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TITLE CERTIFICATE

Re: Plot No. 9, Sector 11 admeasuring 11734.95 square meters of village Ghanoli, taluka Navi Mumbai, district Thane.

1. We have investigated the title of City and Industrial Development Corporation of Maharashtra Limited ('CIDCO') a Company incorporated under the Companies Act, 1956 and having its registered office at Nirmai, 2nd Floor, Nariman Point, Mumbai 400 021 as the lessor/owner and the right, title and interest of Om Namah Shivay Developers Private Limited, a company incorporated under the Companies Act, 1956 having its office at 28, Raja Bahadur Building, 1st Floor, Bombay Sarnagar Marg, Fort, Mumbai - 400 054 (hereinafter referred to as 'the said Company') to acquire the leasehold interest in respect of Plot No. 9, Sector 11 admeasuring 11734.95 square meters of village Ghanoli, taluka Navi Mumbai, district Thane, and more particularly described in the Schedules hereunder written (hereinafter referred to as 'the said property').

2. We have perused the title deeds, caused searches to be carried out in the office of Sub-Registrar of Assurances at Mumbai, Thane, Sanpada, Koparkharane, Belapur and Karva for the last 30 years (from 1983 to 2012) in respect of the said property and caused search in the Registrar of Companies at Mumbai in respect of the said Company.

Upon perusal of the registered documents and search report, we note as under:

- i) The said property had been acquired by the State of Maharashtra under the provisions of Maharashtra Regional and Town Planning Act, 1968 and the State of Maharashtra has vested the same into CIDCO which is a New Town Development Authority for Navi Mumbai (formerly New Bunkasy).
- ii) Vide Application dated 16 February 2012, the said Company applied to CIDCO for grant of lease of the said property.
- iii) On 20 March 2012, CIDCO agreed to allot the said property to the said Company on lease on the terms and conditions more particularly stated in the Letter of Allotment bearing reference No. 70001521/90025287.
- iv) On 8 July 2012, the said Company paid to CIDCO a total consideration of Rs.118,65,45,673 (Rupees One Hundred Eighteen Crores Sixty Five Lakhs Forty Five Thousand Six Hundred and Seventy Three Only) for acquiring leasehold interest in respect of the said property.
- v) On 10 July 2012, CIDCO through Mr. G. S. Agrawal, Assistant Marketing Officer executed an Agreement to Lease in favour of the said Company. The Agreement to Lease is registered with the Sub-Registrar of Assurances at Thane on 10 July 2012 under serial No. TNN-8/04885/2012. By virtue of the said Agreement to Lease dated 10 July 2012, the said Company is authorised to enter upon the said property to erect building or buildings for residential cum commercial purposes and sell flat/premises therein and cause the holders of the flats/premises to form co-operative housing society or other entity for the purpose of vesting the leasehold interest in the land and building/s which would be the said property.
- vi) Pursuant to the Agreement to Lease dated 10 July 2012, the CIDCO on the same date (i.e. on 10 July 2012) handed over and placed the said Company in possession of the said property.

4. Subject to what is stated hereinabove, in our opinion the title of MDCO as also the right, title and interest of the said Company to acquire the leasehold interest in the said property is marketable and free from encumbrances.

5. We are also of the opinion that the said Company is entitled in terms of the Agreement to Lease dated 19 July 2012 to construct buildings for residential and commercial purpose as may be permissible and to sell flats/premises therein under the Maharashtra Ownership of Flats Act, 1963.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land known as Plot No. 9 in Sector No. 11 of Village Ghansoli, Taluka Navi Mumbai, District Thane measuring 11734.95 square meters or thereabouts and bounded as follows:

On or towards the North by	:	Plot No. 10
On or towards the South by	:	Plot No. 8
On or towards the East by	:	Plot No. 6
On or towards the West by	:	34 m Wide Road

Dated this 29th day of January 2013

For Mahimtura and Company

Insamta

Proprietor