



MRS. LEENA S. MORE

B.COM. LL.B

ADVOCATE HIGH COURT

Head Office No- 701, 7th Floor, Plot No-194, Sector-19, Ulwe, Navi Mumbai 410206
Branch Office :No- 01, Surya Pujan Building, Plot No-12, Sector-44, Seawoods, Nerul, Navi Mumbai 400706
E-Mail id – advleena_more@yahoo.com, Mob : 8422933900, (O) 8425893031

Ref. No. 9040/2021

Date : 22 / 03 / 2021

TITLE CERTIFICATE

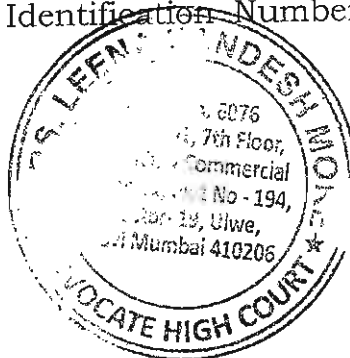
SCHEDULE OF PROPERTY

**Sub :- Title clearance Certificate with respect to Plot No – 26,
Sector No – 17, Ulwe, 12.5% (Erstwhile Gaothan
Expansion Scheme) Taluka – Panvel, District – Raigad,
admeasuring about 1249.62 sq. mtrs**

On Or Towards North By : Plot No – 27
On Or Towards South By : Plot No- 25
On Or Toward East By : 24.00m Wide Road
On Or Toward West By : Plot No – 7

(Hereinafter Referred To As “Said Plot”)

I have investigated the title of **M/S AMARA ICON LLP** Through Its Partner 1) **MR. CHINTAN MUKESHKUMAR MATHUKIYA** 2) **MR. RAMESHKUMAR BABUBHAI KACHHADIYA** 3) **MR. MOHAMED ANAS ABDUL WAHAB DOKADIA**, 4) **MR. MOHAMED MAAZ ABDUL WAHAB DOKADIA** adult of Indian Inhabitant, All carrying on business in partnership at having it's registered office at **Shop No. 14, Shri Nanddham Building, Plot No. 59, Sector-11, CBD Belapur, Navi Mumbai 400614**, under the name and style of **M/S AMARA ICON LLP** registered under the Government Of India Ministry Of Corporation Affairs Central Registration Centre Limited Liability Partnership Act, 2008 with the **Assistant Registrar/ Registrar of Firms, Mumbai** Vide LLP Identification Number – AAU-2831 Dated 16/10/2020.





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1) Description of the Property :-

Plot No – 26, Sector No – 17, Ulwe, 12.5% (Erstwhile Gaothan Expansion Scheme) Taluka – Panvel, District – Raigad, admeasuring about 1249.62 sq. mtrs

2) The Document of Allotment of Plot :-

a) It is further observed from the document placed before me that the CIDCO ltd has allotted **Plot No – 26, Sector No – 17, Ulwe, Taluka – Panvel, District – Raigad (hereinafter referred to as the said plot)** under the 12.5% Gaothan Expansion Scheme to **Shri Moreshwar Raghunath Deshmukh** As Per Allotment **Plot No – 26, Sector No – 17, Ulwe, Taluka – Panvel, District – Raigad** vide CIDCO File No 226 allotted dated 04/09/2015.

b) It is further observed from the document placed before me that by an Agreement to Lease dated **08/09/2015** CIDCO of Maharashtra ltd. Agreed to lease a piece of land bearing **Plot No – 26, Sector No – 17, Ulwe, Taluka – Panvel, District – Raigad, 12.5 % (Erstwhile Gaothan Expansion Scheme) admeasuring about 1249.62 sq.mtrs** to **Shri Moreshwar Raghunath Deshmukh** (Hereinafter Referred To As The Original Licensees) for the purpose of construction of Residential Building thereon and accordingly the possession of the said plot has been given to them by Asstt. Land & Survey Officer, CIDCO ltd, Navi Mumbai issued plan in respect of Plot No – 26, that the said Agreement To Lease Dated 08/09/2015 made and executed between the parties is duly Stamped And Registered before the Joint Sub-Registrar Of Assurance Panvel -2 under Special No. PVL2-7660-2015 Dated: 09/09/2015, Receipt No 9009.





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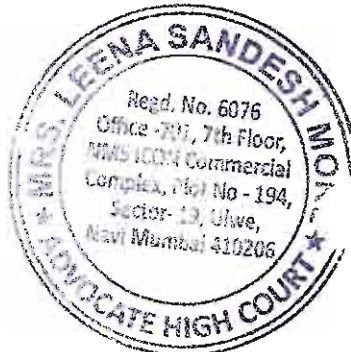
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c) It is further observed from the document placed before me that the aforesaid Original Licensees have sold and transferred all their leasehold right, title, and / or interest in and over the aforesaid Plot of land to M/S NEEL REALTY Through Its Partners 1) MR. VILAS MADANLA KOTHARI, 2) MR. PRASHANT KRISHNAKANT THAKUR all having address at – Plot No. 21, North Falgun Marg, Sector- 19, New Panvel (E). After obtaining the required permission from the CIDCO of Maharashtra Ltd, the CIDCO Ltd the Tripartite Agreement Dated 12/01/2016 is made and executed between the CIDCO Ltd on the one part Original Licensees on the second part and M/S NEEL REALTY Through Its Partners 1) MR. VILAS MADANLA KOTHARI, 2) MR. PRASHANT KRISHNAKANT THAKUR The New Licensee on the third part. The said Tripartite Agreement Dated 12/01/2016 made and executed by and between the parties is duly registered before the Sub-Registrar of Assurances Panvel 2, under Serial No. PVL2-403-2016 Receipt No. 574 dated 12/01/2016. And the CIDCO Ltd has transferred the said plot in the name of M/S NEEL REALTY Through Its Partners 1) MR. VILAS MADANLA KOTHARI, 2) MR. PRASHANT KRISHNAKANT THAKUR The as the licensees in their records of right and accordingly issued letter dated 11/01/2016 bearing No-सिडको/वसाहत/साटयो/उलवे /२२६/२०१६/४०५५.





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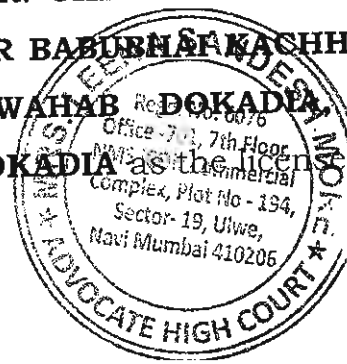
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d) It is further observed from the document placed before me that said new licensees **M/S NEEL REALTY Through Its Partners 1) MR. VILAS MADANLA KOTHARI, 2) MR. PRASHANT KRISHNAKANT THAKUR** have sold and transferred all its leasehold right, title and interest in and over the aforesaid plot of land to **M/S AMARA ICON LLP Through Its Partner 1) MR. CHINTAN MUKESHKUMAR MATHUKIYA 2) MR. RAMESHKUMAR BABUBHAI KACHHADIYA 3) MR. MOHAMED ANAS ABDUL WAHAB DOKADIA, 4) MR. MOHAMED MAAZ ABDUL WAHAB DOKADIA** by obtaining the required permission from CIDCO of Maharashtra Ltd and accordingly the Tripartite Agreement Dated 15/03/2021 is made and executed between the **CIDCO LTD** on one part **M/S NEEL REALTY Through Its Partners 1) MR. VILAS MADANLA KOTHARI, 2) MR. PRASHANT KRISHNAKANT THAKUR** on the second part and **M/S AMARA ICON LLP Through Its Partner 1) MR. CHINTAN MUKESHKUMAR MATHUKIYA 2) MR. RAMESHKUMAR BABUBHAI KACHHADIYA 3) MR. MOHAMED ANAS ABDUL WAHAB DOKADIA, 4) MR. MOHAMED MAAZ ABDUL WAHAB DOKADIA** On The Third Part. The said tripartite agreement dated 15/03/2021 made and executed between the parties is Duly Registered Before The Sub-Registrar Panel- 4, on 15/03/2021 under the Receipt No 3718, And Document Serial No – PVL4-3391-2021 And the CIDCO Ltd has transferred the said Plot No- 26, Sector- 17, Admeasuring About 1249.62 Sq.Mtrs, Ulwe, Taluka-Panvel, District-Raigad in the name of **M/S AMARA ICON LLP Through Its Partner 1) MR. CHINTAN MUKESHKUMAR MATHUKIYA 2) MR. RAMESHKUMAR BABUBHAI KACHHADIYA 3) MR. MOHAMED ANAS ABDUL WAHAB DOKADIA, 4) MR. MOHAMED MAAZ ABDUL WAHAB DOKADIA** as the licensees in their





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records of right and accordingly issued letter dated 18/03/2021 bearing No. सिडको/वसाहत/साटयो/उलवे/२२६/२०२१/८९३५.

e) It is further observed form the document placed before me that CIDCO of Maharashtra Ltd has granted development permission to of **M/S NEEL REALTY Through Its Partners 1) MR. VILAS MADANLAL KOTHARI, 2) MR. PRASHANT KRISHNAKANT THAKUR** to construct residential units on the aforesaid plot of land consisting of Ground Plus 12 Floors, and accordingly issued Commencement Certificate Dated 12/11/2020 bearing no – CIDCO/BP-17663/TPO(NM & K)/2020/7850.

3) Search report for 30 years from 1992 – 2021.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property **Plot No – 26, Sector No – 17, Ulwe, Taluka – Panvel, District – Raigad, Admeasuring About 1249.62 Sq.Mtrs** I, am of the opinion that title of **M/S AMARA ICON LLP** Through Its Partner **1) MR. CHINTAN MUKESHKUMAR MATHUKIYA 2) MR. RAMESHKUMAR BABUBHAI KACHHADIYA 3) MR. MOHAMED ANAS ABDUL WAHAB DOKADIA, 4) MR. MOHAMED MAAZ ABDUL WAHAB DOKADIA** to sale, assign, and transfer and /construct, Share in said plot , and sale Residential And Commercial , in the building constructed Ground + 12 floor on the said plot And The Said Plot Is free, Clear, legal, Marketable And Free Form All Encumbrances.





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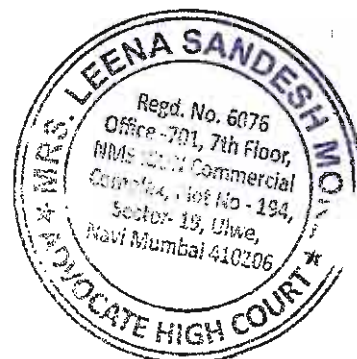
Date : 22 | 03 | 2021

SEARCH IN SUB-REGISTRAR'S OFFICE:

I Have taken search in respect of the said property for the last 30 years that is form 1992 to 2021, in office of The Joint Sub-Registrar Panvel 1,2,3,4 & 5, and in The Register Index II, The Original Copy of the same is enclosed with this report, where in no adverse entry is found in the records pertaining to the said property.

I did not found any entry regarding conveyance or any other transaction whatsoever nature in respect of the above mentioned property.

- a) **In the Year 1992 :- NIL**
- b) **In the Year 1993 :- NIL**
- c) **In the Year 1994 :- NIL**
- d) **In the Year 1995 :- NIL**
- e) **In the Year 1996 :- NIL**
- f) **In the Year 1997 :- NIL**
- g) **In the Year 1998 :- NIL**
- h) **In the Year 1999 :- NIL**
- i) **In the Year 2000 :- NIL**
- j) **In the Year 2001 :- NIL**
- k) **In the Year 2002 :- NIL**
- l) **In the Year 2003 :- NIL**
- m) **In the Year 2004 :- NIL**





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Date : 22/08/2021

- n) **In the Year 2005 :- NIL**
- o) **In the Year 2006 :- NIL**
- p) **In the Year 2007 :- NIL**
- q) **In the Year 2008 :- NIL**
- r) **In the Year 2009 :- NIL**
- s) **In the Year 2010 :- NIL**
- t) **In the Year 2011 :- NIL**
- u) **In the Year 2012 :- NIL**
- v) **In the Year 2013 :- NIL**
- w) **In the Year 2014 :- NIL**
- x) **In the Year 2015 :-**

Agreement To Lease Dated 08/09/2015 executed between **CIDCO LTD** party of The First Part and **Shri Moreshwar Raghunath Deshmukh** therein referred to as "The Original Licensee" party of The Second Part and same was duly register in The Office Joint Sub Registrar At Panvel -2 under Serial No. PVL2-7660-2015 Dated: 09/09/2015, Receipt No 9009.





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Date : 22/03/2021

y) **In the Year 2016 :-**

Tripartite Agreement dated executed between **CIDCO LTD** The First Part and **Shri Moreshwar Raghunath Deshmukh** therein referred to as "The Original Licensee" party of The Second Part and **M/S NEEL REALTY Through Its Partners 1) MR. VILAS MADANLAL KOTHARI, 2) MR. PRASHANT KRISHNAKANT THAKUR** . therein referred to as The New Licensees party of the third part and same was duly registered under Serial No. PVL2-403-2016 Receipt No. 574 dated 12/01/2016.

z) **In the Year 2017 :-**

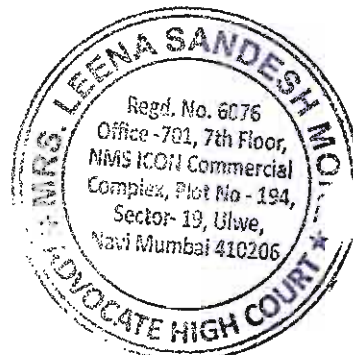
aa) **In the Year 2018 :-**

bb) **In the Year 2019 :-**

cc) **In the Year 2020 :-**

dd) **In the Year 2021 :-**

Tripartite Agreement dated executed between **CIDCO LTD** The First Part and **M/S NEEL REALTY Through Its Partners 1) MR. VILAS MADANLAL KOTHARI, 2) MR. PRASHANT KRISHNAKANT THAKUR** party of The Second Part and **M/S AMARA ICON LLP** Through Its Partner **1) MR. CHINTAN MUKESHKUMAR MATHUKIYA 2) MR. RAMESHKUMAR BABUBHAI KACHHADIYA 3) MR. MOHAMED**





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ANAS ABDUL WAHAB DOKADIA, 4) MR. MOHAMED MAAZ ABDUL WAHAB DOKADIA party of The Third Part. The Tripartite Agreement registered under Panvel- 4 vide Serial No. PVL4-3391-2021 Receipt No. 3718 dated 15/03/2021.

Dated this 22nd day of March 2021

Hence this certificate.

MRS. LEENA SANDESH MORE
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Office -701, 7th Floor, NMS ICON
Commercial Complex, Plot No - 194,
Sector- 19, Ulwe, Navi Mumbai 410206
Mob. No. 8422933900

Place :- Navi Mumbai

Date :- 22/03/2021





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Ref. No. 9038/2021

Date : 22/03/2021

FLOW OF THE TITLE OF THE SAID LAND

**Title clearance Certificate with respect to Plot No – 26,
Sector No – 17, Ulwe, 12.5% Taluka – Panvel, District –
Raigad, admeasuring about 1249.62 sq. mtrs**

On Or Towards North By : Plot No – 27
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On Or Toward East By : 24.00m Wide Road
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1) M/S AMARA ICON LLP Through Its Partner **1) MR. CHINTAN MUKESHKUMAR MATHUKIYA 2) MR. RAMESHKUMAR BABUBHAI KACHHADIYA 3) MR. MOHAMED ANAS ABDUL WAHAB DOKADIA, 4) MR. MOHAMED MAAZ ABDUL WAHAB DOKADIA** the said Tripartite Agreement registered under Panvel- 4 vide Serial No. PVL4-3391-2021 Receipt No. 3718 dated 15/03/2021.

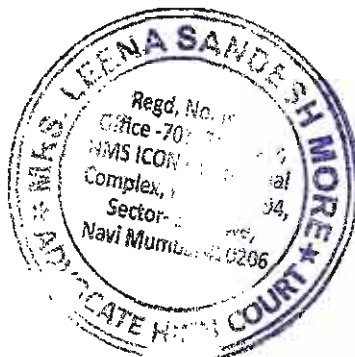
2) Mutation Entry No. NA

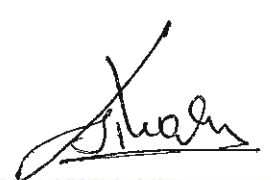
3) Search report for 30 years from 1992 – 2021 last 30 years that is form 1992 to 2021, in office of The Joint Sub-Registrar Panvel 1,2,3,4 & 5, and in The Register Index II

Dated this 22 day of March 2021

Place :- Navi Mumbai

Date :- 22/03/21




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