

Sachin S. Tambat

Bsc. LLB, Advocate



Off : (022) 66098228

Off : Office No. 35, Ground Floor, Arenja Corner, Sector - 17, Vashi, Navi Mumbai - 400 705.

Off. : Office No. 1, Ground Floor, Vithai CHS, Plot No. 42, Sector - 1, Sanpada, Navi Mumbai - 400 705.

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BY RPAD / UPC / HAND

Ref. No. : _____

Date : 05/11/2014

TITLE CERTIFICATE

Ref: Plot No. 199, Sector – 3, Ulwe, Tal. - Panvel, Dist-Raigad,

THIS IS TO CERTIFY that I have investigated title in respect of **Plot No. 199, Area** admeasuring **299.80 Sq. Mtrs.** situated at **Sector – 3, Ulwe, Tal. - Panvel, Dist-Raigad**, after gone through all the document and papers submitted to me, I have found some relevant aspect to note and placed my observations in respect of the above referred plot as under:

1. The City and Industrial Development Corporation of Maharashtra Limited, a Government company within the meaning of the Companies Act, 1956 (hereinafter referred to as '**THE CORPORATION/CIDCO Ltd.**') having its office at 'Nirmal', 2nd floor, Nariman Point, Mumbai – 400021, is the New Town Development Authority, under the provision of subsection (3-a) 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.
2. The State Government in pursuant to Section 113 (1) of the said Act, acquired the land described therein and vesting such lands in the Corporation for development and of such piece of land so acquired by the State Government and subsequently vested by the State





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Government in the Corporation for being leased to its intending Lessees.

3. The Corporation under Gaothan Expansion Scheme/ 12.5% Scheme leased to 1)Smt. **Bebibai Jagannath Hiray** 2) **Shri. Jagannath Dasharath Hiray** residing at- B-701, Seawood Garden, Plot No. 4 & 6, Sector- 17, Sanpada, Navi Mumbai (Therein referred to as **THE LESSEE** and hereinafter referred to as '**The Developer/s**') vide **Agreement to Lease** dated **09/04/2009** for a period of 60 years computed from the date of Agreement to Lease, a plot admeasuring about **299.80 Sq. Mtrs.** bearing **Plot No. 199**, situated at **Sector - 03, Ulwe, Tal. - Panvel, Dist-Raigad**, (hereinafter referred to as the "**Said Plot**") for the purpose of residential/ commercial use for proper premium of **Rs. 3,900/- (Rupees Three Thousand Nine Hundred Only)** and handed over the physical possession of the said plot to the Lessee. The said **Agreement to Lease** dated **09/04/2009** is duly registered on **09/04/2009** at **Sub Registrar Panvel** vide **Registration Receipt No. 2128** and **Document Sr. No. PVL 1 - 02092-2009**.

4. The Developer/s submitted their plans for the construction of a residential cum commercial building on the said plot and subsequently the CORPORATION has issued Commencement Certificate on **12/12/2013** vide their letter bearing **Ref. No.**



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CIDCO/B.P.-8271/ATPO (NM & K) /2013/1947 for commencing construction on the said plot as per the plans and specifications approved by the Town Planning Authorities.

5. At the time of issuing the Commencement Certificate the CIDCO Ltd., informed the Developer/s herein that one suit R.C.S. No.226/2012 has been filed by M/s. S. M. V. Construction against Shri. Dharma Mahadu Mhatre & Ors., in respect of the said Plot & the said suit is pending before C. J. J. D. Panvel Court. As per the information given by the Developer/s, the Developer herein is not party to the said suit and as on date the said suit is pending for Dismissal Order as Plaintiff in the said suit not taking any steps.

Subject to what has been stated herein above the title of **1)Smt. Bebibai Jagannath Hiray 2) Shri. Jagannath Dasharath Hiray** having address at- B-701, Seawood Garden, Plot No. 4 & 6, Sector- 17, Sanpada , Navi Mumbai to the said **Plot No. 199, Sector - 3**, admeasuring **299.80 Sq. Mtrs.** situated at - **Ulwe**, Tal. Panvel, Dist. Raigad is clear, marketable and free from any encumbrances.

Dated this ^{5th}..... day of^{Nov}..... 2014.


Sachin S. Tambat
Advocate

