528, Plot No. 2/3/4, Sector: 19A, Commodity Exchange Bldg., Vashi, Navi Mumbai- 400 703.
Email: vashiadvocates@hotmail.com Website:www.vashiadvocates.com

Vashi Advocates
Attorneys At Law

Date: 08 Jul 2019

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

This is to certify that we have investigated the ownership and title of the Property as specifically described below, and based on the Documents and copies of Records provided to us and on the basis of a search in the revenue and registration records, we hereby render our opinion as below.

A. Description of the Property: All the pieces and parcels of land comprising Plot No. 1, admeasuring about 1,140.60 sq. m, at Sector 4, Ghansoli, Navi Mumbai – 400 701 and Plot No. 2, admeasuring about 1,679.79 sq. m, at Sector 4, Ghansoli, Navi Mumbai – 400 701, both the Plots amalgamated into a single Plot, admeasuring 2,820.39 sq m, hereinafter for the sake of brevity referred to as the Said Plot.

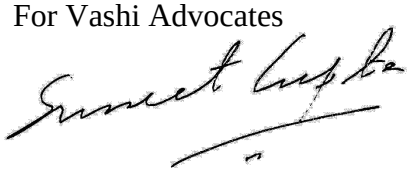
B. Ownership of the Said Plot: The Said Plot is leased by the City and Industrial Development Corporation Ltd (CIDCO), a Government of Maharashtra Corporation, for a period of 60 years (Perpetual Lease), to Alliance Infra, a Partnership Firm comprising 05 Partners, Mr. Vishal Patil, Mr. Santosh M Devkar, Mr. Narayan D Dubariya, Mr. Kamlesh N Shinde, and Mr. Nitin N Ghadge.

C. Development Rights: Alliance Infra is entitled to develop the Said Plot and to sell individual residential and commercial units therein, as per the Terms and Conditions of the Agreement to Lease executed with CIDCO and as per the Building and Layout plans sanctioned by Navi Mumbai Municipal Corporation (NMMC). Alliance Infra has obtained requisite permissions to develop the Said Plot from the necessary authorities, including CRZ Approval dated 07 Jun 2019 from Maharashtra Coastal Zone Management Authority and Commencement Certificate No. NMMC / TPD / BP / Online No.20191CNMMC15455 / 2678 / 2019 dated 06 Jul 2019 from NMMC.

D. Encumbrances: Alliance Infra has mortgaged the Said Plot, with IndiaBulls Housing Finance Ltd. vide Mortgage Deed dated 03 Aug 2017, duly registered on the same date with the Sub-Registrar Thane-8 vide Registration No. 10798/2017. This Mortgage is not expected to impact the rights of intending purchasers of individual units developed on the Said Plot. There are no other encumbrances identified on the Said Plot.

In view of the above, it is our opinion that Alliance Infra has full rights to develop the Said Plot and to sell and / or otherwise dispose off individual units therein to intending purchasers, without any reservations.

For Vashi Advocates



(Dr. Suneet Gupta)
Advocate, Bombay High Court