



SHARMA & ASSOCIATES  
ADVOCATE & LEGAL CONSULTANTS

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: 2<sup>nd</sup> July 2019.

**TITLE CERTIFICATE**

**Ref: Plot No. B-60, Sector-16, Ulwe, Navi Mumbai,**  
**Tal.Panvel, Dist.Raigad.**

I HAVE investigated the title of all that piece and parcel of land bearing Plot No. B-60, situated in Sector-16 at Ulwe, Tal.Panvel and Dist.Raigad, admeasuring 299.88 Sq.Mtrs. leased by CIDCO under 12.5% Gaothan Expansion Scheme and its development rights assigned and stand in the name of **M/S. SILVER INFRA**, a Partnership firm registered under the Indian Partnership Act, 1932 (through its Partners **MR. VIPUL VIRCHAND VISARIA & MR. DIVESH MANILAL DEDHIA**) having its registered address at Office No.119, Cental Facility Building, APMC Complex, Masala Market, Sector-19, Turbhe Vashi, Navi Mumbai-400 703.

THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., A company incorporated under the companies Act, 1956 (I of 1956) hereinafter referred as 'THE CORPORATION') is the New Town Development Authority declare 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-Sections (I) and (3-A) of Section 113 of the Maharashtra Regional Town Planning Act 1966 (Maharashtra XXXVII of 1966).

THE STATE Government, in pursuant to Section 113-A of said Act has acquired lands and subsequently vested with Corporation for its development and disposal, and the Corporation, one of such piece or parcel of land described in the Schedule hereunder written, being leased to its intending leases.

Whereas **SHRI. KRISHNA BAMA THAKUR & SHRI. HANUMANT BAMA THAKUR** (The Original Licensees of CIDCO Ltd) has been granted lease of **Plot No.B-60, Sector-16, Ulwe, Navi Mumbai, Tal.Panvel & Dist.Raigad** admeasuring area about **299. 88 Sq. Mtrs.** (hereinafter referred to the said plot) from **CIDCO Ltd.**, vide Agreement to Lease dated **26<sup>th</sup> May 2011**, for total lease premium of **RS. 3,750/- (RS. THREE THOUSAND SEVEN HUNDRED & FIFTY ONLY)** and on the terms and conditions contained therein. The said agreement to lease is duly registered at sub-registered office Panvel-3 on **26<sup>th</sup> May 2011** vide document No.**PVL3/5401/2011** & Receipt No.**5500**.

Whereas the Original Licensees has sold, transferred, assigned and relinquished their leasehold rights, title and interest in respect of said Plot to **M/S. VISION ASSOCIATES through its Proprietor MR.ZAMIR A.M. SAIN** (therein referred as the **NEW LICENSEE**) for proper consideration vide Tripartite Agreement Dated **27<sup>th</sup> May 2011** executed between **1)CIDCO Ltd.,2) original licensees & 3. M/S.VISION ASSOCIATES through its Proprietor MR. ZAMIR A.M. SAIN** and registered at sub-registered office Panvel-3 on **27<sup>th</sup> May 2011** vide document No. **PVL3/05473/2011** and Receipt No.**5579**.

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Whereas thereafter the said New Licensee has sold, transferred, assigned and relinquished their leasehold rights, title and interest in respect of said Plot to **M/S. SILVER INFRA (SUBSEQUENT NEW LICENSEES/ DEVELOPER)** for proper consideration vide Tripartite Agreement dated 30<sup>th</sup> August 2011 executed between 1) **CIDCO Ltd.**, 2) **New licensees & 3. M/S. SILVER INFRA** and registered at sub-registered office Panvel-3, on 30<sup>th</sup> August 2011 vide Document No. PVL3-08804/2011.

And Whereas the Corporation has transferred the said Plot in the name of **M/S. SILVER INFRA (Subsequent New Licensee/ Developer)** vide its letter bearing No. CIDCO/VASAHAT/ SATYO/ ULWE /509 Dated 8<sup>th</sup> September 2011.

And whereas presently **M/S. SILVER INFRA (Subsequent New Licensee / Developer)** in the manner stated hereinabove are the absolute licensee and in possession of the plot (more particularly described in the schedule mentioned herein under)

AND WHEREAS by virtue of abovementioned Agreement to lease and Tripartite agreement/s **M/S. SILVER INFRA (Developers)** entitle to develop and construct the Residential + Mercantile/Business (Commercial) building as per approved plan and in accordance with Commencement Certificate granted by the concerned authority of Additional Town Planning Officer, CIDCO Ltd vide its letter bearing No. **CIDCO/BP-15072/TPO(NM&K)/2016/4508 Dated 9<sup>th</sup> May 2019** and further the said Subsequent New Licensee/ Developer are entitle to sell residential flats, commercial shop to be constructed on the said plot on ownership basis to any intending purchaser/s.

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Whereas, we have verified Agreement to Lease, Tripartite Agreement/s and all other necessary document in the records of concerned authorities and found the same to be true and fair and therefore relying on the aforesaid documents, declaration by the Subsequent New Licensee / Developer and the Search report taken from **MR.VINAY MANKAME** on 26<sup>th</sup> June 2019 (copy attached herewith for reference) we are on the opinion of that the Subsequent New licensee / Developers **M/S.SILVER INFRA**, are having good and clear title in respect of said Plot No.B-60, Sector-16, Ulwe, Navi Mumbai, Tal. Panvel & Dist.Raigad and the said Plot is free from all mortgage, charges and encumbrances.

#### SCHEDULE OF PLOT

ALL THAT piece or parcel of land known as Plot No. B-60, Gaothan Expansion Scheme - 12.5% Scheme, Sector-16, Ulwe, Navi Mumbai admeasuring by 299.88 Sq. mtrs. Taluka - Panvel, District - Raigad and bounded as under:

THAT IS TO SAY :

|                 |   |                      |
|-----------------|---|----------------------|
| ON THE NORTH BY | : | PLOT NO. B-59        |
| ON THE SOUTH BY | : | PLOT NO. B-61        |
| ON THE WEST BY  | : | PLOT NO. B-58        |
| ON THE EAST BY  | : | 11.00 MTRS.WIDE ROAD |

Place: Navi Mumbai

Date : 2<sup>nd</sup> July 2019.



FOR SHARMA & ASSOCIATES

*(Signature)*  
(Advocate)