



Mr. Sanket Vijay Dalvi

B. Com, LL.B.

ADVOCATE

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Date : 29 JUL 2022

To,

MAHARERA

Housefin Bhavan ,

Plot No. C-21, E-Block,

Bandra Kurla Complex,

Bandra (E) , Mumbai -400051

LEGAL TITLE REPORT

Sub- Title Certificate with respect to Property bearing Plot No.248F,
containing by measurement 849.97 Sq. Mtrs. at Sector No-17, at Ulwe, of
12.5% (Erstwhile Gaothan Expansion Scheme), Scheme Taluka-Panvel,
District- Raigad. (hereinafter referred to as "SAID PLOT").

I have investigated the Title of the Said Plot on the request of Promoter-
M/s. GURUKRUPA INFRATECH a registered Partnership firm through
its Partner **1) Mr. JAYESH LALJI PATEL & 2) Mr. LALJI AMBAVI PATEL**,
(hereinafter referred to as "PROMOTER") having office address at B-1401,
Neelkanth Heights, Plot No.12/13, Sector-08, Ghansoli, Navi Mumbai., Taluka
& District-Thane, Navi Mumbai, on the basis of following documents i.e.:-



1) Description of the Property :-

All that Piece And Parcel Of Land known as Plot No.248F, Sector No-17, at Ulwe, 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, Taluka-Panvel, District-Raigad., containing by measurement 849.97 Sq. Mtrs., or thereabout and bounded as follows,

On or towards the North by - Plot No.249 C

On or towards the South by - Proposed 9.mtrs wide road

On or towards the East by - Proposed 11.mtrs wide road

On or towards the West by - Plot No. 248 E.

Falling within the Sub-registrar of assurances of Taluka-Panvel & District-Raigad.

2) The Documents of Said Plot :-

a) Copy of an Allotment letter dated 12/2/2019 issued by CIDCO LTD.

b) Copy of an Agreement to Lease dated 26/2/2019 registered on 27/2/2019 bearing document which is at Serial No. PVL4-2183-2019, Receipt No.2568 dated 27/2/2019, which is entered and executed between M/s.CIDCO Ltd, therein referred to as Corporation as the First Part and Smt. Madhubai Ramdas Thakur & 8 ors as the Licensee as the Other Part therein.



- c) Copy of Transfer Permission dated 22/11/2021 issued by CIDCO Ltd.
- d) Copy of Tripartite Agreement dated 24/11/2021 registered on 25/11/2021 bearing document at serial No. PVL-5-14902-2021, Receipt No.15621 dated 25/11/2021.
- e) Copy of Final Transfer Order dated 26/11/2021 bearing Ref. No. CIDCO/VASAHAT/SATYO/ULWE/171/E-77111/936 issued by CIDCO Ltd.
- f) Copy of Commencement Certificate (Development Permission) No. CIDCO/BP-18013/TPO(NM&K)/2022/9457 dated 30/6/2022 issued by Associate Planner of M/s. CIDCO Ltd.
- g) Copy of Decree passed in Special Civil Suit No.153/2005 on 21/11/2005 by the Hon'ble Civil Judge Senior Division, Panvel.
- h) Copy of an Order dated 31/11/2012 passed below Exhibit-1 In Special Darkhast/Execution No.14/2009, in which Advocate Shri. Dhanraj Kashinath Keni is appointed as a Court Commissioner.
- i) Copy of Deed of Assignment Cum dated 19/01/2021 was entered and executed by and between Shri. Sachin Omprakash Agarwal and M/s. Pushpak Enterprises and M/s. GURUKRUPA INFRATECH.



j) Copy of an application along with its Order dated 06/05/2021 passed below Exhibit-37 in Special Darkhast/Execution No.14/2009.

k) Copy of an application along with its Order passed below Exhibit- 42 in Special Darkhast/Execution No.14/2009.

l) Copy of Statement/Affidavit filed by M/s. Pushpak Enterprises stating their NO Objection to Transfer the Said Plot of land solely in favour of **M/s. GURUKRUPA INFRATECH.**

m) Copy of Final Transfer order dated 26/11/2021 in respect of Said Plot bearing Ref. No. CIDCO/ESTATE/ SATHYO/ULWE/171/E-77111/936 in favour of **M/s. GURUKRUPA INFRATECH** issued by CIDCO Ltd.

n) Copy of Development Permission vide Commencement Certificate Ref. No. CIDCO/BP-18013 /TPO (NM&K) /2022/9457 dated 30/6/2022 issued by CIDCO.

o) Copy of Exhibit-1 of Special Civil Suit No. 79/2012, filed by Shri. Atul Chandrakant Lavekar filed before the Hon'ble Civil Judge Senior Division, Panvel.

p) Copy of Exhibit-1 of Special Darkhast No.42/2014 filed by Mr. Gudusab Ramjan Mujawar, the Proprietor of Fiza Construction Company pending for adjudication before the Hon'ble Civil Judge Senior Division, Panvel.



3) Search Report for 15 years from 2008 till 2022 at the office of Sub-Registrar, Panvel (Office No.1, 2, 3 4 & 5).

4) Owners of the Said Plot-

i) By virtue of Agreement to Lease dated 26/2/2019 registered on 27/2/2019, the Original Licensee of the Said Plot of Land is Smt. Madhubai Ramdas Thakur & 8 ors.

ii) By virtue of Tripartite Agreement dated 24/11/2021 registered on 25/11/2021, New Licensee of the Said Plot of Land is - **M/s. GURUKRUPA INFRATECH, a registered Partnership firm through its Partners 1) Mr. JAYESH LALJI PATEL & 2) Mr. LALJI AMBAVI PATEL .**

5) Qualifying Comments/ Remarks-

a) The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "**M/s.CIDCO LTD**") is Government Company wholly owned by the state Government incorporated under the Companies Act, 1956 having its registered office at "Nirmal" 2nd floor, Nariman Point, Mumbai -400021 and is also New Town Development Authority declared for the area designated as a site of the new town of Navi Mumbai by the state Government in exercise of its power under Sub- Section (1) and (3-A) of Section 113 of Maharashtra Regional and Town Planning Act, 1966.



b) That the Original Land Owner viz. **1) Late Shri. Kishor Shiva Mhatre , 2) Late Smt. S hahubai Manik Thakur & 3) Smt. Mahadubai Ramdas Thakur** (hereinafter referred to as Project Affected Person) whose land of Village-Nhave, Taluka- Panvel & District-Raigad being Unit Case No.543, Survey No .A, Hissa No.675, admeasuring 0-72-0 and Survey No. A, Hissa No. 678, admeasuring 0-27-2 is been acquired by the Special Land Acquisition Officer, Panvel and the same is handed over the same to M/s. CIDCO Ltd for the development of New Town of Navi Mumbai and as per the scheme of 12.5%, the Project Affected Person or their legal heirs are entitled to the Plot of Land on Transferable Lease at Ulwe Node in Taluka- Panvel & District-Raigad.

c) Accordingly the Project Affected Person were entitled for the plot of land admeasuring 849.97 Sq. Mtrs. at the Node of Ulwe, Taluka-Panvel, & District-Raigad as per their eligibility under 12.5% scheme of CIDCO Ltd.

d) Thereafter M/s.CIDCO LTD has issued allotment letter dated 12/2/2019 in respect of Said Plot to the legal heirs of the Project Affected Persons viz 1) Smt. Mahadubai Ramdas Thakur, 2) Shri. Padmakar Manik Thakur, 3) Smt. Janabai Baliram Patil, 4) Shri. Namdev Kishor Mhatre, 5) Smt. Bhimabai Hiralal Mhtre, 6) Smt. Sugandha Hiralal Mhtre @ Sugandha Navanath Mhtre, 7) Smt. Geeta Dasharath Thakur, 8) Smt. Indu Narayan Thakur, 9) Smt. Prema Sundar Madhavi (hereinafter referred to as "Original Licensees") with the various terms and conditions enumerated therein, with the



payment of Lease premium and other necessary charges of Rs.32,433.88/- (Rupees Thirty Two Thousand Four hundred Thirty Three Rupees Eighty Eight paise only) in respect of the Said Plot, which is also been paid by Project Affected Person to M/s. CIDCO LTD.

e) Thereafter by Agreement to Lease dated 26/2/2019 registered on 27/2/2019 bearing document which is at Serial No. PVL4-2183-2019, Receipt No.2568 dated 27/2/2019, which is entered and executed between M/s.CIDCO Ltd, therein referred to as Corporation as the First Part and Smt. Madhubai Ramdas Thakur & 8 Others as the Licensee as the Other Part therein and by virtue of Agreement To Lease dated 26/2/2019, the Original Licensees has acquired a lease hold rights in respect of Said Plot with the terms and conditions contained therein.

f) Due to paucity of funds and lack of requisite knowledge and constructions , the Original Licensees decided to transfer their leasehold rights in favour of Shri. Sachin Omprakash Agarwal and accordingly an Agreement dated 15/8/2005 was entered and executed between Original Licensees and Shri. Sachin Omprakash Agarwal in respect of Said Plot of land which is to be allotted in lieu of their acquired land of Village-Nhave, Taluka-Panvel, District-Raigad vide CIDCO office File No.171-Nhave.

g) The Original Licensees failed to perform their part of obligation under the Agreement dated 15/8/2005 in favour of Shri. Sachin Omprakash Agarwal



and hence Shri. Sachin Omprakash Agarwal has filed a Special Civil Suit No. 153/2005 before the Hon'ble Civil Judge Senior Division, Panvel against the Original Licensees for Specific Performance of an Agreement dated 15/8/2005.

h) That during pendency of the Special Civil Suit No.153/2005, settlement was arrived between the parties therein and Compromise Purshsis was filed on record and accordingly the Special Civil Suit No.153/2005 was Decreed on 21/11/2005 in view of the Consent Terms filed on record.

i) Thereafter the Original Licensees have entered and executed an Agreement dated 5/11/2010 in respect of the Said Plot with Smt. Smita M. Mhatre, the Proprietor of M/s. Ekvira Enterprises who has parted a part consideration amount in respect of the said plot to the Original Licensees but due to financial crunch and inability to complete the transaction, Smt. Smita M. Mhatre, the Proprietor M/s. Ekvira Enterprises with the consent of Original Licensees entered & executed an Agreement dated 27/03/2017 with the M/s. Pushpak Enterprises, a Partnership Firm through its Partner-Shri. Sachin Baban Shinde & Shri. Pankaj Phulpagar for a valuable consideration.

j) Since M/s. Pushpak Enterprises is in the business of real estate and trading of the open plots of land and accordingly to earn a profit, the partners of M/s. Pushpak Enterprises sold the said plot to the Promoter



herein - M/s. GURUKRUPA INFRATECH a registered Partnership firm through its Partner 1) Mr. JAYESH LALJI PATEL & 2) Mr. LALJI AMBAVI PATEL.

k) In the mean time Shri. Sachin Omprakash Agarwal who was a Decree Holder has filed a Special Darkhast/Execution No.14/2009 before the Hon'ble Civil Judge Senior Division, Panvel for execution of Consent Decree passed in Special Civil Suit No.153/2005.

l) In Special Darkhast/Execution No.14/2009, the Hon'ble Civil Judge Senior Division, Panvel was pleased to appoint Advocate Shri. Dhanraj Kashinath Keni as a Court Commissioner on behalf of Judgement Debtors i.e Project Affected Person (Original Licensees) by an Order dated 30/11/2012, which is passed below Exhibit-1 to transfer the Said Plot of land in favour of Shri. Sachin Omprakash Agarwal by executing a registered a Tripartite Agreement at the office of CIDCO Ltd as well as at the office of Jt. Sub-Registrar, Panvel.

m) In the meantime, the Partners of M/s. Pushpak Enterprises approached to Shri. Sachin Omprakash Agarwal for compromise and Settlement was arrived between Shri. Sachin Agarwal and M/s. Pushpak Enterprises and thereafter Deed of Assignment Cum dated 19/01/2021 was entered and executed by and between Shri. Sachin Omprakash Agarwal and M/s. Pushpak Enterprises and M/s. GURUKRUPA INFRATECH and by virtue of Deed of Assignment, Shri. Sachin Omprakash Agarwal has released all his rights



accrued under the Decree passed in Special Civil Suit No.153/2005 in favour of M/s. Pushpak Enterprises and M/s. GURUKRUPA INFRATECH.

n) Thereafter, Shri. Sachin Omprakash Agarwal moved an application below Exhibit-37 in Special Darkhast/Execution No. 14/2009 seeking permission to continue to prosecute the Special Darkhast No.14/2009 in place of Decree Holder, which is allowed by the Hon'ble Civil Judge Senior Division, Panvel by an Order dated 06/05/2021.

o) Accordingly, the Court Commissioner-Advocate Shri. Dhanraj K. Keni has filed an application before the Hon'ble Civil Judge Senior Division, Panvel in Special Darkhast/Execution No.14/2009 below Exhibit-42 seeking permission to verify the Draft of Transfer Applications and Tripartite Agreement in respect of Said Plot of Land and the Hon'ble 3rd Jt. Civil Judge Senior Division, Panvel was pleased to allow the application and directed Court Commissioner to proceed and execute and registered Tripartite Agreement by an Order dated 23/08/2021.

p) In the meantime, the Partners of M/s. Pushpak Enterprises were in receipt of entire consideration as agreed from M/s. GURUKRUPA INFRATECH in respect of Said Plot of Land and hence the Partners of M/s. Pushpak Enterprises has filed their Statement/Affidavit stating NO Objection to Transfer the Said Plot of land solely in favour of M/s. GURUKRUPA



INFRATECH a registered Partnership firm through its Partner 1) Mr. JAYESH LALJI PATEL & 2) Mr. LALJI AMBAVI PATEL.

q) By following due process of law and by obtaining due permissions from M/s. CIDCO Ltd, the Court Commissioner-Advocate Shri. Dhanraj K. Keni has on behalf of Smt. Madhubai Ramdas Thakur & 8 Others (Original Licensees) transferred the leasehold rights of the Original Licensees in respect of Said Plot in favour of M/s. GURUKRUPA INFRATECH a registered Partnership firm through its Partner 1) Mr. JAYESH LALJI PATEL & 2) Mr. LALJI AMBAVI PATEL by Tripartite Agreement dated 24/11/2021 duly registered on 25/11/2021 bearing document at serial No. PVL5-14902-2021, Receipt No.15621 dated 25/11/2021 at the office of Jt. Sub Registrar Panvel-5, which is entered and executed by and between M/s. CIDCO Ltd, therein referred to as Corporation as the First Part and the Smt. Madhubai Ramdas Thakur & 8 Others, through Court Commissioner Advocate Shri. Dhanraj K. Keni as the Original Licensee as the Second Part therein and M/s. GURUKRUPA INFRATECH, a registered Partnership firm through its Partner 1) Mr. JAYESH LALJI PATEL & 2) Mr. LALJI AMBAVI PATEL as the "New Licensee" as the Other Part.

r) The Tripartite Agreement dated 24/11/2021 is duly registered on 25/11/2021 is a Conditional Agreement in view of the pendency of the Special Civil Suit No. 79/2012 and Special Darkhast/Execution No. 42/2014, which were pending for adjudication before the Hon'ble Civil Judge Senior



Division, Panvel & Writ Petition No. 1535/2020 before the Hon'ble High Court Mumbai.

s) Thereafter M/s. CIDCO LTD has issued Final Transfer order dated 26/11/2021 in respect of Said Plot bearing Ref. No. CIDCO/ ESTATE/SATHYO/ULWE/171/E-77111/936 in favour of M/s. GURUKRUPA INFRATECH a registered Partnership firm through its Partner 1) Mr. JAYESH LALJI PATEL & 2) Mr. LALJI AMBAVI PATEL. The Final Transfer Order dated 26/11/2021 is also Conditional Order in view of pendency of Special Civil Suit No. 79/2012 , Special Darkhast / Execution No. 42/2014 in respect of Said Plot before the Hon'ble Civil Judge Senior Division, Panvel & Writ Petition Stamp No. 1535/2020 which is later on after removal of office objection of Registrar of Bombay High Court, it is registered numbered as Writ Petition No.959/2022 in respect of Said Plot before the Hon'ble High Court Mumbai against the Project affected Persons.

t) In the meantime the Writ Petition filed by the Shri. Sachin Omprakash Agarwal against M/s. Fiza Construction Company is withdrawn on 17/02/2022 with liberty to take out such other proceeding including a suit questioning the Decree in question in accordance with the law.

u) By virtue of Tripartite Agreement dated 24/11/2021 duly registered on 25/11/2021 and Transfer order dated 26/11/2021 the Promoter herein viz M/s. GURUKRUPA INFRATECH a registered Partnership firm through its



Partner 1) Mr. JAYESH LALJI PATEL & 2) Mr. LALJI AMBAVI PATEL has acquired a lease hold rights in respect of Said Plot.

v) Thereafter, the Said Promoter has prepared Building Plans in respect of intending Building viz. "GURU AMBAR", which is to be erected upon the Said Plot for Residential Purpose, through Architect and submitted the same to Additional Town Planning Officer of M/s. CIDCO Ltd for approval and sought approval to such plans and M/s. CIDCO Ltd granted conditional Development Permission subject to pendency of Special Civil Suit No. 79/2012 , Special Darkhast No. 42/2014 in respect of Said Plot, which are pending for adjudication before the Hon'ble Civil Judge Senior Division, Panvel vide Commencement Certificate Ref. No. CIDCO/ BP- 18013/TPO (NM&K)/ 2022 /9457 dated 30/6/2022 on the terms and conditions set and prescribed therein in respect of the Project in and upon Said Plot.

w) The condition of Special Civil Suit No.79/2012, which is incorporated in registered Tripartite Agreement dated 24/11/2021 as well as in Final Transfer order dated 26/11/2021 and also in Development permission dated 30/06/2022 is in respect of a Suit filed by Shri. Atul Chandrakant Lavekar against the Original Licensee and also against CIDCO Ltd in respect of Said Plot seeking the Specific Performance of an agreement dated 25/03/2006 but it is to be noted that the Promoter has obtained a leasehold rights of Decree Holder – Shri. Sachin Omprakash Agarwal who has obtained the leasehold rights by virtue of Agreement dated 15/08/2005 and by a



further Consent Decree passed in Special Civil Suit No.153/2005 on 21/11/2005 and the Title of the Said Plot Transfer to the Promoter through Court Commissioner appointed in Special Darkhast/Execution No.14/2009.

x) The condition of Special Darkhast No.42/2014, which is incorporated in registered Tripartite Agreement dated 24/11/2021 as well as in Final Transfer order dated 26/11/2021 and also in Development permission dated 30/06/2022 is in respect of a Consent Decree obtained by Mr. Gudusab Ramjan Mujawar the Proprietor of Fiza Construction Company against the Original Licensee in a Special Civil Suit No.459/2010 passed on 12/04/2014 in respect of Said Plot on the basis of an anti dated agreement in which the Original Licensee has filed a Consent Terms with Mr. Gudusab Ramjan Mujawar, the Proprietor of Fiza Construction Company but it is to be noted that the Promoter has obtained a leasehold rights of Decree Holder - Shri. Sachin Omprakash Agarwal who has obtained the leasehold rights by virtue of Agreement dated 15/08/2005 and by a further Consent Decree passed in Special Civil Suit No.153/2005 on 21/11/2005 and the Title of the Said Plot Transfer to the Promoter through Court Commissioner appointed in Special Darkhast/Execution No.14/2009.

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 Promoter - **M/s. GURUKRUPA INFRATECH** a registered Partnership firm through its Partner **1) Mr. JAYESH LALJI PATEL & 2) Mr. LALJI AMBAVI**



PATEL, is hereby legally authorized to carry out the development activity in and upon Said Plot Land, which are subject to outcome of Special Civil Suit No.79/2012 and Special Darkhast/Execution No. 42/2014, which are pending before the Hon'ble Civil Judge Senior Division, Panvel.

The report reflecting the Flow of the Title of the Promoter on the Said Plot is enclosed herewith as annexure.



Encl : Annexure

Date - 29/07/2022

Yours Faithfully

A handwritten signature in cursive script, appearing to read "Sanket Dalvi", written over a horizontal line.



Mr. Sanket Vijay Dalvi

B. Com, LL.B.

ADVOCATE

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Building No. 02, Above Punjab National
Bank, Opp. Visava Hotel & Jalaram Market,
Sector 19, APMC Market 2, Phase 2, Vashi,
Navi Mumbai 400703.
Mobile : +91 98338 11855
Email : sanketdalvi83@gmail.com

Date : 29 JUL 2022

ANNEXURE

FLOW OF THE TITLE OF THE SAID PLOT/LAND:-

- a) Copy of an Allotment letter dated 12/2/2019 issued by CIDCO LTD.
- b) Copy of an Agreement to Lease dated 26/2/2019 registered on 27/2/2019 bearing document which is at Serial No. PVL4-2183-2019, Receipt No.2568 dated 27/2/2019, which is entered and executed between M/s.CIDCO Ltd, therein referred to as Corporation as the First Part and Smt. Madhubai Ramdas Thakur & 8 ors as the Licensee as the Other Part therein.
- c) Copy of Transfer Permission dated 22/11/2021 issued by CIDCO Ltd.
- d) Copy of Tripartite Agreement dated 24/11/2021 registered on 25/11/2021 bearing document at serial No. PVL-5-14902-2021, Receipt No.15621 dated 25/11/2021.
- e) Copy of Final Transfer Order dated 26/11/2021 bearing Ref. No. CIDCO/VASAHAT/SATYO/ULWE/171/E-77111/936 issued by CIDCO Ltd.



f) Copy of Commencement Certificate (Development Permission) No. CIDCO/BP-18013/TPO(NM&K)/2022/9457 dated 30/6/2022 issued by Associate Planner of M/s. CIDCO Ltd.

g) Copy of Decree passed in Special Civil Suit No.153/2005 on 21/11/2005 by the Hon'ble Civil Judge Senior Division, Panvel.

h) Copy of an Order dated 31/11/2012 passed below Exhibit-1 In Special Darkhast/Execution No.14/2009, in which Advocate Shri. Dhanraj Kashinath Keni is appointed as a Court Commissioner.

i) Copy of Deed of Assignment Cum dated 19/01/2021 was entered and executed by and between Shri. Sachin Omprakash Agarwal and M/s. Pushpak Enterprises and M/s. GURUKRUPA INFRATECH.

j) Copy of an application along with its Order dated 06/05/2021 passed below Exhibit-37 in Special Darkhast/Execution No.14/2009.

k) Copy of an application along with its Order passed below Exhibit- 42 in Special Darkhast/Execution No.14/2009.

l) Copy of Statement/Affidavit filed by M/s. Pushpak Enterprises stating their NO Objection to Transfer the Said Plot of land solely in favour of M/s. GURUKRUPA INFRATECH.



m) Copy of Final Transfer order dated 26/11/2021 in respect of Said Plot bearing Ref. No. CIDCO/ESTATE/ SATHYO/ULWE/171/E-77111/936 in favour of M/s. GURUKRUPA INFRATECH issued by CIDCO Ltd.

n) Copy of Development Permission vide Commencement Certificate Ref. No. CIDCO/BP-18013 /TPO (NM&K) /2022/9457 dated 30/6/2022 issued by CIDCO.

o) Copy of Exhibit-1 of Special Civil Suit No.79/2012, filed by Shri. Atul Chandrakant Lavekar filed before the Hon'ble Civil Judge Senior Division, Panvel.

p) Copy of Exhibit-1 of Special Darkhast No.42/2014 filed by Mr. Gudusab Ramjan Mujawar, the Proprietor of Fiza Construction Company pending for adjudication before the Hon'ble Civil Judge Senior Division, Panvel.

q) Search Report for 15 years from 2008 till 2022 at the office of Sub-Registrar, Panvel (Office No.1, 2,3 4 & 5).

r) Pending Litigation -

i) The condition of Special Civil Suit No.79/2012, which is incorporated in registered Tripartite Agreement dated 24/11/2021 as well as in Final Transfer order dated 26/11/2021 and also in Development permission



dated 03/06/2022 is in respect of a Suit filed by Shri. Atul Chandrakant Lavekar against the Original Licensee and also against CIDCO Ltd in respect of Said Plot seeking the Specific Performance of an agreement dated 25/03/2006 but it is very much pertinent to note that the Promoter has obtained a leasehold rights of Decree Holder - Shri. Sachin Omprakash Agarwal who has obtained the leasehold rights by virtue of Agreement dated 15/08/2005 and by a further Consent Decree passed in Special Civil Suit No.153/2005 on 21/11/2005 and the Title of the Said Plot Transfer to the Promoter through Court Commissioner appointed in Special Darkhast/ Execution No.14/2009.

ii) The condition of Special Darkhast No.42/2014, which is incorporated in registered Tripartite Agreement dated 24/11/2021 as well as in Final Transfer order dated 26/11/2021 and also in Development permission dated 03/06/2022 is in respect of a Consent Decree obtained by Mr. Gudusab Ramjan Mujawar the Proprietor of Fiza Construction Company against the Original Licensee in a Special Civil Suit No.459/2010 passed on 12/04/2014 in respect of Said Plot on the basis of an anti dated agreement in which the Original Licensee has filed a Consent Terms with Mr. Gudusab Ramjan Mujawar, the Proprietor of Fiza Construction Company but it is very much pertinent to note that the Promoter has obtained a leasehold rights of Decree Holder - Shri. Sachin Omprakash Agarwal who has obtained the leasehold rights by virtue of Agreement dated 15/08/2005 and by a further Consent Decree passed in Special Civil Suit No.153/2005 on 21/11/2005



and the Title of the Said Plot Transfer to the Promoter through Court
Commissioner appointed in Special Darkhast/Execution No.14/2009.

Date - 29/07/2022



Yours Faithfully

Mr. Sanket Vijay Dalvi
B Com, LL.B

ADVOCATE
32 SS-III Type, Sector-2 Vashi
Navi Mumbai-400 703