



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

Sub: - Report on Title in respect of Plot No. 26, Sector – 08 in Village/ Site Ghansoli, containing by ad-measurement 4825.58 Square meters.

THIS IS TO CERTIFY that we have perused the documents of **NEELKANTH INFRATECH CO.**, a Partnership Firm registered under the Indian Partnership Act, 1932, having its registered Office at - Shop no. 4, Bhoomi Palace, Plot no. 38, Sector-21, Ghansoli, Navi Mumbai, in respect of ALL THAT piece or parcel of land known as Plot No. 26, Sector – 08 in Village/ Site Ghansoli, containing by measurement 4825.58 Square meters or thereabouts (hereinafter referred to as the "said Plot").

We have inspected the Photocopies of the following Documents:-

1. Agreement to Lease dated 22nd November, 2016
2. Search Report dated 19th July 2017

The manner in which **NEELKANTH INFRATECH CO** 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 accepted the tender/ Offer of NEELKANTH INFRATECH CO and by virtue of an Allotment Letter dated 18-05-2016, the CIDCO Ltd. has allotted the NEELKANTH INFRATECH CO, a Plot being Plot No. 26, Sector- 8, Ghansoli, Navi Mumbai, containing by measurement 4812.86 Square meters or thereabouts for Residential cum Commercial purpose on the terms and conditions and for the lease premium as contained in the said Allotment Letter.
5. Thereafter, by an Agreement to Lease dated 22nd November, 2016 executed between the CIDCO Ltd. and NEELKANTH INFRATECH CO and registered with the Office of Sub-Registrar of Assurances at Thane under Serial No. TNN 8 - 13946 - 2016 dated 22-11-2016, the CIDCO Ltd. agreed to grant to the Promoters herein a lease in respect of the Plot No. 26, Sector- 8, Ghansoli, Navi Mumbai, containing by measurement 4825.58 Square meters or thereabouts and which is more particularly described in the First Schedule hereunder written for Residential cum Commercial purpose on the terms and conditions and for the Lease Premium as contained in the said Agreement to Lease and which is more particularly described in the First Schedule hereunder written.
6. Pursuant thereto, Neelkanth Infratech Co. became well and sufficiently entitled to the said plot.
7. At the request of Neelkanth Infratech Co., we have taken diverse search in the Sub Registrar Offices, through the Search Clerk Mr. Vinay Mankame, in respect of the said plot. The Search Clerk has submitted his Search Report dated 19-07-2017.



TRANSACTION

(Sub-Registrar, TNN-3)

- 1) In Sub Registrar Thane 3 from 2015 to 2017 in last i.e. 03 years as according to available records all records had been checked. However, I did not find any transaction and/or adverse entry at Sub-Registrar TNN-3.
- 2) Current year 2016 record is not ready.

TRANSACTION

(Sub-Registrar, TNN- 6)

- 1) In Sub Registrar Thane 6 from 2015 to 2017 in last i.e. 03 years as according to available records all records had been checked. However, I did not find any transaction and/or adverse entry at Sub-Registrar TNN-6.
- 2) Current year 2016 record is not ready.

TRANSACTION

(Sub-Registrar, TNN- 8)

- 1) In Sub Registrar Thane 8 from 2015 to 2017 in last i.e. 03 years as according to available records all records had been checked. Upon search of index 2 I have found below mentioned transaction in the year 2016 & 2017.
- 2) Current year 2016 record is not ready.

TRANSACTION

(Sub-Registrar, TNN-9)

- 1) In Sub Registrar Thane 9 from 2015 to 2017 in last i.e. 03 years as according to available records all records had been checked. However, I did not find any transaction and/or adverse entry at Sub-Registrar TNN-9.
- 2) Current year 2016 record is not ready.

TRANSACTION (Sub-Registrar, TNN - 11)
1) In Sub Registrar Thane 11 from 2015 to 2017 in last i.e. 3 years as according to available records all records had been checked. However, I did not find any transaction and/or adverse entry at Sub-Registrar TNN-11
2) Current year 2016 record is not ready.

According to the above Schedules, the entries found by the Search Clerk are as follows:

Village	Ghansoli
Sub Registrar Office	TNN-8
Nature of Deed	Agreement to Lease
Survey Sub Division And House No.	Land bearing Plot No. 26, situated at Sector No 08, admeasuring about 4825 58 Sq. Mtrs., Village - Ghansoli, Navi Mumbai Tal & Dist - Thane.
Area	Admeasuring about 4825.58 Sq. mtrs
Name of the Executing Party	CIDCO Ltd.
Name of the Claiming Party	M/S Neelkanth Infratech Co., A Partnership Firm
Date of Execution	22-11-2016
Date of Registration	22-11-2016
Serial no./Volume and page	13946/2016
Value	68,78,55,208 /-
Market Value	68.78.55,208/ -
Stamp Duty	3.43,92,865/-
Registration fees	30,000 /-

8. In the circumstances, subject to the compliance of the terms & conditions of the said Allotment Letter dated 18-05-2016, Agreement to Lease dated 22nd November, 2016 and Search Report dated 19-07-2017, the title of **NEELKANTH INFRA TECH CO** to the said plot is clear & marketable & free from all registered encumbrances.



THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land known as Plot No. 26, Sector - 08 in Village/ Site Ghansoli, containing by measurement 4825.58 Square meters or thereabouts and bounded as follows that is to say:

- On or towards the North by - Plot No.25
On or towards the South by - 20.00 Meters Wide Road
On or towards the East by - 30.00 Meters Wide Road
On or towards the West by - Plot No.9.

DATED THIS 27th DAY OF July, 2017.

FOR HIMANSHU BHEDA & ASSOCIATES

Proprietor