Edate & Company

Advocate & Consultant in Property

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109, 1st Floor,
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Ref : ..... / .....

Date :

8th December 2016

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

[a] Name of the Title Holder: -, Mr. Suresh Ramchand Vankvani, Proprietor of M/S R. S. Enterprises, having his office address at 317, Shiv Center, Plot No. 72, Sector 17, Vashi, Navi Mumbai, for investing his title to the Plots No-52 admeasuring 599.64 square meters and another Plot No 52A admeasuring 50 square meters, both the plots situate, being and lying at, Sector-18, Ulwe, Navi Mumbai. (GES 12.5% SECHME)

[b] **Property for which title certificate issued**: - Plots No-52 admeasuring 599.64 square meters and another Plot No 52A admeasuring 50 square meters, both the plots situate, being and lying at, Sector-18[P], Ulwe, Navi Mumbai. (GES 12.5% SECHME)

Copies of the documents seen and examined: -

1. Agreement to Lease made at CBD Belapur Navi Mumbai on13th July 2009 between the City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "the CIDCO") therein referred to as the Corporation of the One Part and Mr. Satyawan Ambo Gharat therein referred to as the Licensee of the Other Part consenting to grant to him Plot No 52 admeasuring 599.64 square meters situate, being and lying at, Sector-18[P], Ulwe, Navi Mumbai. (GES 12.5% SECHME)

2. Tripartite Agreement made at CBD Belapur Navi Mumbai on 29th July 2009 between the CIDCO therein referred to as the Corporation of the First Part, Mr. Satyawan Ambo Gharat therein referred to as the Original Licensee of the Second Part and M/S Evergreen Associates through its Partners [a] Mr. Vilas Madanlal Kothari, [b] Mr. Nitin Chandrakant Munoth and [c] Mr. Bipin Chandrakant Munoth therein referred to as the New Licensee of the Third Part in respect of Plot No 52 admeasuring 599.64 square meters situate, being and lying at, Sector-18[P], Ulwe, Navi Mumbai. (GES 12.5% SECHME)
3. Tripartite Agreement made at CBD Belapur Navi Mumbai on 18th February 2016 between the CIDCO therein referred to as the Corporation of the First Part, M/S Evergreen Associates through its Partners [a] Mr. Vilas Madanlal Kothari, [b] Mr. Nitin Chandrakant Munoth and [c] Mr. Bipin Chandrakant Munoth therein referred to as the New Licensee of the Second Part and Mr. Suresh Ramchand Vankvani, Proprietor of M/S R. S. Enterprises, therein referred to as the Subsequent Licensee of the Third Part in respect of Plot No 52 admeasuring 599.64 square meters situate, being and lying at, Sector-18[P], Ulwe, Navi Mumbai. (GES 12.5% SECHME)
4. Agreement to Lease made at CBD Belapur Navi Mumbai on 2nd November 2015 between the CIDCO therein referred to as the Corporation of the One Part and [a] Mr. Vinayak Bama Patil, [b] Mr. Lahu Bama Patil and [c] Mr. Bhavanesh Bama Patil therein collectively referred to as the Licensee of the Other Part consenting to grant to them Plot No 52A admeasuring 50 square meters situate, being and lying at, Sector-18[P], Ulwe, Navi Mumbai. (GES 12.5% SECHME)
5. Tripartite Agreement made at CBD Belapur Navi Mumbai on 4th January 2016 between the CIDCO therein referred to as the Corporation of the First Part, [a] Mr. Vinayak Bama Patil, [b] Mr. Lahu Bama Patil and [c] Mr. Bhavanesh Bama Patil therein collectively referred to as the Original Licensee of the Second Part and Mr. Suresh Ramchand Vankvani, Proprietor of M/S R. S. Enterprises, therein referred to as the New Licensee of the Third Part in respect of Plot No 52A admeasuring 50

square meters situate, being and lying at, Sector-18[P], Ulwe, Navi Mumbai. (GES 12.5% SECHME)

6. Letter No CIDCO/ ESTATE/ULVE/755+1774/2016/9326 dated 1-6-2016 issued by the CIDCO permitting amalgamation of the above Plots No 52 and 52 A
7. Commencement Certificate No CIDCO/BP/15273/TPO/ (NM&K)2016/ 1120 dated 17-11-2016 issued by the Associate Planner(BP), CIDCO
8. Approved Plans by the Associate Planner(BP), CIDCO
9. CIDCO's Letter No CIDCO/ESTATE/SATYO/ULWE/755+1774/2016 dated 09-06-2016.

My observations: -

I have examined the above copies of the documents and to state as under: -

i. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "the CIDCO") is Government Company wholly owned by the State Government incorporated under the Companies Act, 1956 (I of 1956) having its registered office at "Nirmal", 2nd Floor, Nariman Point, Mumbai, 400 021 and is also New Town Development Authority declared for the area designated as a site of the new town of Navi Mumbai by the State Government in exercise of its powers under Sub-Section (1) and (3-A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as the "MRTP Act")..

ii. The State Govt. of Maharashtra has, pursuant to Section 113(A) of the said Act, acquired lands described therein and vested such lands along with the Govt. lands in the Corporation for orderly development of Navi Mumbai.

iii. The CIDCO has laid down at Ulwe, Navi Mumbai several plots on one of the pieces of lands so acquired and vested by the State Govt. in the Corporation for development and disposal.

iv. As per the policy of the State Govt., [a] Mr. Satyawan Ambo Gharat Patil [Plot No 52] and [a] Mr. Vinayak Bama Patil, [b] Mr. Lahu Bama Patil and [c] Mr. Bhavanesh Bama Patil [Plot No 52A] were entitled to be allotted developed plot

under the (GES 12.5% SECHME) as their lands were acquired by the State Govt. for orderly development of new town of Navi Mumbai.

v. By an Agreement to Lease made at CBD Belapur Navi Mumbai on13th July 2009 between the City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "the CIDCO") therein referred to as the Corporation of the One Part and Mr. Satyawan Ambo Gharat therein referred to as the Licensee of the Other Part, the CIDCO had consented to grant to him Plot No 52 admeasuring 599.64 square meters situate, being and lying at, Sector-18[P], Ulwe, Navi Mumbai. (GES 12.5% SECHME) upon performance and observance by him of the obligations and the terms and conditions contained in the said Agreement to Lease and granted him permission or license to enter upon on the said plot for the purpose of erecting an intending building.

vi. There was Tripartite Agreement made and executed at CBD Belapur Navi Mumbai on 29th July 2009 between the CIDCO therein referred to as the Corporation of the First Part, Mr. Satyawan Ambo Gharat therein referred to as the Original Licensee of the Second Part and M/S Evergreen Associates through its Partners [a] Mr. Vilas Madanlal Kothari, [b] Mr. Nitin Chandrakant Munoth and [c] Mr. Bipin Chandrakant Munoth therein referred to as the New Licensee of the Third Part in respect of Plot No 52 admeasuring 599.64 square meters situate, being and lying at, Sector-18[P], Ulwe, Navi Mumbai. (GES 12.5% SECHME), whereby the CIDCO had agreed to grant to M/S Evergreen Associates through its Partners [a] Mr. Vilas Madanlal Kothari, [b] Mr. Nitin Chandrakant Munoth and [c] Mr. Bipin Chandrakant Munoth the lease of the above plot.

vii. By Tripartite Agreement made at CBD Belapur Navi Mumbai on 18th February 2016 between the CIDCO therein referred to as the Corporation of the First Part, M/S Evergreen Associates through its Partners [a] Mr. Vilas Madanlal Kothari, [b] Mr. Nitin Chandrakant Munoth and [c] Mr. Bipin Chandrakant Munoth therein referred to as the New Licensee of the Second Part and Mr. Suresh Ramchand Vankvani, Proprietor of M/S R. S. Enterprises, therein referred to as the

Subsequent Licensee of the Third Part in respect of Plot No 52 admeasuring 599.64 square meters situate, being and lying at, Sector-18[P], Ulwe, Navi Mumbai. (GES 12.5% SECHME), the CIDCO has agreed to grant to Mr. Suresh Ramchand Vankvani, Proprietor of M/S R. S. Enterprises a lease of the above plot.

viii. By Agreement to Lease made at CBD Belapur Navi Mumbai on 2nd November 2015 between the CIDCO therein referred to as the Corporation of the One Part and [a] Mr. Vinayak Bama Patil, [b] Mr. Lahu Bama Patil and [c] Mr. Bhavanesh Bama Patil therein collectively referred to as the Licensee of the Other Part had consented to grant to them Plot No 52A admeasuring 50 square meters situate, being and lying at, Sector-18[P], Ulwe, Navi Mumbai. (GES 12.5% SECHME) upon performance and observance by them of the obligations and the terms and conditions contained in the said Agreement to Lease and granted them permission or license to enter upon on the said plot for the purpose of erecting an intending building.

ix. By a Tripartite Agreement made at CBD Belapur Navi Mumbai on 4th January 2016 between the CIDCO therein referred to as the Corporation of the First Part, [a] Mr. Vinayak Bama Patil, [b] Mr. Lahu Bama Patil and [c] Mr. Bhavanesh Bama Patil therein collectively referred to as the Original Licensee of the Second Part and Mr. Suresh Ramchand Vankvani, Proprietor of M/S R. S. Enterprises, therein referred to as the New Licensee of the Third Part in respect of Plot No 52A admeasuring 50 square meters situate, being and lying at, Sector-18[P], Ulwe, Navi Mumbai. (GES 12.5% SECHME), the CIDCO has agreed to grant to Mr. Suresh Ramchand Vankvani, Proprietor of M/S R. S. Enterprises, a lease of the above plot.

x. By or under its Letter No CIDCO/ ESTATE/ULVE/755+1774/2016/9326 dated 1-6-2016, the CIDCO has permitted amalgamation of the above Plots No 52 and 52 A

xi. Commencement Certificate No CIDCO/BP/15273/TPO/ (NM&K)2016/ 1120 dated 17-11-2016 is issued by the Associate Planner(BP), CIDCO

xii. Building Plans and specifications are approved by the Associate Planner(BP), CIDCO

xiii. As per condition contained in the Agreements to Lease and Tripartite Agreements recited herein before read with Letter No CIDCO/ ESTATE/ ULVE/755+1774/2016/9326 dated 1-6-2016 issued by the CIDCO permitting amalgamation of the above Plots No 52 and 52 A, construction of building has to be completed within a period of four years from 13-7-2009 and further lease of 60 years will commence from the date of 13-7-2009

xiv. Hoever, Mr. Suresh Ramchand Vankvani, Proprietor of M/S R. S. Enterprises has sought from the CIDCO extension of time up to 12-07-2017 for completion of the construction in the light of Condition No 6 of the Agreement to Lease recited above vide CIDCO's Letter No CIDCO/ESTATE/SATYO/ULWE/755+1774/2016 dated 09-06-2016.

xv. By virtue of provisions contained in the said Tripartite Agreement herein before referred to, Mr. Suresh Ramchand Vankvani, Proprietor of M/S R. S. Enterprises, shall be entitled to erect the building or buildings on the said land and with prior permission of the CIDCO in writing sell flats to his intending buyers and thereafter form and register a Co-operative Housing Society of such buyers of flats. He is further entitled with the previous permission of the CIDCO to transfer and assign to such Co-operative Housing Society to be constituted of the flat purchasers his rights, interest in the benefit under the said Agreement to Lease or his leasehold rights if any acquired by him from the.

xvi. I have not been asked to carry out search to know whether the entries as encumbrances are recorded and I have not done. My observations are subject to what may have been recorded in respect of the above two plots in the office of the Sub Registrar of Assurances.

Conclusion/Certificate

Subject to what is stated above, the title of Mr. Suresh Ramchand Vankvani Proprietor of M/S R. S. Enterprises to the above plots, which are more particularly described below, is clear, marketable and free from encumbrances.

THE SCHEDULE ABOVE REFERRED TO

THE DESCRIPTION OF THE PROPERTY Plot No. 52

All the piece and parcel of land known as Plot No 52, admeasuring 599.64 situated at Sector 18 [P], Ulwe, Navi Mumbai and falling with the registration Sub District Panvel and District Raigad and also within Jurisdiction of Panvel Panchayat Samiti and Raigad Zilha Parishad Taluka Panvel and District Ragad Navi Mumbai and bounded as follows:

On	or towards	the NORTH	by	:	Plot No. 51 & 52A
On	or towards	the SOUTH	by	:	Plot NO 53
On	or towards	the EAST	by	:	Plot No-54
On	or towards	the WEST	by	:	11.00 Meter wide road

THE DESCRIPTION OF THE PROPERTY Plot No. 52A

All the piece and parcel of land known as Plot No 52A, admeasuring 50 situated at Sector 18A, Ulwe, Navi Mumbai and falling with the registration Sub District Panvel and District Raigad and also within Jurisdiction of Panvel Panchayat Samiti and Raigad Zilha Parishad Taluka Panvel and District Ragad Navi Mumbai and bounded as follows:

On	or towards	the NORTH	by	:	Plot No. 51
On	or towards	the SOUTH	by	:	Plot No 52
On	or towards	the EAST	by	:	Plot No 52
On	or towards	the WEST	by	:	11.00 Meter wide

For Edate & Company

Proprietor-Advocate