

Mrs. Vandana N. Dalvi

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ADVOCATES HIGH COURT & NOTARIES (GOVT. OF INDIA)

OFFICE : 12, Prabhat Centre, Sector-1A, C.B.D., Belapur, Navi Mumbai - 400 614. (O): 022 - 66099908

Ref. No.

Date: 15/11/16.

TITLE CERTIFICATE

SCHEDULE OF PROPERTY

All that piece of land bearing Plot No. 55A, Sector-3, Karanjade, Navi Mumbai, Tal. Panvel, Dist. Raigad, containing by measurement 2099.48 Sq. Mtrs. Or thereabout and bounded as follows, that is to say :-

ON OR TOWARDS NORTH BY :

N OR TOWARDS SOUTH BY : Plot No. 55

ON OR TOWARDS EAST BY : Prop. 37.00 Mtr. Wide channel

ON OR TOWARDS WEST BY : Plot No. 38 & 39 (Electric Line)

(Hereinafter referred to as " SAID PLOT ")

We have investigated the title of **M/S. PRIME HOMES**, having address at Shop No. 12, Ajinkyatara C.H.S., Plot No. 18/24, Sector-6A, Kamothe, Navi Mumbai, as to the marketability of the aforesaid plot.

We have perused the documents produced before us and we observed that The Corporation is the New Town Development authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under sub-section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "MRTP Act.").



It is further observed from the documents placed before us that The State Government in pursuant to Section 113(A) of the said Act acquiring lands described therein and vesting such lands in corporation for development and disposal.

It is further observed from the documents placed before us that by an Agreement to Lease dated 14.08.2015, CIDCO Of Maharashtra Ltd. agreed to lease a piece of land bearing Plot No. 55A, Sector-3, situated at Karanjade, Navi Mumbai, Tal. Panvel, Dist. Raigad containing by admeasuring about 2099.48 Sq. Mtrs. (hereinafter referred to as the said PLOT) to (1) **SHRI. NAMDEV HIRU FADKE,** (2) **SHRI. ANANTA HIRU FADKE,** (3) **SHRI. KASHINATH BALU GAIKAR,** (4) **SHRI. PARSHURAM BALU GAIKAR,** (5) **SHRI. RAGHUNATH BALU GAIKAR,** (6) **SHRI. JANARDHAN NAGU FADKE,** (7) **SHRI. BALKRISHNA NAGU FADKE,** (8) **SMT. PARVATI BABAN KARNEKAR,** (9) **SMT. VANITA NAGU BAIKAR,** (10) **SMT. GULAB GAJANAN DAVANE,** (11) **SMT. SUVARNA SUBHASH GAIKAR,** (12) **SHRI. HEMANT JANARDHAN GAIKAR,** (13) **SAU. ALKA @ SEEMA SANJAY JAMBHALE,** (14) **SHRI. JAIDEEP JANARDHAN GAIKAR,** (15) **SMT. TARA RAMCHANDRA GAIKAR,** (16) **SMT. YAMUNA RAMCHANDRA GAIKAR @ SHOBHA SHANTARAM BHAGAT,** (17) **SMT. HIRABAI RAMCHANDRA GAIKAR @ HIRABAI BHAGWAN BHOIR,** (18) **SAU. RAJANI @ RANJANA DHARMA PATIL,** (19) **SHRI. SANJAY BUDHAJI GHARAT,** (20) **SHRI. MILIND BUDHAJI GHARAT,** (21) **SHRI. ROSHAN SURESH GAIKAR,** (22) **SAU. RAJASHRI SANJAY KHUTLE,** (23) **SAU. PUJA DILIP KHUTLE,** (24) **SAU. SARITA**



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MANGESH KHUTLE, (25) SMT. SHANTABAI SADASHIV PHADKE, (26) SHRI. SANDIP SADASHIV PHADKE, (27) SMT. SNEHLATA @ SAKRU SADASHIV PHADKE, (28) SHRI. SHASHIKANT SADASHIV PHADKE, (29) SHRI. SURAJ SADASHIV PHADKE, (30) SMT. YAMUNABAI KANU PATIL, (31) SHRI. MANOJ SURESH GAIKAR, (Hereinafter referred to as the Original Licensees) And accordingly the possession of the said plot was given to them by Asstt. Land and Survey officer, CIDCO LTD., Navi Mumbai.

It is further observed from the documents placed before us that the said Agreement to Lease dated 14.08.2015 is duly stamped and registered with the Jt. Sub Registrar Panvel- 4, on 03.09.2015, under receipt no. 12332 & document sr. no. PVL4/11077/2015.

It is further observed from the documents placed before us 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. PRIME HOMES**, through its partners **(1) MR. RAMESH NANA MHATRE, (2) MR. AKHLAQUE HUSSAIN DAWOOD KHOT, (3) MR. RASHID JAMALUDDIN KHAN, (4) MR. MADAN BAMA MHATRE, (5) RAJESH PARSHURAM MHATRE, (6) HIRJI BAU PATEL, (7) MR. RAMESH HIRJI PATEL,** after obtaining the required permission from the CIDCO of Maharashtra Ltd. And after complying with the necessary formalities with that regard.



It is further observed from the documents placed before us that accordingly the Tripartite Agreement dated 29.10.2015 is made and executed between the CIDCO LTD. On the one part, The Original Licensees on the second part and **M/S. PRIME HOMES** as the New Licensee on the third part.

It is further observed from the documents placed before us that the said Tripartite Agreement dated 29.10.2015 made and executed by and between the parties is duly registered before the Sub-Registrar of Assurance Panvel- 2 on 02.11.2015 under receipt no. 11580, and documents serial no. PVL 2- 9188 /2015.

It is further observed from the documents placed before us that pursuant to the said registered Tripartite Agreement dated 02.11.2015 the CIDCO LTD. has transferred the said plot in the name of **M/S. PRIME HOMES**, as the Licensee in their records of right and accordingly issued letter dated 05.11.2015, bearing No. CIDCO/VASAHAT/12.5%SCHEME/KARANJADE/131/2015/2512.

It is further observed from the documents placed before us that the CIDCO of Maharashtra Ltd. has approved the plan of the building to be constructed on the aforesaid plot of land and accordingly issued commencement certificate dated 26.10.2016, under ref. no. CIDCO/BP-15157/TPO (NM & K)/2016/1076, to **M/S. PRIME HOMES** for constructing the Residential building on the aforesaid plot consisting of Ground plus 7 upper floors on the terms and conditions contained therein.



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Relying upon the documents produced before us with that regard we are of the opinion that the title **M/S. PRIME HOMES**, in respect of the Plot No. 55A, Sector-3, Karanjade, Navi Mumbai, Tal. Panvel, Dist. Raigad, admeasuring about 2099.48 Sq. Mtrs is CLEAR AND MARKETABLE subject to the terms and conditions of the lease agreement.

Hence this certificate

Date: 15/11/16

SURESH N. KAMBLE
ADVOCATE & NOTARY (Govt. of India)
Off-12, Prabhat Centre, Sector - 1A,
CBD-Belapur, Navi Mumbai - 400614