

BASHEER A. M. SAYYED
B.L.S., LL.B
ADVOCATE HIGH COURT

Office No. S-7-67, 2nd Floor
Hawre Centurion Mall
Plot No. 89-91, Sector 19
Nerul, Navi Mumbai- 400706

(M) 98198 29297

Email: advbasheersayyed@gmail.com

Ref:-

Date:- 17.10.2019

TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Ref: All that Piece and Parcel of Land bearing All that Piece and Parcel of Land bearing Plot No 4, admeasuring about 1099.25 Square Meters, situated at Sector 50, Dronagiri, Taluka – Uran, District – Raigad allotted under 12.5% Gaothan Expansion Scheme.

I have examined the Title of all that Piece and Parcel of Land bearing All that Piece and Parcel of Land bearing Plot No 4, admeasuring about 1099.25 Square Meters, situated at Sector 50, Dronagiri, Taluka – Uran, District – Raigad allotted under 12.5% Gaothan Expansion Scheme which stands in the name of M/s. HERITAGE CONSTECH LLP, a LLP Firm duly registered under the Limited Liability Partnership Act, 2008 represented through its Partners : (1) Mr. SUHAIL ISMAIL SAYED (2) Smt. ZARINA SAYED ISMAIL (3) Mr. ARSALAN MASROOR KHAN, (4) Mrs. SHABAB MASROOR KHAN & (5) Mr. ARBAZ MASROOR KHAN, having office address at: Office No. 110, 1st Floor, Hilton Centre Commercial Complex, Plot No. 66, Sector 11, CBD Belapur, Navi Mumbai 400614.



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DEVOLUTION OF TITLE:

1. By an Agreement to Lease dated 27.04.2012 duly registered at the office of Sub - Registrar of URAN under Receipt No. 0320209 dated 02.05.2012 (Document Serial No. URAN-547- 2012) entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, "THE CORPORATION" of the ONE PART and (1) Smt. TARA HARISHCHANDRA PATIL (2) Smt. NALINI RAJESH KUMAR (3) Smt. JAYSHREE HARISHCHANDRA PATIL (4) Smt. VIDYA DIPAK MADHVI (5) Shri. BHALCHANDRA HARISHCHANDRA PATIL (6) Shri. PRAMOD HARISHCHANDRA PATIL (7) Shri. CHANDRAKANT KASH @ KASHINATH PATIL (8) Smt. VIMAL TULSHIRAM PATIL (9) Smt. KAVITA MAHESH PATIL (10) Shri. SAGAR TULSHIRAM PATIL (11) Shri. MOHAN KASHA @ KASHINATH PATIL (12) Shri. MORESHWAR KASHA @ KASHINATH PATIL (13) Shri. NARESH KASHA @ KASHINATH PATIL (14) Smt. VASANTI VASANT PATIL (15) Kum. NIKESH VASANT PATIL (16) Kum. NIKITA VASANT PATIL (17) Smt. ANUSAYA MAHADEV BHAGAT (18) Smt. PRABHABAI KRISHNA PATIL the Original Licensees of the OTHER PART, the CORPORATION granted Licence in favour of the Original Licensees and agreed to



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grant a Lease for a term of 60 Years of all that Piece and Parcel of Land bearing Plot No.4, admeasuring 1099.25 Square Meters, situated at Sector 50, Dronagiri, Taluka - Uran, District - Raigad allotted under 12.5% Gaothan Expansion Scheme (hereinafter referred to as "THE SAID PLOT") in consideration of a premium of Rs.18,150 (Rupees Eighteen Thousand One Hundred and Fifty Only) subject to the observance of the terms and conditions mentioned therein. In pursuance of the said Agreement, the Original Licensees has paid the entire amount of premium to the Corporation and the Corporation has handed over the vacant and peaceful physical possession of the said Plot to the Original Licensees.

2. By Tripartite Agreement dated 27.08.2012 duly registered at the office of Sub - Registrar of Uran, under Receipt No. 0347811 dated 27.08.2012 (Document Serial No. URAN - 1238- 2012) entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (hereinafter referred to as "the CORPORATION") of the FIRST PART and (1) Smt. TARA HARISHCHANDRA PATIL (2) Smt. NALINI RAJESH KUMAR (3) Smt. JAYSHREE HARISHCHANDRA PATIL (4) Smt. VIDYA



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DIPAK MADHVI (5) Shri. BHALCHANDRA HARISHCHANDRA PATIL (6) Shri. PRAMOD HARISHCHANDRA PATIL (7) Shri. CHANDRAKANT KASH @ KASHINATH PATIL (8) Smt. VIMAL TULSHIRAM PATIL (9) Smt. KAVITA MAHESH PATIL (10) Shri. SAGAR TULSHIRAM PATIL (11) Shri. MOHAN KASHA @ KASHINATH PATIL (12) Shri. MORESHWAR KASHA @ KASHINATH PATIL (13) Shri. NARESH KASHA @ KASHINATH PATIL (14) Smt. VASANTI VASANT PATIL (15) Kum. NIKESH VASANT PATIL (16) Kum. NIKITA VASANT PATIL (17) Smt. ANUSAYA MAHADEV BHAGAT (18) Smt. PRABHABAI KRUSHNA PATIL (hereinafter referred to as the Original Licensees) of the SECOND PART and M/s. A.M. ASSOCIATES, through its Proprietor Mr. MANISH M. GANGAR (hereinafter referred to as the New Licensee) of the THIRD PART, the Original Licensee has agreed to transfer, assign and convey all rights, title, interest and benefits in the said Plot to M/s. A.M. ASSOCIATES, through its Proprietor Mr. MANISH M. GANGAR subject to the terms and conditions mentioned therein. In pursuance of the said Tripartite Agreement, the Original Licensees have handed over the vacant and peaceful physical possession of the said Plot to the New Licensee.



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3. By Final Transfer Order bearing Ref. No. CIDCO /VASAHAT /SATYO /DRONAGIRI /920/2013 dated 15.02.2013 the CORPORATION has transferred all leasehold rights, title, interest and benefits in the said Plot in favour of M/s. A.M. ASSOCIATES, through its Proprietor Mr. MANISH M. GANGAR.
4. By Second Tripartite Agreement dated 26.03.2013 duly registered at the office of Sub - Registrar of Uran, dated 03.04.2013 (Document Serial No. URAN -629- 20013) entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (hereinafter referred to as "the CORPORATION") of the FIRST PART and M/s. A.M. ASSOCIATES, through its Proprietor Mr. MANISH M. GANGAR (hereinafter referred to as the New Licensee) of the SECOND PART and (1) Mr. ZUBAIR M.S. HAMDULAY (2) Mr. HAMID FAZLUDDIN HAMDULAY (3) Mr. SUHAIL ISMAIL SAYED (4) Smt. ZARINA SAYED ISMAIL (hereinafter referred to as the Subsequent New Licensees) of the THIRD PART, the Original Licensee has agreed to transfer, assign and convey all rights, title, interest and benefits in the said Plot to (1) Mr. ZUBAIR M.S. HAMDULAY (2) Mr. HAMID FAZLUDDIN HAMDULAY (3) Mr.



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SUHAIL ISMAIL SAYED (4) Smt. ZARINA SAYED ISMAIL subject to the terms and conditions mentioned therein. In pursuance of the said Tripartite Agreement, the New Licensees has handed over the vacant and peaceful physical possession of the said Plot to the Subsequent New Licensees.

5. By Third Tripartite Agreement dated 16.06.2017 duly registered at the office of Sub - Registrar of Uran, under Receipt No. 1369 dated 20.06.2017 (Document Serial No. URAN -928 - 2017) entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (hereinafter referred to as "the CORPORATION") of the FIRST PART and (1) Mr. ZUBAIR M.S. HAMDULAY (2) Mr. HAMID FAZLUDDIN HAMDULAY (3) Mr. SUHAIL ISMAIL SAYED (4) Smt. ZARINA SAYED ISMAIL (hereinafter referred to as the Subsequent New Licensees) of the SECOND PART and M/s. HERITAGE CONSTECH LLP represented through its Partner: (1) Mr. SUHAIL ISMAIL SAYED (2) Smt. ZARINA SAYED ISMAIL (hereinafter referred to as the New Subsequent New Licensees) of the THIRD PART, the Original Licensee has agreed to transfer, assign and convey all rights, title, interest and benefits in the said Plot to M/s. HERITAGE CONSTECH LLP subject to the terms



(2)

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and conditions mentioned therein. In pursuance of the said Tripartite Agreement, the New Licensees has handed over the vacant and peaceful physical possession of the said Plot to the Subsequent New Licensees.

6. By Final Transfer Order bearing Ref. No. CIDCO /VASAHAT /SATYO /DRONAGIRI /920/2017/21861 dated 10.08.2017 the CORPORATION has transferred all leasehold rights, title, interest and benefits in the said Plot in favour of M/s. HERITAGE CONSTECH LLP.
7. The CORPORATION has issued COMMENCEMENT CERTIFICATE bearing Ref. No. BP-13211/5507, dated 05.09.2019, to M/s. HERITAGE CONSTECH LLP for construction of Residential cum Commercial Building on the said plot on the terms and conditions as set out therein.
8. AND WHEREAS by Supplementary Deed of Partnership dated 06.12.2018 of M/s. HERITAGE CONSTECH LLP, three new incoming partners namely (1) Mr. ARSALAN MASROOR KHAN, (2) Mrs. SHABAB MASROOR KHAN (3) Mr. ARBAZ MASROOR KHAN where admitted to the business of the firm on the terms and conditions as set out therein.
9. On the basis of abovementioned documents produced for my reference, I do hereby certify that the Title of M/s.



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HERITAGE CONSTECH LLP, in respect of Plot No.4, admeasuring 1099.25 Square Meters, situated at Sector 50, Dronagiri, Taluka - Uran, District - Raigad allotted under 12.5% Gaothan Expansion Scheme is clear and marketable and is free from all encumbrances of whatsoever nature.

SCHEDULE OF PLOT

All that Piece and Parcel of Land bearing Plot No.4, admeasuring 1099.25 Square Meters, situated at Sector 50, Dronagiri, Taluka - Uran, District - Raigad allotted under 12.5% Gaothan Expansion Scheme and bounded as follows:

On or towards the North by : Plot No. 5
On or towards the South by : Plot No. 5
On or towards the East by : 22 Meters Wide Road
On or towards the West by : Plot No. 7,8 &9

Dated this 17th Day of OCTOBER, 2019.



Mr. Basheer A.M Sayyed
(Advocate High Court)

