



Bajpai & Associates, Advocates

Pramod Bajpai (Proprietor)

Enrolment No. MAH/910/1984

High Court (O.C.J.)

Regn. No. 584

By Regd. Post A.D./by Email/by courier/by Hand Delivery

Ref. : PB/NOT/No. 243/2018

Date: 04/10/2018

**SEARCH AND TITLE REPORT OF BUILDING BEARING PLOT
NOS. 3, 4 & 4A, SITUATED IN SECTOR 30/31 AT (AGROLI),
BELAPUR, NAVI MUMBAI, ADMEASURING 2597.99 SQ.MTRS.
OUT OF THE LARGER AREAS OF RESPECTIVE PLOTS
ADMEASURING 9600, 40900 & 2700 SQ.MTRS., TOTALLY
ADMEASURING 53200 SQ.MTRS.**

1. Pursuant to Lease Agreement dated 5/9/2008, in favour of 1) SHRI GOVINDNARAYAN PURANMAL MUNDRA, 2) SHRI CHANDRAKANT PURANMAL MUNDRA, 3) SHRI RAMNIKLAL PURANMAL MUNDRA, 4) SHRI BRIJMOHAN PURANMAL MUNDRA, 5) SHRI MAHESH NANDLAL MUNDRA, and 6) SHRI MANOJ NANDLAL MUNDRA, residing at 16/62, Sahyadri Oswal Park, Pokhran Road No. 2, Thane, Tal & Dist Thane, as well as Letter of Transfer from M/S. CIDCO LTD. dated 12/9/2008, bearing Ref. No. CIDCO/VASAHAT/SATYO/BELAPUR(WAGHIVALI)/1/2008/10 13, in respect of the GES, Plot No. 3, Sector- 30/31, of C.B.D., Belapur Node, Taluka & Dist. Thane, admeasuring 9600 sq. mtrs. more particularly described in Schedule I hereunder.



- a. AND WHEREAS Tripartite Agreement by and between M/S. CIDCO LTD., (as the Corporation) of the First Part, 1) SHRI GOVINDNARAYAN PURANMAL MUNDRA, 2) SHRI CHANDRAKANT PURANMAL MUNDRA, 3) SHRI RAMNIKLAL PURANMAL MUNDRA, 4) SHRI BRIJMOHAN PURANMAL MUNDRA, 5) SHRI MAHESH NANDLAL MUNDRA, and 6) SHRI MANOJ NANDLAL MUNDRA, (as the Original Licensee) of the Second Part and M/S. IRAISAA DEVELOPERS PVT.LTD. through its Director SHRI BHUPENDRA M. SHAH and MRS. ANUPAMA B. SHAH (as the New Licensee) of the Third Part, duly entered, executed and registered on 11th September, 2008, in respect of the said plot under schedule I above.
2. Lease Agreement dated 16/6/2008, in favour of 1) SHRI JUGALKISHORE HANUMANBUX MUNDRA, 2) SHRI BALKISHAN HANUMANBUX MUNDRA, 3) SHRI KAMALKISHORE BHALCHANDRA MUNDRA, at Mundra House, Jambhali Naka, Station Road, Thane, Tal & Dist Thane, as well as possession receipt from M/S. CIDCO LTD. dated 16/6/2008, in respect of the GES, Plot No. 4, Sector- 30/31, of





Bajpai & Associates, Advocates

Pramod Bajpai (Proprietor)

Enrolment No. MAH/910/1984

High Court (O.O.C.J.)

Regn. No. 584

By Regd. Post A.D./by Email/by courier/by Hand Delivery

Ref. : PB/NOT/No. _____

Date: _____

C.B.D., Belapur Node, Taluka & Dist. Thane, admeasuring 40900 sq. mtrs. more particularly described in Schedule II hereunder.

a. AND WHEREAS Tripartite Agreement by and between M/S. CIDCO LTD., (as the Corporation) of the First Part, 1) SHRI JUGALKISHORE HANUMANBUX MUNDRA, 2) SHRI BALKISHAN HANUMANBUX MUNDRA,

3) SHRI KAMALKISHORE BHALCHANDRA MUNDRA (as the Original Licensee) of the Second Part and M/S. IRAISAA DEVELOPERS PVT.LTD. through its Director SHRI BHUPENDRA M. SHAH and MRS. ANUPAMA B. SHAH (as the New Licensee) of the Third Part, duly entered and executed on 19th June, 2008 and registered on 20/6/2008, in respect of the said plot.

3. Lease Agreement dated 27/04/2009, duly registered bearing Reg. No. TNN11/01437/2009, by CIDCO LTD., in favour of 1) SHRI JUGALKISHOR HANUMANBUX MUNDRA, 2) SHRI BALKISHAN HANUMANBUX MUNDRA, residing at Mundara House, Jambi Naka, Thane, as well as possession receipt from M/S. CIDCO LTD., in respect of the GES, Plot No.4A, Sector- 30/31, of



C.B.D., Belapur Node, Taluka & Dist. Thane, admeasuring 2700 sq. mtrs. more particularly described in Schedule III hereunder.

- a. AND WHEREAS vide Tripartite Agreement by and between M/S. CIDCO LTD., (as the Corporation) of the First Part, 1) SHRI JUGALKISHOR HANUMANBUX MUNDRA, 2) SHRI BALKISHAN HANUMANBUX MUNDRA, (as the Original Licensee) of the Second Part and M/S. IRAISAA DEVELOPERS PVT.LTD. through its Director SHRI BHUPENDRA M. SHAH and MRS. ANUPAMA B. SHAH (as the New Licensee) of the Third Part, duly entered, executed and registered on 4th May, 2009, with the Sub-Registrar of Assurance at Thane, bearing Reg. No. TNN11-01521-2009, in respect of the said plot, more particularly described in schedule III hereunder.

AND WHEREAS sanctioned plans and specifications including the Commencement of Construction Certificate for each plot were issued by the Town Planning Authority i.e. Municipal Corporation of Navi Mumbai post respective Tripartite Agreements mentioned above;





Bajpai & Associates, Advocates

Pramod Bajpai (Proprietor)

Enrolment No. MAH/910/1984

High Court (O.O.C.J.)

Regn. No. 584

By Regd. Post A.D./by Email/by courier/by Hand Delivery

Ref. : PB/NOT/No. _____

Date: _____

AND WHEREAS at the relevant time post issuance of the Commencement of Construction Certificate issued by Navi Mumbai Municipal Corporation, however there have been some litigations initiated by purported claimants/villagers, allegedly claiming the tenancy qua the original licensee i.e. M/s. Mundras, which has ultimately resulted into rejection of their claims by various orders and directions of the Hon'ble High Court, Mumbai & Govt. of Maharashtra, the said Commencement of Construction Certificate remained suspended for some time and that still some related litigations were again initiated by erstwhile legal heirs of the original occupants, who had earlier relinquished their rights accrued in the year 1960 under the provisions of Bombay Tenancy and Agricultural Lands Act, now known as Maharashtra Tenancy and Agricultural lands Act (in short BTALT & MTLT Acts), being 21 Regular Civil suits, pending before the Hon'ble Civil Court, Jr. Div. at Vashi Navi Mumbai, (as order dated 14/8/2018 has been passed *interalia* rejecting the complaints in 4 Regular Civil Suits: highlighted in bold in Annexure - I hereinafter) of which without there being any adverse orders passed by the Hon'ble Court as there are applications for rejection of complaints for want of jurisdiction of Civil Court are pending decisions and simultaneously 39 Tenancy Appeals initiated resulting into dismissal by the sub-divisional officer Panvel, Dist. Raigad, Appeals therefrom before Maharashtra Revenue Tribunal are pending without any adverse orders passed therein and that



the list of such regular civil suits are annexed to this Report as Annexure-1 including the particulars of the proceedings pending before Maharashtra Revenue Tribunal and thus, the rights and entitlements of the new licensee viz. IRAISAA DEVELOPERS PVT.LTD. continued to remain immune to the effects of the aforesaid litigations as the said IRAISAA DEVELOPERS PVT.LTD. not being under any contractual or statutory obligation under the said litigations, have the complete absolute rights, entitlements and interest without any encumbrance save as aforestated .

IRAISAA DEVELOPERS PVT. LTD. has changed its name as BHUMIRAJ BUILDERS PVT. LTD. in the records of Registrar of Companies and CIDCO LTD. the same Plot Nos. 3, 4 & 4A stands recorded with its changed name.

WHEREAS it is reported that Bhumiraj Builders Pvt. Ltd., have obtained financial assistance from **ECL Finance Limited**, a company incorporated under the Companies Act, 1956 and having its registered office at Edelweiss House, Off CST Road, Kalina, Mumbai - 400 098, by entering and executing a Loan Agreement dated 26th May, 2017 by virtue of which a Deed of Mortgage is duly registered before the Sub-Registrar of Assurances, Thane -6, at Thane bearing Registration No. TNN6-5627-2017, and as such all the activities are subject to the said secured financial





Bajpai & Associates, Advocates

Pramod Bajpai (Proprietor)

Enrolment No. MAH/910/1984

High Court (O.O.C.J.)

Regn. No. 584

By Regd. Post A.D./by Email/by courier/by Hand Delivery

Ref. : PB/NOT/No. _____

Date: _____

assistance and subject to the terms and conditions of the said documents mentioned *supra* in respect of the development of the said plots including the current area of the proposed construction, for which the Commencement of Construction certificate is issued as more particularly described hereinafter.

AND WHEREAS Navi Mumbai Municipal Corporation, on demand, have accepted the charges for the purpose of development of all the three plots as if the same are amalgamated and accordingly have issued Commencement Certificate for the plots mentioned in the schedule IV hereunder written.

AND WHEREAS the revised Commencement of Construction for the purpose of beginning the construction activity has been granted by the Municipal Corporation vide its letter dated 02/06/2018 bearing Ref.No. NMMC/TPO/BP-A-9183/2288/2018 alongwith the sanction of plans and specifications in respect of Development and construction of five buildings on the plots mentioned in schedule IV.

AND WHEREAS by virtue of such Commencement of construction certificate dated 02/06/2018 the Town Planning Authority i.e. Municipal Corporation of Navi Mumbai has granted for the construction work of proposed buildings in the following manner:



Floor	Area	No. of Flats
Building "B" Gr. +10 (2 Nos.)	3173.444 sq.mtrs.	78 Nos.
Building "B1" Gr. +10(2 Nos.)	3156.004 sq.mtrs.	78 Nos.
Building "B-2"Gr +10 (1 Nos.)	1254.756 sq.mtrs.	32 Nos.
Building "D" Gr. + 3 (1 Nos.)	500.313 sq.mtrs.	3 Nos.
Total B.U.A. (Residential)	8084.516 sq.mtrs.	191 Nos.
Total B.U.A. (Commercial)	601.414 sq.mtrs.	16 Nos.(Shop)
Total B.U.A.	8685.930 sq.mtrs.	

AND WHEREAS in our opinion and demonstrative effect of the records produced before us and search carried out by us, for the purpose of grant of certificate under Real Estate Regulation and Development Act (RERA) by the authority prescribed, M/s. Bhumiraj Builders Pvt. Ltd., being entitled to seek the registration, have good and absolute marketable title for the purpose of carrying out the development of the project in accordance with the duly issued revised commencement certificate for construction, subject to the registration under the provisions of RERA and the compliances as provided for the purpose of grant of conveyance in terms of lease by CIDCO LTD.

SCHEDULE-I

Part and parcel of land bearing Plot No.3, Sector- 30/31, GES, situated at C.B.D., Belapur Node, Taluka & Dist. Thane, admeasuring 9600 sq.mtrs.

SCHEDULE-II

Part and parcel of land bearing Plot No.4, Sector- 30/31, GES, situated at C.B.D., Belapur Node, Taluka & Dist. Thane, admeasuring 40900 sq.mtrs.





Bajpai & Associates, Advocates

Pramod Bajpai (Proprietor)

Enrolment No. MAH/910/1984

High Court (O.O.C.J.)

Regn. No. 584

By Regd. Post A.D./by Email/by courier/by Hand Delivery

Ref. : PB/NOT/No. _____

Date: _____

SCHEDULE-III

Part and parcel of land bearing Plot No.4A, Sector- 30/31, GES, situated at C.B.D., Belapur Node, Taluka & Dist. Thane, admeasuring 2700 sq.mtrs.

SCHEDULE-IV

Proposed Two buildings to be constructed on Part and parcel of land bearing Plot No. 3, 4 & 4A, Sector- 30/31, GES, situated at C.B.D., Belapur Node, Taluka & Dist. Thane, admeasuring 2597.99sq.mtrs. out of total admeasuring area of 53,200 sq. mtrs. as per Revised Commencement Certificate dated 02/06/2018 issued by N.M.M.C

ISSUED ON THIS 4th DAY OF OCTOBER, 2018.

**PRAMOD S. BAJPAI (PROP.)
BAJPAI & ASSOCIATES
ADVOCATES**

**BAJPAI AND ASSOCIATES
(ADVOCATES)**

Pramod S. Bajpai

203, 2nd Floor, Big Splash,

Plot No. 78/79, Sector - 17, Vashi,

Navi Mumbai - 400 703.

Tel.: +91-22-27890575 / 9820894821



ANNEXURE-I

	Tenancy Rev. Appl No.	Applicant	Opposite Party
1.	331/17	Mr. Prakash Gaurya Mundkar	Jugalkishor Hanumanbux Mundra & Others
2.	332/17	Mr. Ananta Baburav Mundkar	Jugalkishor Hanumanbux Mundra & Others
3.	333/17	Mr. Pandurang Budhaji Bhoir	Jugalkishor Hanumanbux Mundra & Others
4.	334/17	Mr. Mahadev Chandar Koli	Jugalkishor Hanumanbux Mundra & Others
5.	335/17	Mr. Manglubai Gana Koli	Jugalkishor Hanumanbux Mundra & Others
6.	336/17	Mr. Datta Bala Patil	Jugalkishor Hanumanbux Mundra & Others
7.	337/17	Mr. Kana Joma Koli	Jugalkishor Hanumanbux Mundra & Others
8.	338/17	Mr. Vinod Changa Koli	Jugalkishor Hanumanbux Mundra & Others
9.	339/17	Mr. Parshuram Changa Koli	Jugalkishor Hanumanbux Mundra & Others
10.	340/17	Mr. Tukaram Dharma Koli	Jugalkishor Hanumanbux Mundra & Others
11.	341/17	Mr. Eknath Dattu Koli	Jugalkishor Hanumanbux Mundra & Others
12.	342/17	Mr. Rama Chaya Patil	Jugalkishor Hanumanbux Mundra & Others
13.	343/17	Mr. Bhalchandra Baban Mundkar	Jugalkishor Hanumanbux Mundra & Others
14.	344/17	Mr. Suresh Padu Koli	Jugalkishor Hanumanbux Mundra & Others





Bajpai & Associates, Advocates

Pramod Bajpai (Proprietor)

Enrolment No. MAH/910/1984

High Court (O.O.C.J.)

Regn. No. 584

By Regd. Post A.D./by Email/by courier/by Hand Delivery

Ref. : PB/NOT/No. _____

Date: _____

15.	345/17	Mr. Suresh Parshuram Bhagat	Jugalkishor Hanumanbux Mundr & Others
16.	346/17	Mr. Poshiram Dharma Koli	Jugalkishor Hanumanbux Mundr & Others
17.	347/17	Mr. Dhau Krishna Shinde	Jugalkishor Hanumanbux Mundr & Others
18.	348/17	Mr. Mahesh Suresh Mundkar	Jugalkishor Hanumanbux Mundr & Others
19.	349/17	Mr. Mahesh Parshuram Bhoir	Jugalkishor Hanumanbux Mundr & Others
20.	350/17	Mr. Pandurang Joma Patil	Jugalkishor Hanumanbux Mundr & Others
21.	351/17	Mr. Harishchandra Balu Koli	Jugalkishor Hanumanbux Mundr & Others
22.	352/17	Mr. Hiranman Manglya Koli	Jugalkishor Hanumanbux Mundr & Others
23.	353/17	Mr. Minnath Kamlakar Patil	Jugalkishor Hanumanbux Mundr & Others
24.	354/17	Mr. Rama Padya Koli	Jugalkishor Hanumanbux Mundr & Others
25.	355/17	Mr. Santosh Goma Mundkar	Jugalkishor Hanumanbux Mundr & Others
26.	356/17	Mr. Prakash Pandurang Bhagat	Jugalkishor Hanumanbux Mundr & Others
27.	357/17	Mr. Pandurang Raghu Koli	Jugalkishor Hanumanbux Mundr & Others
28.	358/17	Mr. Kamlakar Nathu Koli	Jugalkishor Hanumanbux Mundr & Others
29.	359/17	Mr. Ananta Ladkya Patil	Jugalkishor Hanumanbux Mundr & Others
30.	360/17	Mr. Ananta Mahadev Patil	Jugalkishor Hanumanbux Mundr & Others



31.	361/17	Mr. Jayendra Laxman Bhagat	Jugalkishor Hanumanbux Mundra & Others
32.	362/17	Mr. Hiranman Kamliya Koli	Jugalkishor Hanumanbux Mundra & Others
33.	363/17	Mr. Sitabai Soma Koli	Jugalkishor Hanumanbux Mundra & Others
34.	364/17	Mr. Ramnath Mahadev Koli	Jugalkishor Hanumanbux Mundra & Others
35.	365/17	Mr. Dilip Ambo Patil	Jugalkishor Hanumanbux Mundra & Others
36.	366/17	Mr. Kana Hira Koli	Jugalkishor Hanumanbux Mundra & Others
37.	367/17	Mr. Bandu Bama Patil	Jugalkishor Hanumanbux Mundra & Others
38.	Tenancy Appeal	Mr. Ramesh Shamji Patil	Jugalkishor Hanumanbux Mundra & Others
39.	Tenancy Revision Application No.40 of 2017	Jugalkishor Hanumanbux Mundra & Ors.	Mr. Ramesh Shamji Patil

Sr. No.	R.C.S. No.	Plaintiff	Defendants
1.	407/16	Mahadeo Kalya Koli	Jugalkishor Mundra & 14 Ors. And M/s. . Iraisaa as the Defendant No.9
2.	419/16	Pandurang Joma Patil	V/s. Jugalkishor Mundra & 14 Ors. And M/s. Iraisaa as the Defendant No.9
3.	425/16	Vijay Ramdas Patil	V/s. Jugalkishor Mundra & 14 Ors. And M/s. . Iraisaa as the Defendant No.9





Bajpai & Associates, Advocates

Pramod Bajpai (Proprietor)

Enrolment No. MAH/910/1984

High Court (O.O.C.J.)

Regn. No. 584

By Regd. Post A.D./by Email/by courier/by Hand Delivery

Ref. : PB/NOT/No. _____

Date: _____

4.	421/16	Ananta Baburao Mundkar	V/s. Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9
5.	417/16	Kundan Rohidas Bhoir	V/s. Jugalkishor Mundra & 14 Ors. And M/s. . Iraissaa as the Defendant No.9
6.	423/16	Joma Kalya Gavand	Jugalkishor Mundra & 14 Ors. And M/s. . Iraissaa as the Defendant No.9
7.	<u>418/16</u> (Order passed rejecting Plaintiff)	<u>Prakash Pandurang Bhagat</u> Ad. 14/8/18	<u>Jugalkishor Mundra & 14 Ors. And M/s. . Iraissaa as the Defendant No.9</u>
8.	<u>422/16</u> (Order passed rejecting Plaintiff)	<u>Kamlakar Mundi Koli</u> Ad. 14/8/18	<u>Jugalkishor Mundra & 14 Ors. And M/s. . Iraissaa as the Defendant No.9</u>
9.	<u>424/16</u> (Order passed rejecting Plaintiff)	<u>Alya Kana Mundkar</u> Ad. 14/8/18	<u>Jugalkishor Mundra & 14 Ors. And M/s. . Iraissaa as the Defendant No.9</u>
10.	<u>420/16</u> (Order passed rejecting Plaintiff)	<u>Subhash Ragho Patil</u> Ad. 14/8/18	<u>Jugalkishor Mundra & 14 Ors. And M/s. . Iraissaa as the Defendant No.9</u>
11.	323/16	Ramesh Shamji Patil	Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9
12.	337/16	Anant G. Mundkar	Jugalkishor Mundra & 27



			Ors. And M/s. Iraisaa as the Defendant No.22
13.	342/16	Suresh Shankar Koli	Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9
14.	505/2016	Ram Parshuram Koli (Raja Mahadu Koli & Narayan Rama Koli)	Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9
15.	506/2016	Jayendra Laxman Bhagat (Balu Maya Bhagat)	Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9
16.	507/2016	Dilip Ambu Patil (Ambu Vitthal Patil)	Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9
17.	508/2016	Chandrakant Mahadeo Koli (Mahadya Amulya Koli)	Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9
18.	509/2016	Tukaram Dharma Koli (Dharma Naga Koli)	Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9
19.	510/2016	Minnath Kamlakar Patil (Nama Bama Patil)	Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9
20.	511/2016	Pundalik Hira Bhagat	Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9
21.	512/2016	Jayendra Eknath Patil (Chaya Balu Patil)	Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9
22.	513/2016	Suresh Padu Koli (Pandu Changya Koli)	Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9
23.	514/2016	Parshuram Changa Koli (Mahadu Joma Koli)	Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9





Bajpai & Associates, Advocates

Pramod Bajpai (Proprietor)

Enrolment No. MAH/910/1984

High Court (O.O.C.J.)

Regn. No. 584

By Regd. Post A.D./by Email/by courier/by Hand Delivery

Ref. : PB/NOT/No. _____

Date: _____

24.	515/2016	Poshiram Dharma Koli (Shriram Gana Koli)	Jugalkishor Mundra & 14 Ors. And M/s. Iraissa as the Defendant No.9
-----	----------	---	---

Sr.No.	W.P.NO.	Petitioner	Respondent
1.	High Court, Bombay Civil Writ Petition No.9212 of 2014 - (Disposed in terms of the Final Order in favour of the Petitioner - By the Hon'ble High Court Acting Chief Justice - Hon'ble Shri Naresh H. Patil, Hon'ble Shri Justice G. S. Kulkarni)	IRASAA DEVELOPERS PVT.LTD. (See order dtd. 4 (10) 18)	M/S. CIDCO LTD. & ORS.

DATE: 4th October, 2018