



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

Sub: Report on Title in respect of Plot No. 31, Sector No. 55, in Village/Site Dronagiri of 12.5% (erstwhile Gaothan Expansion Scheme) Scheme, admeasuring 999.97 Square meters or thereabouts.

THIS IS TO CERTIFY that we have perused the documents of **M/S KALPANA STERLING INFRA LLP**, a Limited Liability Partnership Firm registered under the provisions of Limited Liability Partnership Act, 2008, having its registered Office at 1008 , 10th Floor, Greenscape, Cyber One, Plot No. 4 & 6, Sector 30A, Vashi , Navi Mumbai-400703, in respect of Plot No. 31, Sector No. 55, in Village/Site Dronagiri of 12.5% (erstwhile Gaothan Expansion Scheme) Scheme, admeasuring 999.97 Square meters or thereabouts (hereinafter referred to as the said Plot).

We have inspected the Photocopies of the following Documents:-

1. Agreement to Lease dated 21st October, 2011.
2. Tripartite Agreement dated 26th December, 2011.
3. CIDCO's Final Transfer Order dated 05th January, 2012.
4. Tripartite Agreement dated 22nd August, 2013.
5. CIDCO's Final Transfer Order dated 27th August, 2013.
6. Tripartite Agreement dated 27th June, 2019.
7. CIDCO's Final Transfer Order dated 26th July, 2019.
8. Search Report dated 13th August, 2019.

The manner in which M/S KALPANA STERLING INFRA 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 113 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 113 of the said Act.

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. By virtue of Agreement to Lease dated 21st October, 2011 executed between CIDCO Ltd. and 1) Shri. Ganpat Changu Thakur, 2) Smt. Hausabai Gomaji Thakur, 3) Smt. Sarita Gomaji Thakur, 4) Smt. Gangabai Changu Thakur and 5) Smt. Jankibai Namdev Gharat, all adults, Indian Inhabitants, having their common address at Dhutum, Post Jasai, Taluka Uran, Raigad (hereinafter collectively referred to as the said Original Licensees), the CIDCO Ltd. has granted in favour of the said Original Licensees all that piece and parcel of Land known as Plot No. 31, Sector – 55, in Village/Site Dronagiri of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, containing by measurement 999.97 Square meters or thereabouts (hereinafter referred to as the said Plot) and which is more particularly described in the Schedule hereunder written, upon such terms and conditions as mentioned in the said Agreement to Lease and upon covenants mentioned therein, for a period of 60 years, with a right to develop the same as permissible under General Development Control Regulations for New Bombay, 1975. The said Agreement to Lease is registered with the Sub Registrar of Assurances under Serial No. URN-1475-2011 dated 09-11-2011.

5. By a Tripartite Agreement dated 26th December, 2011 executed between CIDCO Ltd., the said Original Licensees and 1) Mr. Vinod M. Patel and 2) Mr. Ashwin Tulsibhai



Patel, both Adults, Indian Inhabitants, having their common address at Satyam Arcade, Plot No. 26, Sector 21, Kamothe, Navi Mumbai (hereinafter referred to as the said New Licensees), the CIDCO Ltd. agreed to accept and substitute the said 1) Mr. Vinod M. Patel and 2) Mr. Ashwin Tulsibhai Patel as the New Licensees for the said plot upon such terms and conditions as mentioned therein. The said Tripartite Agreement is registered with the Sub-Registrar of Assurances under Serial No. URN-1763-2011 dated 26-12-2011.

6. The CIDCO Ltd., vide its letter bearing reference no. CIDCO/VASAHAT/SATYO/DRONAGIRI/143/2011 dated 05-01-2012 has substituted the said New Licensees as the Licensees in respect of the said plot instead and in place of the said Original Licensees and at the request of the said Original Licensees, the CIDCO Ltd. has transferred the said plot in favour of the said New Licensees upon such terms & conditions as mentioned therein.

7. Thereafter, by another Tripartite Agreement dated 22nd August, 2013 executed between CIDCO Ltd., the said New Licensees and one Mr. Changarath Prabhakar Menon, an adult, Indian Inhabitant having his address at 31/48, Shiv Centre, Sector-17, Vashi, Navi Mumbai – 400 703 (hereinafter referred to as the said Subsequent New Licensee), the CIDCO Ltd. agreed to accept and substitute the said Mr. Changarath Prabhakar Menon as the Subsequent New Licensee in respect of the said plot upon such terms and conditions as mentioned therein. The said Tripartite Agreement is registered with the Sub-Registrar of Assurances under Serial No. URN-1348-2013 dated 22-08-2013.

8. The CIDCO Ltd., vide its letter bearing reference no. CIDCO/VASAHAT/SATYO/DRONAGIRI/143/2013 dated 27-08-2013 has substituted the said Subsequent New Licensee as the Licensees in respect of the said plot instead and in place of the said New Licensees and at the request of the said New Licensees, the CIDCO Ltd. has transferred the said plot in favour of the said Subsequent New Licensee upon such terms & conditions as mentioned therein.

9. Further, by another Tripartite Agreement dated 27th June, 2019 executed between the CIDCO Ltd., the said Subsequent New Licensee and the said M/S KALPANA



STERLING INFRA LLP, the said Subsequent New Licensee agreed to transfer & assign in favour of the said M/S KALPANA STERLING INFRA LLP all his rights, title & interest in respect of the said plot and the CIDCO Ltd. has granted to M/S KALPANA STERLING INFRA LLP license to enter the said Plot upon such terms and conditions as mentioned therein. The said Tripartite Agreement is registered with the Sub-Registrar of Assurances under Serial No. URAN 1639 / 2019 dated 27/06/2019.

10. The CIDCO Ltd., vide its letter bearing reference no. CIDCO/VASAHAT/SATYO/DRONAGIRI/143/2019/5606 dated 26/07/2019 has substituted M/S KALPANA STERLING INFRA LLP as the Licensees in respect of the said plot instead and in place of the said Subsequent New Licensee and at the request of the said Subsequent New Licensees, the CIDCO Ltd. has transferred the said plot in favour of M/S KALPANA STERLING INFRA LLP upon such terms & conditions as mentioned therein.

11. In the above circumstances, M/S KALPANA STERLING INFRA LLP is the Licensees in respect of the said Plot and is entitled to develop the said plot by constructing Building/s as per the building plans sanctioned by the concerned authority.

12. At the request of M/S KALPANA STERLING INFRA LLP, we have taken search, through the Property Investigator Mr. Vinay Mankame, in respect of the said plot for 9 years i.e. from the year 2011 and 2019 and the said Property Investigator has issued his Search Report dated 13th August, 2019 in respect of the said plot.

13. In the above circumstances, subject to the compliance of the terms & conditions of the said Agreement to Lease dated 21st October, 2011, Tripartite Agreement dated 26th December, 2011, CIDCO's Final Transfer Order dated 05th January, 2012, Tripartite Agreement dated 22nd August, 2013, CIDCO's Final Transfer Order dated 05th January, 2012, Tripartite Agreement dated 27th June, 2019, CIDCO's Final Transfer Order dated 26th July, 2019 and the Search Report dated 13th August, 2019, the title of **M/S KALPANA STERLING INFRA LLP** to the said plot is clear & marketable & free from all registered encumbrances.



THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land bearing Plot No. 31, Sector No. 55, in Village/Site Dronagiri of 12.5% (erstwhile Gaothan Expansion Scheme) Scheme, admeasuring 999.97 Square meters or thereabouts and bounded as follows that is to say:

Towards the North by	:	Plot No. 48, Plot No. 49 and Plot No. 50
Towards the South by	:	11 Meter Wide Road
Towards the East by	:	Plot No. 30 A
Towards the West by	:	Plot No. 47 and Plot No. 32

DATED THIS 13TH DAY OF AUGUST, 2019.

FOR M/S HIMANSHU BHEDA & ASSOCIATES


(Associate)