

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Re : M/S. GOODWILL CONSTRUCTIONS

Plot No.-12, Sector No.-08,

Sanpada, Navi Mumbai-400 705.


- 1) I have investigated the title of M/S. GOODWILL CONSTRUCTIONS, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, (hereinafter referred to as "THE LICENSEES") in respect of the land more particularly described in the schedule hereto.
- 2) By an Agreement to Lease dated 05/12/2017, CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (hereinafter called "CIDCO") has granted permission and authority to the Licensees to enter upon the said piece and parcel of land bearing Plot number 12, admeasuring 4464.950 Sq. Mts. situated at Sector No.-8, Node-Sanpada, Navi Mumbai, Tal. & Dist.-Thane and to erect the building(s) for residential cum commercial purpose. The said Agreement to Lease is duly registered before the Joint Sub-Registrar of Assurances at Thane-3 under Receipt No.-19400, Document No. TNN3-16054-2017 on 05/12/2017;
- 3) If the Licensees have observed all the stipulations and conditions contained in the said Agreement to Lease and on the Town Planning Officer certifying that the building and works have been duly erected by the Licensees, CIDCO will grant a lease of the said land and building erected thereon for a term of 60 (Sixty) years from the date of the


SUNIL GARG

M.Com., LL.B.
Advocate, High Court
406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur,
Navi Mumbai - 400614.

aforesaid Agreement to Lease at the yearly rent of Rs.100/- (Rupees One Hundred Only).

- 4) By virtue of Deed of Mortgage dated 22/02/2018, the aforesaid Licensees have mortgaged the said plot of land in favour of M/S. INDIABULLS HOUSING FINANCE LIMITED and have availed the term loan for construction of residential cum commercial project. The said Deed of Mortgage dated 22/02/2018, is duly registered before the sub-registrar of assurances at Thane under its Doc. No.- 2683/2018, dated 22/02/2018.
- 5) That as per the terms of the Sanction Letter dated 30/08/2017, vide Clause Nos.-14 & 15 of the special conditions i.e. the mortgagor(s) to obtain No Objection Certificate from the Lender before selling any Apartment/Other Units in the project. M/S. GOODWILL CONSTRUCTIONS to open and maintain ESCROW Account with HDFC Bank for depositing all sale proceeds from the units which are being mortgaged by IHFL. The account shall be maintain by the entity during the entire tenure of the facilities and shall not be closed without the prior approval IHFL. Vide Clause No.-8 of special conditions of the sanction letter 20% (Twenty Percent) of the receivables shall be utilized for the repayment of loan and the balance shall be transferred to the applicant.
- 6) The Licensees submitted the building plans through their Architect to the Corporation and the Corporation approved and sanctioned the building plans and issued a **Commencement Certificate bearing number NMMC/TPO/BP/20181CNMMC12825/3906/2018, dated 28/09/2018** permitting the said Licensees to construct buildings on the aforesaid Plot.


SUNIL GARG
M.Com., LL.B.
Advocate, High Court
406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur,
Navi Mumbai - 400614.

- 7) By virtue of the provisions contained in the aforesaid Agreement to Lease, the Licensees shall be entitled to transfer or assign its rights and interest in and benefits under the said Agreement in favour of the Purchasers of the premises being constructed on the said plot of land, provided that the Licensees have complied with all the terms and conditions of the aforesaid Agreement to Lease as well as terms of the mortgage of the said property.

On the basis of the above and on the basis of the Xerox copy of the documents placed before me, I am of the opinion that subject to what is stated above and subject to no objection from M/s. Indiabulls Housing Finance Limited and subject to compliance of all the laws, the said M/S. GOODWILL CONSTRUCTIONS has good and clear title in respect of the aforesaid plot of land.

The Schedule above referred to

All that piece and parcel of land bearing Plot number 12, admeasuring 4464.950 Sq. Mts. situated at Sector No.-8, Node-Sanpada, Navi Mumbai-400 705, Tal. & Dist.-Thane and bounded as follows; i.e. to say:

- On or towards the North by : Plot No.-25
On or towards the South by : Plot Nos.-15, 14 & 13
On or towards the East by : 15 Mts. Wide road
On or towards the West by : Plot Nos.-16 & 17

Dated this 29th day of September, 2018.


(SUNIL J. GARG)
Advocate, High Court.

SUNIL GARG
M.Com., LL.B.
Advocate, High Court
406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur,
Navi Mumbai - 400614.