

Rajendra D. Tambe

B.Com, L.L.B.

Advocate High Court

Enroll No.Mah/3758/2002

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TITLE CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

Reference :- Plot No. 15, containing by measurement 1384.290 Sq.mtrs at Sector No-38, at Nerul, Navi Mumbai, Taluka & District- Thane.

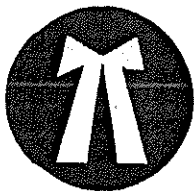
Pursuant to the search and investigation of the title of Plot No. 15, containing by measurement 1384.290 Sq.mtrs at Sector No-38, at Nerul, Navi Mumbai, Taluka & District-Thane. (hereinafter referred to as "**Said Plot**"), the Licensee viz. **M/s. CHAMUNDA INFRASTRUCTURE LIMITED**, A Company registered under the Companies Act, 1956 through its Director **Shri. KHIMJI NARAN MENAT**, having office address at Office no.411, Satra Plaza, Plot No. 19 & 20, Sector-19D, Palm Beach Road, Vashi, Navi Mumbai – 400703, Taluka & District- Thane, have requested me to investigate the title of the Said Plot and hence I have verified the following records/documents, which are supplied to me :-

1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "**M/s.CIDCO LTD**") is Government Company wholly owned by the state Government incorporated under the Companies Act, 1956 having its registered office at "Nirmal" 2nd floor, Nariman Point, Mumbai -400021 and is also New Town Development Authority declared for the area designated as a site of the new town of

Navi Mumbai by the state Government in exercise of its power under Sub- Section (1) and (3-A) of Section 113 of Maharashtra Regional and Town Planning Act, 1966.

2. **M/s. CIDCO LTD** in the year 2015-16 invited tenders for disposal of above referred Plot of land for Residential cum Commercial use in the course of development of Navi Mumbai.
3. That **M/s. CHAMUNDA INFRASTRUCTURE PRIVATE LIMITED**, A Company registered under the Companies Act, 1956 through its **Director Shri. KHIMJI NARAN MENAT** by its application No. 098 pertaining to Scheme "MM-I/03/2015-16" requested M/s. CIDCO of Maharashtra/Corporation to grant lease of a piece or parcel of said plot by submitting an application in tender Scheme so as to acquire leasehold rights of the Said Plot .
4. That being the highest bidder in the tender Scheme, the Application bearing No.098 of **M/s. CHAMUNDA INFRASTRUCTURE PRIVATE LIMITED**, was accepted by M/s. CIDCO of Maharashtra Ltd and issued an allotment letter dated 11/4/2016 read with Corrigendum dated 15/11/2016 favour of **M/s. CHAMUNDA INFRASTRUCTURE PRIVATE LIMITED** in respect of Plot No.15, containing by measurement 1384.290 Sq.mtrs at Sector No-38, at Nerul, Navi Mumbai, Taluka & District- Thane with the various terms and conditions enumerated therein, on payment of Lease premium of **Rs.24,91,70,816/- (Rupees. Twenty Four Crore Ninety One Lac Seventy Thousand Eight Hundred Sixteen Only)**

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5. Thereafter, **M/s. CHAMUNDA INFRASTRUCTURE PRIVATE LIMITED** on 26/8/2016, paid the Lease premium of **Rs.24,91,70,816/- (Rupees. Twenty Four Crore Ninety One Lac Seventy Thousand Eight Hundred Sixteen Only)** to **M/s. CIDCO Ltd/Corporation** in respect of the Said plot.
6. Thereafter the Agreement to Lease dated 21/2/2017, is entered and executed by and between **M/s.CIDCO Ltd**, therein referred to as Corporation as the First Part and **M/s. CHAMUNDA INFRASTRUCTURE PRIVATE LIMITED**, A Company registered under the Companies Act, 1956 through its Director **Shri. KHIMJI NARAN MENAT**, as the Licensee as the Other Part, which is duly registered with the office of Sub-Registrar, Thane- 8 at **Serial No.TNN8-2147-2017 dated 21/2/2017, Receipt No. 2345**, and by virtue of registered Agreement To Lease dated 21/2/2017, the Licensee has acquired a lease hold rights in respect of Said Plot with the terms and conditions contained therein and **M/s. CIDCO LTD** has granted permission/ License to enter upon the Plot and handed over the peaceful and vacant possession of the Said Plot of Land to the Licensee .
7. Thereafter, the Licensee have prepared Building Plan of the project, viz. **CHAMUNDA SERENE** which is to be erected upon the Said Plot for Residential Cum Commercial Purpose, through Architect and submitted the same to Town Planning Officer of Navi Mumbai Municipal Corporation for approval and sought approval to such plans and obtained development permission vide **Commencement Certificate No.**

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


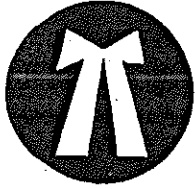
NMMC/TPO/BP/Case No. 20171CNMMC12246/ 4371/2017 dated 17/10/2017 on the terms and conditions set and prescribed therein.

8. Thereafter **M/s. CHAMUNDA INFRASTRUCTURE PRIVATE LIMITED**, A Company registered under the Companies Act, 1956 through its Director **Shri. KHIMJI NARAN MENAT** applied for conversion of the Company from Private Limited to Public Limited before the office of Registrar of Companies Mumbai Under Section 18 of the Companies Act 2013. Thereafter Registrar of Companies Mumbai vide its order bearing No. SRN G 75042291 dated 9/2/2018 granted conversion certificate and accordingly **M/s. CHAMUNDA INFRASTRUCTURE PRIVATE LIMITED**, converted into **M/s. CHAMUNDA INFRASTRUCTURE LIMITED**.

Hence after pursuing above referred original documents and investigation of the above records which are supplied to me, I have arrived at the following opinion :-

That the Licensee viz. **M/s. CHAMUNDA INFRASTRUCTURE LIMITED**, A Company registered under the Companies Act, 1956 through its Director **Shri. KHIMJI NARAN MENAT**, is hereby legally authorised to do or cause to do all or any of the acts, deeds matters and things related to the development of the Said Plot.





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SCHEDULE OF THE PLOT

ALL THAT piece or parcel of land known as Plot No.15, at Sector-38, at Nerul, Navi Mumbai, Taluka & District-Thane, containing by measurement 1384.290 Sq. mtrs or thereabout and bounded as follows :-

On Or Towards the North by	:-	15 Mtrs Wide Road
On Or Towards the South by	:-	Plot No. 20 A
On Or Towards the East by	:-	Plot No.15B
On Or Towards the West by	:-	15 Mtrs. Wide Road

Dated 6th day of APRIL, 2018


RAJENDRA D.TAMBE,
Advocate



