

Title Certificate

THIS IS TO CERTIFY that we have perused the documents of M/s Tricity Realty LLP, a Limited Liability Partnership Firm, duly registered under the Limited Liability Partnership Act, 2008, having it's registered office at 1001/1002, Bhumiraj Costarica, Plot No. 1 & 2, Sector-18, Sanpada, Navi Mumbai- 400705 (the "*Licensee*") in respect of plot no. 38 admeasuring about 2068.27 Sq. Meters and thereabout situated at Sector- 15 of Kharghar Node, Navi Mumbai, Taluka Panvel, District Raigad (the "*Said Plot*") which is more particularly described in the Schedule hereunder written.

1. On perusal of documents provided by them in respect of said plot till date it has been observed that;

a) Vide "Allotment Letter" 10th October, 2018 bearing reference no. 1963/1000085/224 the CIDCO has issued allotment in respect of said plot in favour of said Lessee.

b) Vide 'Agreement to Lease' dated 04/02/2019 executed between City and Industrial Development Corporation of Maharashtra Limited (the "*CIDCO*") through which CIDCO has granted said plot lease to licensee for the period of 60 years commencing from the date of Agreement to Lease which is registered with Sub Registrar of Panvel-2 under registered serial no. PVL-2-1551-2019. Accordingly possession of said plot is handed over to said Licensee by CIDCO on 04/02/2019.

2. Therefore, at the request of M/s Tricity Realty LLP and relying on the documents, statements and averment made by them in respect of said plot we are issuing this Title Certificate with respect to said plot in favour of M/s Tricity Realty LLP.



3. We certify that M/s Tricity Realty LLP is the Licensee on said plot and hence the said plot is developable and marketable as on date as per the terms of the "Agreement to Lease" dated 04/02/2019 executed between CIDCO and M/s Tricity Realty LLP.

SCHEDULE

All that piece and parcel of land bearing Plot No. 38, admeasuring about 2068.27 Sq. Mtrs, situated at Sector- 15 of Kharghar node, Navi Mumbai, District - Raigad, State - Maharashtra and within the Territorial Jurisdiction of Sub-Registrar of Assurances at Panvel bounded as under :

On or towards East	: Plot No. 37B and 38 A
On or towards West	: 15M Wide Road
On or towards North	: Plot 38C
On or towards South	: 15M Wide Road

Dated this 29th March, 2019

For Acelegal



Ritika Agarwal
Advocate Ritika Agarwal
(Partner)