

TITLE CERTIFICATE

All that piece and parcel of **Plot No.165, Sector - 23, Ulwe, Tal. Panvel, Dist. Raigad**, admeasuring about **698.73 Sq.mtrs.** (hereinafter referred to as the said PLOT).

I have investigated the following document placed before me by
1)M/S.MANGALAM CONSTRUCTION COMPANY, Through Its Proprietor
MR. HIRALAL BAFNA, having address at Shop No.38, Gautam Complex,
Plot No.17/18, Sector - 11, C.B.D. Belapur, Navi Mumbai
2)(A)MR.PANDURANG BHAU KADU & (B) MR.VIJAY BHAU KADU,
having address at Vahal, Tal. Panvel, Dist.Raigad, in respect of **Plot No.165**,
Sector - 23, Ulwe, Tal. Panvel, Dist. Raigad, admeasuring about
698.73 Sq.mtrs.

Document Perused :

1. Original Allotment Letter dated 20.03.2012 issued by CIDCO Ltd. in favour of MR.PANDURANG BHAU KADU, 2) MR.VIJAY BHAU KADU & 3) KUM.CHANDRA BHAU KADU @ SMT.CHANDRA ARUN GHARAT, in respect of Plot No.165.
2. Original Possession Receipt dated 04.05.2012 issued by CIDCO Ltd. in respect of the Plot No.165.
3. Original Plan issued by the CIDCO Ltd. in respect of the **Plot No.165**, on 04.05.2012.
4. Original Agreement to Lease dated 09.05.2012 executed between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. CIDCO BHAVAN, CBD BELAPUR, of the One Part and 1)



SHRI.PANDURANG BHAU KADU, 2) SHRI.VIJAY BHAU KADU, 3)MS.CHANDRA BHAU KADU @ SMT.CHANDRA ARUN GHARAT of Second Part, in respect of Plot No.165.

5. Original Registration Receipt bearing No.4629 dated 21.05.2012
6. Original Tripartite Agreement dated 19th May 2014 executed between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. of One Part 1) SHRI.PANDURANG BHAU KADU, 2) SHRI.VIJAY BHAU KADU, 3) MS.CHANDRA BHAU KADU @ SMT.CHANDRA ARUN GHARAT, of the Second Part and 1)M/S.MANGALAM CONSTRUCTION COMPANY, Through Its Proprietor MR. HIRALAL BAFNA, 2) (A) MR.PANDURANG BHAU KADU & (B) MR.VIJAY BHAU KADU, of the Third Part in respect of Plot No.165.
7. Original Registration Receipt bearing No.6036 dated 26.05.2014.
8. Original Transfer order issued by CIDCO Ltd., bearing No. सिडको / वसाहत / साटयो / उलवे / ८९०/२०१४ / १४.०७.२०१४ in respect of Plot No. 165.
9. Original Development Permission bearing No.CIDCO / BP -128427 / TPO (NM& K) / 2015 /1449 dated 31/12/2015 for residential building on Plot No.165 to 1)M/S.MANGALAM CONSTRUCTION COMPANY, Through Its Proprietor MR. HIRALAL BAFNA, 2) (A) MR.PANDURANG BHAU KADU & (B) MR.VIJAY BHAU KADU.
10. Original Commencement Certificate issued by CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. on 31.12.2015 bearing No.CIDCO / BP - 13427 / TPO/ NM & K) 2015 /1450 to 1)M/S.MANGALAM CONSTRUCTION COMPANY, Through Its Proprietor MR. HIRALAL BAFNA, 2) (A) MR.PANDURANG BHAU KADU & (B) MR.VIJAY BHAU KADU in respect of Plot No.165.

It is observed from the documents produced before me 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 Govt. of Maharashtra in exercise of its powers U/S 1 and 3-A of Section 113 of Maharashtra Regional Town Planning Act 1966 (Maharashtra XXXVII of 1966).

The state Govt. of in pursuant to the Section 113-A of the said act acquiring land described therein and vesting such land in the corporation for development and disposal.

It is observed from the documents placed before me that the CIDCO Ltd. has allotted **Plot No.165, Sector - 23, Ulwe, Tal. Panvel, Dist. Raigad, admeasuring about 698.73 Sq.mtrs.** to 1) SHRI.PANDURANG BHAU KADU, 2) SHRI.VIJAY BHAU KADU, 3) MS.CHANDRA BHAU KADU @ SMT.CHANDRA ARUN GHARAT (hereinafter referred to as the Original Licensee).

It is observed from the documents placed before me that the CIDCO Ltd. has given Possession of the said Plot No.165 to the Original Licensee vide its Receipt bearing No. सिडको / शे.अ. भूमापन / साटयो / उलवे / २०१२ दि. ०४.०५.२०१२ to the Original Licensee in respect of the Plot No.165.



It is observed from the documents placed before me that the CIDCO Ltd. has issued Plan in respect of the Plot No.165 to the Original Licensee on 04.05.2012.

It is observed from the documents placed before me that an Agreement to Lease dated **9th MAY 2012** executed between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. CIDCO BHAVAN, CBD BELAPUR, of the One Part and 1) SHRI.PANDURANG BHAU KADU, 2)SHRI.VIJAY BHAU KADU, 3) MS.CHANDRA BHAU KADU @ SMT.CHANDRA ARUN GHARAT (hereinafter referred to as the Original Licensee) of Second Part and accordingly CIDCO Ltd. lease the Plot of Land bearing **Plot No.165, Sector - 23, Ulwe, Tal. Panvel, Dist. Raigad, admeasuring about 698.73 Sq.mtrs.** (hereinafter referred to as the said PLOT).

It is thereafter observed from the documents placed before me that Agreement to Lease dated **9th MAY 2012** is duly registered before the Sub-Registrar of Assurance Panvel - 2 on 21.05.2012 under document Sr.No.URAN- 04560- 2012 and Receipt No.4629.



It is thereafter observed from the documents placed before me that the original licensee has sold, transferred, assigned and relinquished his leasehold rights, title and interest in respect of the said Plot to 1)**M/S.MANGALAM CONSTRUCTION COMPANY, Through Its Proprietor MR. HIRALAL BAFNA, 2) (A) MR.PANDURANG BHAU KADU & (B) MR.VIJAY BHAU KADU** (New Licensee) and accordingly executed Tripartite Agreement dated 19th May 2014 executed between CIDCO LTD. of One Part, 1) SHRI.PANDURANG BHAU KADU, 2)SHRI.VIJAY BHAU KADU, 3) MS.CHANDRA BHAU KADU @ SMT.CHANDRA ARUN GHARAT of the Second Part and 1)**M/S.MANGALAM CONSTRUCTION COMPANY, Through Its**

14, Prabhat Centre, Sector-1A, C.B.D. Belapur, Navi Mumbai 400614. Mob : 9833129528

Proprietor **MR. HIRALAL BAFNA, 2) (A) MR.PANDURANG BHAU KADU & (B) MR.VIJAY BHAU KADU** of the Third Part in respect of Plot No.165, Sector - 23, Ulwe, Tal. Panvel, Dist. Raigad, admeasuring about **698.73 Sq.mtrs.** The said Agreement is duly registered before the Sub-Registrar Panvel - 2 under document Sr.No.URAN-04560-2012 dated 21/05/2012 and Registration Receipt No.4629.

It is thereafter observed from the documents placed before me that as per the Tripartite Agreement dated 19th May 2014 CIDCO Ltd. has issued Transfer Order bearing No. सिडको / वसाहत / साटयो / उत्तरे / ८९०/२०१४/१००५ दि.१५.०५.२०१२ in favour of 1)**M/S.MANGALAM CONSTRUCTION COMPANY,** Through Its Proprietor **MR. HIRALAL BAFNA, 2)(A)MR.PANDURANG BHAU KADU & (B) MR.VIJAY BHAU KADU,** in respect of the said Plot No.165.



It is thereafter observed from the documents placed before me that 1)**M/S.MANGALAM CONSTRUCTION COMPANY,** Through Its Proprietor **MR. HIRALAL BAFNA, 2) (A) MR.PANDURANG BHAU KADU & (B) MR.VIJAY BHAU KADU** has applied to the Corporation for Development Permission and accordingly the Corporation has issued Development Permission bearing no.CIDCO / BP -128427 / TPO (NM& K) / 2015 /1449 dated 31/12/2015.

It is thereafter observed from the documents placed before me that the Corporation has also issued Commencement Certificate on 31.12.2015 bearing No. CIDCO / BP - 13427 / TPO/ NM & K) 2015 /1450 to 1)**M/S.MANGALAM CONSTRUCTION COMPANY**, Through Its Proprietor **MR. HIRALAL BAFNA, 2) (A) MR.PANDURANG BHAU KADU & (B) MR.VIJAY BHAU KADU** in respect of **Plot No.165**, to develop the Residential-cum-Commercial building thereon.

It is thereafter observed from the documents placed before me that in pursuant of the said Tripartite Agreement dated 19th May' 2014, the Corporation has transferred the said Plot in favour of 1)**M/S.MANGALAM CONSTRUCTION COMPANY**, Through Its Proprietor **MR. HIRALAL BAFNA, 2) (A) MR.PANDURANG BHAU KADU & (B) MR.VIJAY BHAU KADU** Vide its letter bearing No. सिडको / वसाहत / साटयो / उलवे / ८९०/२०१४/१०७५ दि.१५.०५.२०१२.

Relying upon the aforesaid documents placed before me I, am of the opinion that title of 1)**M/S.MANGALAM CONSTRUCTION COMPANY**, Through Its Proprietor **MR. HIRALAL BAFNA, 2) (A) MR.PANDURANG BHAU KADU & (B) MR.VIJAY BHAU KADU**, in respect of **Plot No.165, Sector - 23, Ulwe, Tal. Panvel, Dist. Raigad**, admeasuring about **698.73 Sq.mtrs.**, is clear, marketable and free from all encumbrances.

Dated this 30th day of June' 2017.

HENCE THIS CERTIFICATE.

S. S. Mohite 30/6/2017

