

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

Sub: Report on Title in respect of Plot no. 15B, Sector - 38, in Village/ Site Nerul, admeasuring 1331.120 Square meters or thereabouts.

THIS IS TO CERTIFY that we have perused the documents of **M/S. PALACIO VENTURES**, a Partnership Firm registered under the provisions of Indian Partnership Act, 1932, having its registered Office at Room No. 17, 1st Floor, Sahakar Building, above Regal Opticians, Station Road, Kurla (W), Mumbai – 400 070, in respect of Plot No. 15B, Sector - 38, in Village/ Site Nerul, admeasuring 1331.120 Square meters or thereabouts (hereinafter referred to as the said Plot).

We have inspected the Photocopies of the following Documents:-

1. Allotment Letter dated 08/10-03-2017.
2. Agreement to Lease dated 7th December, 2017.
3. Search Report dated 07-03-2018.

The manner in which M/S. PALACIO VENTURES have 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 Ltd.") 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.
4. The CIDCO Ltd. has, under Scheme "MM-I/ 03/SAN & NL/2016-2017" (hereinafter referred to as the said Scheme), invited tenders from various Developers & Builders in order to dispose off the land/s acquired by it or vested into it in accordance with the said Scheme.
5. The CIDCO Ltd. has accepted the tender of M/s. Palacio Ventures as the highest bidder and accordingly M/s. Palacio Ventures is eligible for the allotment of a plot under the said Scheme.
6. By an Allotment letter dated 08/10-03-2017, the CIDCO Ltd. has allotted to M/s. Palacio Ventures a plot being Plot No. 15B, Sector - 38, in Village/ Site Nerul, admeasuring 1331.120 Square meters (hereinafter referred to as "the said Plot") which is more particularly described in the Schedule hereunder written, for Residential cum Commercial purpose under Scheme "MM-I/ 03/SAN & NL/2016-2017" (hereinafter referred to as the said Scheme) for the lease premium and on the terms and conditions and as contained in the said Allotment Letter.
7. By an Agreement to Lease dated 7th December, 2017 executed by the CIDCO Ltd. and M/s. Palacio Ventures, the CIDCO Ltd. agreed to grant to M/s. Palacio Ventures on leasehold basis the said plot being Plot No. 15B, Sector - 38, in Village/ Site Nerul, admeasuring 1331.120 Square meters under Scheme "MM-I/ 03/SAN & NL/2016-2017" and which is more particularly described in the Schedule hereunder written, to construct and develop building or buildings for Residential cum Commercial purposes for such lease premium and subject to the terms and condition and covenants as contained and stated in the said Agreement. The said Agreement to Lease is registered with the Sub-Registrar of Assurances under Serial No. TNN6/13754 / 2017 dated 07-12-2017.

8. In the above circumstances, M/s. Palacio Ventures are the Licensees in respect of the said Plot and are entitled to develop the said plot by constructing Building/s as per the building plans sanctioned by the concerned authority.

9. At the request of M/s. Palacio Ventures, we have taken search, through the Property Investigator Mr. Vinay Mankame, in respect of the said plot for 2 years i.e. for the year 2017 and 2018 and the said Property Investigator has issued his Search Report dated 07-03-2018 in respect of the said plot.

10. In the above circumstances, subject to the compliance of the terms & conditions of the said Allotment letter dated 08/10-03-2017, Agreement to Lease dated 7th December, 2017 and the Search Report dated 07-03-2018, the title of **M/S. PALACIO VENTURES** to the said plot is clear & marketable & free from all registered encumbrances.

THE SCHEDULE ABOVE REFERRED TO:

All those piece and parcel of land known as Plot No. 15B, Sector - 38, in Village/ Site Nerul, admeasuring 1331.120 Square meters or thereabouts and is bounded as follows: -

On or towards the North :- 15.00 Meters Wide Road
On or towards the South :- Plot no. 20A & Plot no.17
On or towards the East :- Plot No. 15A
On or towards the West :- Plot No. 15

DATED THIS 24TH DAY OF SEPTEMBER, 2018.

FOR M/S HIMANSHU BHEDA & ASSOCIATES



(Proprietor)