

: 7th May 2011.

TITLE CERTIFICATE

**Ref: Plot No.4, Sector-34-B, Owe-Kharghar,
Navi Mumbai, Tal.Panvel, Dist.Raigad.**

THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., A company incorporated under the companies Act, 1956 (I of 1956) hereinafter referred as 'THE CORPORATION' is the New Town Development Authority declare for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its Powers under Sub-Sections (I) and (3-A) of Section 113 of the Maharashtra Regional Town Planning Act 1966 (Maharashtra XXXVII of 1966)

THE STATE Government, in pursuant to Section 113-A of said Act has acquired lands and subsequently vested with Corporation for its development and disposal, and the Corporation, one of such piece or parcel of land described in the Schedule hereunder written, being leased to its intending leases.

Whereas **1.Smt.Krishnabai Kisan Thakur, 2.Mr.Ganesh Kisan Thakur, 3.Smt.Malika Vaman Thakur, 4.Shri.Sadashiv Narayan Thakur, 5.Shri.Anirudha Narayan Thakur, 6.Smt.Kalubai Narayan Daravkar, 7.Smt.Gangubai Keshav Thakur,** (The Original Licensees of CIDCO Ltd) has granted lease of **Plot No.4, Sector-34-B, Owe-Kharghar, Navi Mumbai, Tal.Panvel & Dist.Raigad admeasuring area about 1900.06 Sq. Mtrs.** (hereinafter referred to as the SAID PLOT) from M/s.CIDCO



Ltd., vide Agreement to Lease Dated 4th January 2007 for total lease premium of **RS.24,700/- (RS.TWENTY FOUR THOUSAND SEVEN HUNDRED ONLY)** and further on the terms and conditions contained therein.

Whereas the Original Licensees has sold, transferred, assigned and relinquished their leasehold rights, title and interest in respect of said Plot to **M/s.Maitri Group Builders & Developers** (through its Proprietor Shri.Ramajee Jivaraj Gala) (therein referred to as the New Licensee) vide Tripartite Agreement dated 22nd May 2006, which is duly registered at Sub-Registrar office Panvel-3 on 22nd May 2006, vide Document No.PAVAL-3/03640/2006 & Receipt No.3646.

WHEREAS in turn the said New Licensee **M/s.Maitri Group Builders & Developers** (through its Proprietor Shri.Ramajee Jivaraj Gala) has sold, transferred, assigned and relinquished their leasehold rights in respect of the said Plot to **M/s.Devkrupa Enterprises (through its partners 1.Mr.Ganesh Bechara Patel, 2.Mr.Mukesh Gokulbhai Mathukia, 3.Mr.Keshvaji Naren Patel, 4.Mr.Parbat Dana Patel, 5.Mr.Mahesh Punjalal Patel,** (therein referred to as the Subsequent New Licensee) vide Tripartite Agreement dated 7th September 2006 which is duly registered at Sub-Registrar office Panvel-3 on 07th September 2006, vide Document No.PAVAL-3/06420/2006 and Receipt No.6454.

AND WHEREAS further in turn the said Subsequent New Licensee **M/s.Devkrupa Enterprises,** have sold, transferred, assigned and relinquished their leasehold rights in respect of the said Plot, to **M/S. R. S. BUILDERS & DEVELOPERS (Through its Partners Mr.Sunil D.**



Khanna & Mr.Omprakash Batra) (therein referred to as the Subsequent New Licensee and hereinafter referred to as the Present Licensee) vide Tripartite Agreement dated 18th December 2007, which is also duly registered at Sub-Registrar office Panvel-3 on 18th December 2007, vide Document No.PAVAL-3/12327/2007 & Receipt No.12496.

AND WHEREAS by virtue of abovementioned Agreements and Tripartite agreements **M/S.R.S.BUILDERS & DEVELOPERS** entitle to develop and construct the residential-cum-commercial building as per plan to be approved and in accordance with Commencement Certificate granted by the concerned authority of CIDCO Ltd., vide its letter bearing No.CIDCO/ATPO/072 dated 13th April 2011.

AND WHEREAS the said Subsequent New Licensee/ Developer are also entitle to sell residential flats & commercial units to be constructed on the said Plot on Ownership basis to any intending purchaser/s.

Whereas, we have verified Agreement to Lease, Tripartite Agreement, search report by Mr.Chandrashekar Athalye dated 6th May 2011 and all the necessary Document in the records of concerned authority and found the same to be true and fair and therefore relying on the aforesaid Documents and declaration by the Present Licensee and Developer we are on the opinion of that the Present licensee/Developers **M/S.R.S. BUILDERS & DEVELOPERS** is having good and clear title in respect of said Plot and the said Plot is free from all mortgage, Charges and encumbrances.



SCHEDULE OF PLOT

All that piece or parcel of land bearing Plot No.4, containing by admeasurement 1900.06 Sq.Mtrs., and Situated at Sector-34-B, Owe-Kharghar, Navi Mumbai Tal.Panvel & Dist.Raigad or thereabouts and bounded as follows :

THAT IS TO SAY:

ON THE NORTH BY : ROAD.

ON THE SOUTH BY : PLOT NO.3

ON THE EAST BY : PLOT NO.5 & 6.


ON THE WEST BY : ROAD

Place: Navi Mumbai

Date : 7th May 2011.



FOR SHARMA & ASSOCIATES


RAMESH R. SHARMA
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