

Date: 17th August 2017

TITLE CERTIFICATE

Ref: Plot No. 71, admeasuring about 1601.780 sq. mtrs., Sector 44A,
Nerul, Navi Mumbai

We HAVE investigated the title of all that piece and parcel of land bearing Plot No. 71, admeasuring about 1601.780 sq. mtrs., lying being and situated at Sector 44A, Nerul, Navi Mumbai leased by CIDCO and its development rights assigned and stand in the name of **M/S. SHREE SAWAN BUILDCON** a Partnership Firm registered under the Indian Partnership Act, 1932, (through its Partners **MR. PUNEET BHAGAT SINGH MAKKAD & MR. HARNAM SINGH KULBIR SINGH MAKER**) having its office at 62/63, 4th Floor, Mahavir Center, Sector 17, Vashi, Navi Mumbai 400 705.

- A. WHEREAS** the City and Industrial Development Corporation Ltd. a company incorporated under the Companies Act, 1956 and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400 201 (hereinafter referred to as "**the Corporation**") is a Town Development Authority appointed by the State Government of Maharashtra in exercise of its powers under Section 113(3A) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "**the MRTP Act**") for the Town of Navi Mumbai.



- B. AND WHEREAS** the Corporation has published to lease various plots under “MM-1/01/NL/2015-16” on tender basis to be allotted and leased to the highest bidder.
- C. AND WHEREAS** pursuant to the aforesaid publication the Promoter has through its Application bearing No. 140, under Scheme “MM-1/01/NL&BEL/2015-16” applied to the Corporation for the allotment of all that piece and parcel of land bearing Plot No. 71, admeasuring about 1601.780 sq. mtrs., lying being and situated at Sector 44A, Nerul, Navi Mumbai and more particularly described in the First Schedule herein under mentioned (hereinafter referred to as “**the said Plot**”) to and in favour of the Promoter.
- D. AND WHEREAS** being the highest bidder the Corporation has accepted the offer of the Promoter and vide its Allotment Letter dated 12th June 2015 bearing Reference No. 70001557/90034039/458 agreed to allot the leasehold rights of the said Plot to and in favour of the Promoter for a consideration and upon the terms and conditions contained therein for a period of 60 years to be computed from the date of the Agreement to Lease to be executed between the Corporation and the Promoter after making the total lease premium as per the aforesaid Allotment Letter.
- E. AND WHEREAS** upon payment of the lease premium by an Agreement to Lease dated 17th October 2016 executed between the Corporation of the One Part and the Promoter of the Other Part, duly registered with the Sub Registrar of Assurance TNN-6, under Serial No. TNN6-9812-2016, bearing Receipt No. 10763,



the Corporation agreed to grant lease of the said Plot to the Promoter subject to observance of the terms and conditions mentioned in the said Agreement to Lease and upon the terms and conditions contained therein.

- F. **AND WHEREAS** the Promoter now in the manner stated hereinabove is the absolute licensee and in possession of the said Plot (more particularly described in the schedule mentioned herein under).
- G. **AND WHEREAS** by virtue of abovementioned Agreement to Lease **M/S. SHREE SAWAN BUILDCON (the Promoter)** entitle to develop and construct the residential-cum-commercial building as per approved plan and in accordance with Commencement Certificate granted by the concerned authority of NMMC., vide its letter dated 02/08/2017 bearing No. NMMC/TPD/BP/Online No. 20171CNMMC 11657/3341/2017 and further the Promoter are entitled to sell residential flats and shops/showrooms/offices to be constructed on the said Plot on ownership basis to any intending purchaser/s.
- H. **AND WHEREAS**, we have verified Agreement to Lease and all other necessary documents in the records of concerned authorities and found the same to be true and fair and therefore relying on the aforesaid documents, declaration by the Promoter, we are of the opinion that the Promoter **M/S. SHREE SAWAN BUILDCON**, are having good and clear title in respect of said Plot No. 71, admeasuring about 1601.780 sq. mtrs., lying being and situated at Sector 44A, Nerul, Navi Mumbai and the said Plot is free from all mortgage, charges and encumbrances.

SCHEDULE OF PLOT

All that piece and parcel of land bearing Plot No. 71, admeasuring about 1601.780 sq. mtrs., lying being and situated at Sector 44A, Nerul, Navi Mumbai and bounded as under:

THAT IS TO SAY:

ON THE NORTH BY : 20.00M. WIDE ROAD

ON THE SOUTH BY : PLOT NO.66 & PLOT NO. 67+68

ON THE EAST BY : PLOT NO.70


ON THE WEST BY : PLOT NO.72

Place: Navi Mumbai

Date: 17th August 2017



FOR SHARMA & ASSOCIATES


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