

**REPORT ON TITLE
TO WHOMSOEVER IT MAY CONCERN**

Sub: - Report on Title in respect of Plot No. 6, Sector – 23 in Village/ Site Kharghar, containing by measurement 8799.60 Square meters or thereabouts.

THIS IS TO CERTIFY that we have perused the documents of **M/S BHAGWATI DEVELOPERS**, a Partnership Firm, having its registered office at - Office No. 1306, 1307 & 1308, 13th Floor, in the Building known as "Real Tech Park", situate at Plot No. 39/2, Sector – 30A, Vashi, Navi Mumbai - 400 705, in respect of Plot No. 6, Sector – 23 in Village/ Site Kharghar, containing by measurement 8799.60 Square meters or thereabouts (hereinafter referred to as the said Plot).

We have inspected the photocopies of the following Documents:-

1. Agreement to Lease dated 6th February, 2015.
2. Search Report dated 05-03-2016.

The manner in which **M/S BHAGWATI DEVELOPERS** has acquired Leasehold Title in respect of the said plot is narrated as under:-

1. The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (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') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.
2. The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec.113 of the said Act.
3. By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

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