



Adv. Mukesh Prabhakar Pachpute
26, Pramod Nagar, Sector No.2
Deopur, Dhule. 424002.
Mo.No. 9423516333

Date: 05/10/2015

TITLE CERTIFICATE

I was requested by Mr. Babasaheb Mahadev Bhosale, Age Adult, Occupation Business, residing at Flat no. 503, Rajgad Punit CO. Op. Hsg. Ltd., Plot No. 82, Sector 11, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad, to issue title certificate in respect of the following properties:

DESCRIPTION OF THE SECOND PROPERTY –

All that piece and parcel of land bearing Plot No. 54, Sector No. 20, admeasuring 149.89 Sq.mtrs., situated at Ulwe, Tal- Panvel, Dist. Raigad, bounded as follows :

On or towards North: Plot No. 53
On or towards South: Plot No. 55
On or towards East : 09.00 Mtr. Wide road
On or towards West : Plot No.47 to 49

DESCRIPTION OF THE DOCUMENTS PRODUCED BEFORE ME :-

1. Original Tripartite Agreement dt. 30.09.2008 entered into between CIDCO Ltd., Smt.Changunabai Bedkya Patil and Mr. Babasaheb Mahadev Bhosale registered at Sr. No. PVL2-07225-2008 dt. 30.09.2008 in the office of Sub Register of Assurances, Panel 2
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2. Original registration receipt No. 7529 dt. 30.09.2008 issued for payment of Rs. 18480/- on registration fees.
3. Original franking receipt for the payment of Stamp Duty of Rs. 91150/- at The Mahanagar Co-Op Bank Ltd.Turbhe on 29.09.2008
4. Original index II
5. Original final order bearing No. CIDCO/VASAHAT/SATYO/ULWE/1493/2008 dt. 03.10.2008 issued by CIDCO Ltd., mutuating the name of Mr. Babasaheb Mahadev Bhosale as the owner of the 'said plot', in their records
6. Original Agreement to lease dt 09.06.2008 entered into between CIDCO Ltd., and Smt. Changunabai Bedkya Patil, registered at Sr. No. PVL3-05578-2008 dt.09.06.2008, in the office of Sub registrar of Assurances, Panel 3.
7. original Permission to Amalgamate Plot Nos. 53 & 54, vide No.CIDCO/VASAHAT/SATYO/813+1493/2015/2544 dt,16.02.2015 issued by CIDCO Ltd..to Mr.Babasaheb Mahadev Bhosale.
8. Original Allotment letter dt.28.05.2008 were CIDCO allotted to Smt.Changunabai Bedkya Patil.

9. Original Development permission and Commencement certificate vide CIDCO/BP-12926/TPO (NM & K)/2015/495 dt. 07.05.2015 issued by All. Town planning office (BP), Navi Mumbai & Khopta, CIDCO Ltd. Under subject to pending Regular Civil Suit No.612/2010 & 37/2011 in civil Court (S.D) at Panvel.

10. Original Approved Layout Plan.

TRACING THE TITLE :-

The city & Industrial development corporation of Maharashtra Ltd. (referred herein to as CIDCO Ltd.) having its registered office at “Nirmal”, 2nd Floor Nariman Point, Mumbai-400021. The corporation have been declared as New Town Development Authority under the provision of sub sec(3A) of Section 113 of the Maharashtra Regional and Town planning Act 1966 (Maharashtra Act No. XXXVIII of 1966) hereinafter referred to as the “said act” for the New Towns of Navi Mumbai by the Government of Maharashtra in the exercise of its powers of the area designated as site for New Town under the “Said Act”. The State Government have acquired lands in Navi Mumbai and vested it in CIDCO Ltd and that CIDCO Ltd have allotted plots to the persons under 12.5% G.E.S. Scheme whose land have been acquired for development of Navi Mumbai.

WHEREAS Smt.Changunabai Bedkya Patil were allotted a plot of land bearing Plot No. 54 admeasuring 149.89 Sq. mtrs. Situated at Ulwe, Sector 20, Tal- Panvel hereinafter referred to as the ‘Said Plot’ by the CIDCO Ltd, by an agreement to lease 09.06.2008 registered at Sr. No. PVL3-05578-2008 dt. 09.06.2008 in the office of sub registrar of Assurances, Panvel 3, Also the CIDCO Ltd have put them into possession of the ‘said plot’. The Plot was leased out for period of 60 years with a right to develop the same as permissible under General Development Control Rules for New Bombay 1975.

AND WHEREAS by a Tripartite agreement dt. 30.09.2008 entered into between CIDCO Ltd., Smt.Changunabai Bedkya Patil and Mr.Babasaheb Mahadev Bhosale registered at Sr. No. PVL2-07225-2008 dt. 30.09.2008 in the office of Sub registrar of Assurances, Panel 3 the 'said plot' was transferred to Mr.Babasaheb Mahadev Bhosale

AND WHEREAS a Final order bearing No. CIDCO/VASAHAT/SATYO/ULWE-1493/2008 dt. 03.10.2008 was issued by CIDCO Ltd., mutating the name of Mr.Babasaheb Mahadev Bhosale as the owner of 'said plot' in their records.

AND WHEREAS Addl. Town Planning office CIDCO Ltd., has approved the layout plan and a Development permission and Commencement Certificate vide CIDCO/BP-12926/ATPO (NM & K)/2015/495 dt. 07.05.2015 was issued for the Proposed Residential cum Commercial building on the captioned property. Therefore, Mr.Babasaheb Mahadev Bhosale has every right to develop the captioned property and transfer it to interested purchasers by executing proper registered Agreements as per Law, on Payment of appropriate Stamp duty.

AND WHEREAS the Commencement Certificate is valid upto Plinth level only. Further order will be given by CIDCO Ltd., after the Plinth is inspected and Plinth Completion Certificate is issued.

AND WHEREAS no Adverse entries were come across in the search of records in the Office of sub Registrar of Assurances at Panel and Alibag during the search.

Thus, in my opinion, the title of Mr.Babasaheb Mahadev Bhosale is clear, marketable and. Under subject to pending Regular Civil Suit No.612/2010 & 37/2011 in civil Court (S.D) at Panvel.The Order passed by Hon'ableCourt in the said suit shall be binding on to Mr.Babasaheb Mahadev Bhosale. He is the sole owner, and hence entitled to develop the 'said land' as per sanctioned plan and transfer it to interested purchasers by executing Agreement as prescribed by the Law.



Mukesh P. Pachpute

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