



HIMANSHU BIEDRA  
AND ASSOCIATES  
ADVOCATES, HIGH COURT, MUMBAI

**REPORT ON TITLE  
TO WHOMSOEVER IT MAY CONCERN**

Sub: - Report on Title in respect of Plot no. 25, in Sector No. 8, situate, lying and being at Koparkhane, containing by measurement 1656.530 Square meters or thereabouts.

THIS IS TO CERTIFY that we have perused the documents of M/S. ASAYA BUILDERS AND DEVELOPERS LLP, a Limited Liability Partnership Firm registered under the provisions of Limited Liability Partnership Act, 2008, having its registered Office at D-4/5/6, Big Spire, Sector-17, above Bank of Baroda, Vashi, Navi Mumbai-400 705, in respect of Plot no. 25, in Sector No. 8, situate, lying and being at Koparkhane, containing by measurement 1656.530 Square meters or thereabouts (hereinafter referred to as the said Plot).

We have inspected the photocopies of the following documents:-

1. Allotment letter dated 07-11-2016.
2. Agreement to Lease dated 21-06-2018.
3. Search Report dated 24-09-2018.
4. Deed of Simple Mortgage (Without Possession) dated 09-10-2017.
5. Deed of Simple Mortgage (Without Possession) dated 29-05-2018.

The manner in which M/S. ASAYA BUILDERS AND DEVELOPERS LLP have acquired Leasehold Title in respect of the said plot is narrated as under:-

1. The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO Ltd.") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. 3-A) of Section 153 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as "the said Act") for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 153 of the said Act.





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2. The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec.113 of the said Act.

3. By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

4. The CIDCO Ltd. has, under Scheme "MM-1 / 02/ 2010-2017" (hereinafter referred to as the said Scheme), invited tenders from various Developers & Builders in order to dispose off the lands acquired by it or vested into it in accordance with the said Scheme.

5. The CIDCO Ltd. has accepted the tender of M/s. Asaya Builders and Developers LLP and accordingly, M/s. Asaya Builders and Developers LLP is eligible for the allotment of a plot under the said Scheme.

6. By an Allotment letter dated 07-11-2016, bearing reference no.70001629/90042086/421, the CIDCO Ltd. has allotted to M/s. Asaya Builders and Developers LLP a plot being Plot no. 25, in Sector - B, situate, lying and being at Koparkhairane, for Residential cum Commercial use under the said Scheme for the lease premium and on the terms and conditions and as contained in the said Allotment Letter.

7. Thereafter, by an Agreement to Lease dated 21-06-2016 (mentioned as 22-06-2016 in the Index II) executed between the CIDCO Ltd. and M/s. Asaya Builders and Developers LLP, the CIDCO Ltd. agreed to grant to M/s. Asaya Builders and Developers LLP on leasehold basis the aforesaid plot being Plot no. 25, in Sector No. 8, situate, lying and being at Koparkhairane, containing by measurement 1658.530 Square meters under the said Scheme (hereinafter referred to as "the said Plot") which is more particularly described in the Schedule hereunder written, to construct and develop building or buildings for Residential cum Commercial use for such lease premium and subject to the terms and condition and covenants as contained and stated in the said Agreement. The said Agreement to Lease is registered with the Sub-Registrar of Assurances under Serial No. 8979 / 2016 dated 22-06-2016.





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8. At the request of M/s. Asaya Builders and Developers LLP, we have taken search of the said Plot, through the Property Investigator, Mr. Vinay Mankone, for the year 2018 and the said Property Investigator has issued his Search Report dated 24-09-2018 in respect of the said plot.

9. At the request of M/s. Asaya Builders and Developers LLP, Full Stop Mall Developers Pvt. Ltd., a Company registered under the Companies Act, 1956, having its Office at D-5, Big Splash, Sector-17, above Bank of Baroda, Vashi, Navi Mumbai-400 705, has availed loan against the security of certain Shops situated at "Full Stop Mall" on Plot no. 1, Sector- 19, Sanpada, Navi Mumbai as are mentioned in Deed of Simple Mortgage (Without Possession) dated 05-10-2017 executed with Dewan Housing Finance Corporation Limited (DHFL) and upon such terms and conditions as are mentioned therein, to enable M/s. Asaya Builders and Developers LLP to pay the part lease premium to CIDCO Ltd. for the said plot.

10. Similarly, at the request of M/s. Asaya Builders and Developers LLP, M/s. Nivasti Imperium Pvt. Ltd., a Company registered under the Companies Act, 1956, having its Office at D-5, Big Splash, Sector-17, above Bank of Baroda, Vashi, Navi Mumbai-400 705, has availed further loan against the security of certain other Shops constructed in their Project known as "Nivasti Imperium" (formerly known as "Full Stop Mall") on Plot no. 1, Sector- 19, Sanpada, Navi Mumbai as are mentioned in Deed of Simple Mortgage (Without Possession) dated 29-05-2018 executed with Dewan Housing Finance Corporation Limited (DHFL) together with the extension of charge over the Shops which were mortgaged under the aforesaid Deed of Simple Mortgage (Without Possession) dated 05-10-2017 and upon such terms and conditions as are mentioned therein, to enable M/s. Asaya Builders and Developers LLP to pay the part lease premium to CIDCO Ltd. for the said plot.

11. In the circumstances, subject to the compliance of the terms & conditions of the said Assignment Letter dated 07-11-2016, Agreement to Lease dated 21-03-2018 and the Search Report dated 24-09-2018, the title of **M/S. ASAYA BUILDERS AND DEVELOPERS LLP** in the said plot is clear & marketable & free from all registered encumbrances.





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**THE SCHEDULE ABOVE REFERRED TO:**

All those piece and parcel of land known as Plot no. 25, in Sector No. 8, situate, lying and being at Koparkhane, containing by measurement 1656.630 Square meters or thereabouts and is bounded as follows: -

|                         |   |                                               |
|-------------------------|---|-----------------------------------------------|
| On or towards the North | : | Plot no. 26, 27, 28, 29 & 30                  |
| On or towards the South | : | 15.00 Meters Wide Road                        |
| On or towards the East  | : | 3.25 Meters Wide Pathway & 6 Meters Wide Road |
| On or towards the West  | : | Plot no. 24                                   |

DATED THIS 28<sup>TH</sup> DAY OF SEPTEMBER, 2018.

FOR M/S HIMANSHU BHEDA & ASSOCIATES

*H. Bheda*  
(Proprietor)

ATTESTED FROM XEROX COPY

*G. R. Kadam*  
GANESH R. KADAM  
B.A., LL.B., D.M.  
ADVOCATES NOTARY  
GOVT OF INDIA 29 SEP 2018

