


Date: 28/07/2017

**TITLE CERTIFICATE**

Title Opinion with respect of Plot No 47, admeasuring about 595.70 Sq. Mtrs situate at Sector -23, Ghansoli, Navi Mumbai, Taluka & District Thane, I hereby report & certify as under:

WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd, a Government Company incorporated under the Companies Act, 1956 having registered office at Nirmal, 2<sup>nd</sup> floor, Nariman Point, Mumbai 400021( herein referred the CIDCO ) is the new Town Development Authority declared for the area designated as site for the new town of Navi Mumbai by Government of Maharashtra in exercise of its powers under Sub-section (1) and (3A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 hereinafter referred to as the "M R T P Act".

AND WHEREAS 'THE STATE GOVERNMENT' in pursuance to Section 113-A of the said act acquired the lands situated at Ghansoli, Taluka & Dist. Thane and vested such Lands in 'CIDCO' for development and disposal.

AND WHEREAS by virtue of being the Development Authority, the CIDCO has been empowered u/s. 118 of the said act to dispose off any land acquired by it or vested into in accordance with proposal approved by the State Government under the act from time to time. 

AND WHEREAS the CIDCO Ltd had allotted plot of land in lieu of compensation under the 12.5% Gaothan Expansion Scheme, being Plot No 47, admeasuring 595.70 Sq.mtrs situate at Sector 23, Taluka & Dist Thane to Shri. Vinayak Narayan Madhavi. ( Hereinafter abovementioned Plot No 47 is referred to as the said Plot),

AND WHEREAS Under an Agreement to Lease dated 29/03/2012 between the CIDCO, the Lessor, and Shri. Vinayak Narayan Madhavi, the Original Allottee, the CIDCO agreed to lease the said Plot to Shri. Vinayak Narayan Madhavi. This Agreement to lease is registered with the Sub-Registrar Thane-6 vide Document No.1302/2012 & registered on 29/03/2012,

AND WHEREAS the original licensee requested CIDCO Ltd the permission to transfer the lease in the name of M/S. SHREE RAMTANU REALATORS THROUGH ITS PARTNERS Shri. Sachin Tulashiram Patil & ors and CIDCO by its letter had granted permission to transfer the said plot in the name of M/S. SHREE RAMTANU REALATORS THROUGH ITS PARTNERS Shri. Sachin Tulashiram Patil & ors.

AND WHEREAS by a Tripartite Agreement dated 16/05/2012, the original Licensee i.e. Shri. Vinayak Narayan Madhavi, has assigned all his leasehold rights, title and interest in respect of the said plot in favour of M/S. SHREE RAMTANU REALATORS THROUGH ITS PARTNERS 1) SHRI. SACHIN TULASHIRAM PATIL , 2) SHRI. MOHAN DINANATH SAMANT, 3) SHRI. PRASHANT KASHINATH DONGRE . This Tripartite Agreement is registered with the Sub-Registrar of Assurances Thane -11 vide Document No. 1614/2012 and registered on 16/05/2012,

AND WHEREAS by a Tripartite Agreement dated 26/05/2014, the New licensee i.e M/S. SHREE RAMTANU REALATORS THROUGH ITS PARTNERS 1) Shri. Sachin



Tulashiram Patil & ors has assigned all their leasehold rights, title and interest in respect of the said plot in favour of M/S. SHREE RAMTANU DEVELOPERS THROUGH ITS PARTNERS 1) SHRI. SACHIN TULASHIRAM PATIL and 2) SHRI. MOHAN DINANATH SAMANT. This Tripartite Agreement is registered with the Sub-Registrar of Assurances Thane -6 vide Document No. 2452/2014 and registered on 26/05/2014,

AND WHEREAS the CIDCO by its letter being CIDCO / ESTATES / 12.5% / Ghansoli / 24 / 2014 dated 28/05/2014, CIDCO had transferred and recorded the said plot in the name of M/S. SHREE RAMTANU DEVELOPERS THROUGH ITS PARTNERS Shri. Sachin Tulashiram Patil & ors as New Licensees.

AND WHEREAS the Planning authority NAVI MUMBAI MUNICIPAL CORPORATION had issued commencement certificate being NMMC / TPD / BP/Case No.A-20717/7247/2016 dated 01/12/2016 to M/S. SHREE RAMTANU DEVELOPERS THROUGH ITS PARTNERS Shri. Sachin Tulashiram Patil & ors granting them permission to develop the said plot No 47 in accordance with the approved plans and conditions.

By virtue of the abovementioned copies of the documents submitted and information given, I am of the opinion that the title in respect of the plot being Plot No.47, admeasuring about 595.70 Sq Mtrs situate at Sector -23, Ghansoli, Taluka & District Thane in the name of M/S. SHREE RAMTANU DEVELOPERS THROUGH ITS PARTNERS 1) SHRI. SACHIN TULASHIRAM PATIL and 2) SHRI. MOHAN DINANATH SAMANT is clear & marketable subject to the terms and conditions of abovementioned allotment letter, Agreement to Lease, Tripartite Agreement, Commencement Certificate, CIDCO Rules & regulations and applicable Laws to the said plot.

The description of the said Plot of land is more particularly described herein below.

SCHEDULE

All that piece and parcel of Plot of land comprised and known as Plot No 47 admeasuring about 595.70 Sq Mtrs situate at Sector -23, Ghansoli, Taluka & District Thane.

Yours Truly,



Rajesh H. Patil  
Advocate High Court 14

**Mr. Rajesh H. Patil**  
**Advocate High Court**  
D-272, Vashi Plaza, 1st Floor,  
Sector - 17, Vashi, Navi Mumbai.