SHRI. DILIP MADANLAL RATHI
Advocate
Chamber No. 102, Maruti Chambers, District Court,
Nashik-422002, Ph. 2575001

दिनांक : ७/७/२०१७

TITLE CERTIFICATE

Subject :-Title Certificate in respect of Plot No.29 total admeasuring 4382.62 sq.mtrs. out of which 2682.62 sq.mtrs. area of North side, situated at Sector P-45-A NH. Vaishakh, at CIDCO, New Nashik Which is owned by City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO), and hold on lease by Shri. Shankar Vithoba Naik, R/at- Naik Farm, Untwadi, Patil Nagar, Cidco, Nashik-42209.

TO WHOMSOEVER IT MAY CONCERN

Shri. Sujit Ramkrishna Jajoo approached me with a request to issue a title certificate in respect of above mentioned plot. He produced before me following documents for my perusal and verification.

a] Copy of Allotment letter dtd. 24/3/2000 in respect of land admeasuring 4382.62 sq.mtrs. issued by CIDCO to Shri. Shankar Vithoba Naik.

b] Copy of Agreements of Lease dtd. 25/7/2000, executed between CIDCO Ltd. and Shri. Shankar Vithoba Naik in respect of Plot No. 29 admeasuring 4382.62 sq.mtrs., situated at Sector P-45-A NH. Vaishakh, at CIDCO, New Nashik.

c] Copy of Possession Receipts dtd. 25/7/2000.

d) Copy of Lease Deed dated 8/9/2004 executed in favour of Shri. Shankar Vithoba Naik by CIDCO.

e] Copy of Sanction of Building Permit and Commencement Certificate bearing No. LND/BP/B-2/582/7043 dtd. 22/3/2017 issued by Executive Engineer (Town Planning) Nashik Municipl Corporation, Nashik for Construction of proposed building on above Plot No.29.

f] Copy of Development Agreement & General Power of Attorney dtd. 30/3/2017 executed by Shri. Shankar Vithoba Naik & others in favour of M/s. Amar Buildtech Pvt. Ltd. through its Director Shri. Sujit Ramkrishna Jajoo.

On going throught the above documents my observations in respect of above mentioned plot are as under:-

1) It appears that, the land in which the above plot is situated is acquired by CIDCO under the provisions of Land Acquisition Act and CIDCO is exclusive owner of this land and legally competent to lease it out to the intending lessee/s.

2) It further appears that above plot bearing No. 29 has given on lease to Shri. Shankar Vithoba, Naik by CIDCO for the period of 90 years and has executed Agreement of Lease in favour of Shri. Shankar Vithoba Naik on 25/7/2000. CIDCO has handed over possession of above plot to Shri. Shankar Vithoba Naik and accordingly obtained possession receipt from Shri. Shankar Vithoba Naik on 25/7/2000. Shri. Shankar Vithoba Naik has paid the total consideration of premium and lease rent to CIDCO.

3) It further appears that CIDCO has executed Lease Deed on 8/9/2004 for the term of 90 years in favour of Shri. Shankar Vithoba Naik in respect of above Plot No. 29, which Lease Deed is Registered in the office of Sub-Registrar, Nashik-4 at document Serial No. 6000/2004, dtd. 8/9/2004.

4) It further appears that Shri. Shankar Vithoba Naik alongwith Shri. Kashinath Vithoba Naik, Bhimrao Vithoba Naik, Shri. Shantaram Vithoba Naik, Shri. Madhukar Vithoba Naik and Shri. Sadashiv Vithoba Naik have executed Development Agreement & General Power of Attorney in favour of M/s.Gargi Anand through Shri. Vijay Anandrao Bachhav for an area of 1700.00 sq.mtr. from South side of Plot No.29 total admeasuring 4382.62 sq.mtr. M/s.Gargi Anand has constructed a building on the said area and obtained Occupancy Certificate bearing No.BP(NT)/NSK/ADM/2009/128 dt. 9/6/2009, from Additional Town Planning Officer CIDCO, New Aurangabad.

5) It further appears that the Executive Engineer (Town Planning) Nashik Municipl Corporation, Nashik has sanctioned building plan for construction on above Plot No. 29 and has issued Sanction of Building Permit and Commencement Certificate bearing No. LND/BP/B-2/582/7043 dtd. 22/3/2017.

6) It further appears that Shri. Shankar Vithoba Naik alongwith Shri. Kashinath Vithoba Naik, Bhimrao Vithoba Naik (deceased) through his heir Smt. Bhimbai Bhimrao Naik, Shri. Shantaram Vithoba Naik, Shri. Madhukar Vithoba Naik and Shri. Sadashiv Vithoba Naik have executed Development Agreement & General Power of Attorney in favour of M/s. Amar Buildtech Pvt. Ltd. through its Director Shri. Sujit Ramkrishna Jajoo for an

area of 2682.62 sq.mtr. from Northside of Plot No.29 total admeasuring 4382.62 sq.mtr. The said Development Agreement & General Power of Attorney are registered under Serial Number 2577/2017 & 2578/2017 dtd. 15/4/2017 in the office of Joint Sub Registrar, Class-II, Nashik-3.

7) From the above discussions I am of the opinion that the above Plot No.29 is owned by CIDCO Ltd., and Shri. Shankar Vithoba Naik is having lease hold right in respect of above plot, which is free from encumbrances whatsoever in the nature and M/s. Amar Buildtech Pvt. Ltd. through its Director Shri. Sujit Ramkrishna Jajoo has right to Develop the said 2682.62 sq.mtr. area from North side of above Plot No. 29.

This Title Certificate is issued only upon the strength of the documents/papers produced before me by Shri. Sujit Ramkrishna Jajoo.

Hence this Title Certificate.
Place: Nashik.

(D. M. Rathi)
Advocate