

Adv. Mahesh G. Bhagat

ADVOCATE HIGH COURT, B.A. LLB

OFFICE: SHOP NO.22, PLOT NO.51, SECTOR NO.9, KALPATARU COMPLEX, KHANDA COLONY, TAL-PANVEL, DIST-RAIGAD - 410206. MOB 8652034703

Date: -03/08/2022

To

Maha Rera

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to "HMD APARTMENT" PLOT NO. 46, 47 AND 49, IN SECTOR NO. 10, TALOJA PANCHNAND, NAVI MUMBAI, TAL. PANVEL, DIST. RAIGAD (hereinafter referred as the "said plot")

I have investigated the title of the said plot on the request of M/S. HMD DEVELOPERS, through its Partners 1)MR. DAWOOD AKBAR DUDUKE, 2)MR. AMIR ABDUL RAZZAQUE HAMDULE, 3)MR. WASIM ABDUL KADIR FAQUI, 4)MR. IMRAN YUSUF MUKADAM, and following documents i.e. :-

1)DISCRIPTION OF PROPERTY

Piece and parcel of land known as at- "HMD APARTMENT" PLOT NO. 46, 47 AND 49, IN SECTOR NO. 10, TALOJA PANCHNAND, NAVI MUMBAI, TAL. PANVEL, DIST. RAIGAD thereabout and bonded as follow that is to say -

2) The documents of allotment of plot.



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A) I perused the copy of the registered **Agreement to Lease** dated **04/02/2020**, entered into the **Original Licensees 1)SHRI. ABHISHEK MADHAV @ MAHADEV KADAM**, Resident at- HOUSE NO.30/B, PO-KOYANAVELE, GHOT CAMP, TAL-PANVEL, DIST-RAIGAD **2)SMT. MEGHA @ MEGHALI MAHESH KADAM**, Resident at- E/06/14, JIVAN SHANTI COLONY, SANTAKRUZ, MUMBAI and the **CIDCO Ltd., (Owners)** whereby the Original Licensees agreed to accept the Lease **Plot No. 46**, in **Sector No. 10**, admeasuring **99.79 Sq.Mtrs.** (under the **12.5% Gaothan Expansion Scheme**) at **Taloja Panchnand, Navi Mumbai, Taluka Panvel, Dist. Raigad**, for period of **60 years** for development of building for residential-cum- commercial purpose, and in pursuance whereof Corporation handed over possession thereof to the said Licensee to construct the building / s thereon The said Lease Agreement was duly registered on Sub-Registrar of Assurances, Panvel-2, under Document No. **PVL-2-1875-2020** dated **07/02/2020**.

B) I perused the copy of registered **Tripartite Agreement** Original Allottees **1)SHRI. ABHISHEK MADHAV @ MAHADEV KADAM**, **2)SMT. MEGHA @ MEGHALI MAHESH KADAM** have transferred and assigned all their



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leasehold rights in respect of the said That the Corporation having granted permission to transfer the **Plot No. 46** in favour of **M/S. HMD DEVELOPERS**, a Partnership Firm, registered under the Provisions of **Indian Partnership Act, 1932**, through its Partners **1)MR. DAWOOD AKBAR DUDUKE, 2)MR. AMIR ABDUL RAZZAQUE HAMDULE, 3)MR. WASIM ABDUL KADIR FAQUI, 4)MR. IMRAN YUSUF MUKADAM**, Adults, Indian Inhabitants, having its **Office** at -NS View, Shop No. 5, Plot No. 147/148, Sector 10, Taloja, Phase 1, Near National Bank, Tal. Panvel, District - Raigad, State Maharashtra, Pincode 410208. therein referred to as '**NEW LICENSEES' Tripartite Agreement** entered between **M/s. City and Industrial Development Corporation of Maharashtra Limited (CIDCO Ltd.,) M/S. HMD DEVELOPERS**, the **NEW LICENSEE** is in occupation and legal title possession of the **Plot No. 46, in Sector No. 10, admeasuring 99.79 Sq.Mtrs. (under the 12.5% Gaothan Expansion Scheme)** at **Taloja Panchnand, Navi Mumbai, Taluka Panvel, Dist. Raigad**, the said Tripartite Agreement also duly registered at the Office of Sub Registrar of Assurances Panvel-4 vide Receipt No. 720, Document No. **PVL-4-650-2021, dated 15/01/2021.**



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C) I perused the copy of the registered **Agreement to Lease** dated **10/02/2020**, entered into between the **Original Licensees SHRI. SHIVRAM NARAYAN KENI**, Resident at- PETHALI, POST-TALOJA, TAL-PANVEL, DIST-RAIGAD and the **CIDCO Ltd., (Owners)** whereby the Original Licensees agreed to accept the Lease **Plot No. 47, in Sector No. 10**, admeasuring **99.85 Sq.Mtrs.** (under the **12.5% Gaothan Expansion Scheme**) at **Taloja Panchnand, Navi Mumbai, Taluka Panvel, Dist. Raigad**, for period of **60 years** for development of building for residential-cum- commercial purpose, and in pursuance whereof Corporation handed over possession thereof to the said Licensee to construct the building / s thereon The said Lease Agreement was duly registered on Sub-Registrar of Assurances, Panvel-4, under Document No. **PVL-4-2079-2020 dated 24/02/2020**.

D) I perused the copy of registered **Tripartite Agreement** Original Allottees **SHRI. SHIVRAM NARAYAN KENI** have transferred and assigned all their leasehold rights in respect of the said That the Corporation having granted permission to transfer the **Plot No. 47** in favour of **M/S. HMD DEVELOPERS**, a Partnership Firm, registered under the Provisions of **Indian Partnership Act, 1932**, through its Partners **1)MR. DAWOOD AKBAR DUDUKE, 2)MR. AMIR ABDUL RAZZAQUE HAMDULE, 3)MR.**



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WASIM ABDUL KADIR FAQUI, 4)MR. IMRAN YUSUF MUKADAM, Adults, Indian Inhabitants, having its Office at- NS View, Shop No. 5, Plot No. 147/148, Sector 10, Taloja, Phase 1, Near National Bank, Tal. Panvel, District - Raigad, State Maharashtra, Pincode 410208. therein referred to as 'NEW LICENSEES' Tripartite Agreement entered between **M/s. City and Industrial Development Corporation of Maharashtra Limited (CIDCO Ltd.), M/S. HMD DEVELOPERS,** the NEW LICENSEE is in occupation and legal title possession of the Plot No. 47, in Sector No. 10, admeasuring 99.79 Sq.Mtrs. (under the 12.5% Gaothan Expansion Scheme) at Taloja Panchnand, Navi Mumbai, Taluka Panvel, Dist. Raigad, the said Tripartite Agreement also duly registered at the Office of Sub Registrar of Assurances Panvel-4 vide Receipt No. 7923, Document No. PVL-4-7304-2020, dated 02/12/2020.

E) I perused the copy of the registered Agreement to Lease dated 04/02/2020, entered into between the Original Licensees 1)SHRI. MAHESH MAHENDRA KADAM, 2)SMT. SUSHMA ASHOK SHINDE, Resident at- TALOJA, TAL-PANVEL, DIST-RAIGAD and the CIDCO Ltd., (Owners) whereby the Original Licensees agreed to accept the Lease Plot No. 49, in Sector No. 10, admeasuring 99.75 Sq.Mtrs. (under 12.5%



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Gaothan Expansion Scheme) at Taloja Panchnand, Navi Mumbai,

Taluka Panvel, Dist. Raigad, for period of 60 years for development of building for residential-cum- commercial purpose, and in pursuance whereof Corporation handed over possession thereof to the said Licensee to construct the building / s thereon The said Lease Agreement was duly registered on Sub-Registrar of Assurances, **Panvel-2, under Document No. PVL- 2-1912-2020 dated 10/02/2020.**

F) I perused the copy of registered **Tripartite Agreement** Original Allottees

1)SHRI. MAHESH MAHENDRA KADAM, 2)SMT. SUSHMA ASHOK SHINDE have transferred and assigned all their leasehold rights in respect of the said That the Corporation having granted permission to transfer the **Plot No. 49** in favour of **M/S. HMD DEVELOPERS**, a Partnership Firm, registered under the Provisions of **Indian Partnership Act, 1932**, through its Partners 1)MR. DAWOOD AKBAR DUDUKE, 2)MR. AMIR ABDUL RAZZAQUE HAMDULE, 3)MR. WASIM ABDUL KADIR FAQUI, 4)MR. IMRAN YUSUF MUKADAM, Adults, Indian Inhabitants, having its **Office at-** NS View, Shop No. 5, Plot No. 147/148, Sector 10, Taloja, Phase 1, Near National Bank, Tal. Panvel, District - Raigad, State Maharashtra, Pincode 410208. therein referred to as '**NEW LICENSEES**' **Tripartite Agreement** entered between **M/s. City**



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and Industrial Development Corporation of Maharashtra Limited (CIDCO Ltd.,) M/S. HMD DEVELOPERS, the NEW LICENSEE is in occupation and legal title possession of the Plot No. 49, in Sector No. 10, admeasuring 99.75 Sq.Mtrs. (under 12.5% Gaothan Expansion Scheme) at Taloja Panchnand, Navi Mumbai, Taluka Panvel, Dist. Raigad, the said Tripartite Agreement also duly registered at the Office of Sub Registrar of Assurances Panvel-4 vide Receipt No. 8017, Document No. PVL-4-7396-2020, dated 03/12/2020.

G) I perused the copy of M/S. HMD DEVELOPERS have obtained permission for amalgamation of all the aforesaid Plots bearing Plot No. 46, 47 and 49, in Sector No. 10, totally 299.39 Sq.Mtrs., situated at Taloja Panchnand, Tal. Panvel, Dist. Raigad, from CIDCO Ltd. vide its Letter bearing Ref. No. CIDCO/Vasahat/Satyo/Taloja/344+1065+1079/2021/E-84338 dated 23/12/2021.

H) I perused the copy of The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its Development Permission Cum Commencement Certificate under Reference No. CIDCO/BP-18071/TPO (NM & K)/2022/ 9452, dated 30/06/2022 granted its permission to develop the said plots and to construct a building on the



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said plots subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.

3) Search report for 30 years from 1993 .till 2022

.On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **M/S. HMD DEVELOPERS**, through its Partners **1)MR. DAWOOD AKBAR DUDUKE, 2)MR. AMIR ABDUL RAZZAQUE HAMDULE, 3)MR. WASIM ABDUL KADIR FAQUI, 4)MR. IMRAN YUSUF MUKADAM**, is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

"HMD APARTMENT" PLOT NO. 46, 47 AND 49, IN SECTOR NO. 10, TALOJA PANCHNAND, NAVI MUMBAI, TAL. PANVEL, DIST. RAIGAD Qualifying comments/remarks if any

The report reflecting the flow of the title of the **M/S. HMD DEVELOPERS**, through its Partners **1)MR. DAWOOD AKBAR DUDUKE, 2)MR. AMIR ABDUL**



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RAZZAQUE HAMDULE, 3)MR. WASIM ABDUL KADIR FAQUI, 4)MR. IMRAN

YUSUF MUKADAM on the said land is enclosed herewith as annexure.

Place: Panvel

Date:



Adv. MAHESH G. BHAGAT
BA. LL.B
Advocate Bombay High Court
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Sec-9, Khanda Colony, New Panvel(W) 410206

