPERS (the New Licensee/ Developers)**entitle to develop and construct the residential building as per approved plan and in accordance with Commencement Certificate granted by the concerned authority of CIDCO Ltd., vide its letter dated 5<sup>th</sup> October 2016 bearing No. CIDCO/BP-15280/TPO(NM&K)/2016/0992 and further the Developer are entitle to sell residential flats to be constructed on the said Plot on ownership basis to any intending purchaser/s.
- K. **AND WHEREAS**, we have verified Agreement to Lease, Tripartite Agreement/s and all other necessary documents in the records of concerned authorities and found the same to be true and fair and therefore relying on the aforesaid documents, declaration by the New Licensee/Developers,I am of the opinion



that the New licensees/ Developers **VERTICAL SPACES AND M/S. AADITI DEVELOPERS**, are having good and clear title in respect of said Plot No. 89, Sector 5, Node Karanjade, Taluka Panvel, District Raigad and the said Plot is free from all mortgage, charges and encumbrances.

**SCHEDULE OF PLOT**

All that piece and parcel of land bearing Plot No. 89, admeasuring about 249.59 sq. mtrs., lying being and situated at Sector 5, Node Karanjade, Taluka Panvel, District Raigad, CIDCO File No. 429 and bounded as under:

THAT IS TO SAY:

ON THE NORTH BY: PLOT NO. 88A

ON THE SOUTH BY : 9.00 MTRS. WIDE ROAD

ON THE EAST BY : 9.00 MTRS. WIDE ROAD

ON THE WEST BY : PLOT NO. 88

Place: Navi Mumbai

Date: 9<sup>th</sup> June 2017

**FOR SHARMA & ASSOCIATES**



*[Handwritten Signature]*  
09/06/17