

Sunil J. Garg

M.Com., LL.B.

ADVOCATE, HIGH COURT

C-327, 1st Floor, Vashi Plaza,
Plot No. 80/81, Sector No. 17,
Vashi, Navi Mumbai-400 705.
Tel. : +91-22-2789 5175

TITLE CERTIFICATE

THAT CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED is a company within the meaning of the Companies Act, 1956, hereinafter referred to as "CIDCO LTD." with its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021.

That CIDCO has been declared as a New Town Development Authority under the provisions of Sub Section 3A of Section 113 of (Maharashtra Regional & 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 exercise of its powers for the area designated as site for the new town under Sub Section (i) of Section 113 of the said Act.

That the State Government has acquired land within the designated area of Navi Mumbai and vested the same in CIDCO by an Order duly made in that behalf as per the provisions of Section 113 of the said Act.

That by virtue of being the development authority, CIDCO has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the said Act.

By an Agreement to Lease dated 24/01/2006 (hereinafter called "THE SAID AGREEMENT TO LEASE") entered into between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (therein and hereinafter referred to as "THE CORPORATION") of the One Part and (1) SHRI NARESH DHANAJI PATIL (2) SMT. GIRIJABAI DHANAJI PATIL (3) SHRI JAGDISH DHANAJI PATIL (4) SMT. SONABAI KATHOD PATIL (5) SMT. SOMUBAI JANARDAN BHAGAT & (6) SMT. MANGALABAI KALA PATIL, therein jointly and collectively referred to as "THE LICENSEE and hereinafter jointly referred to as 'THE ORIGINAL LICENSEES") of the


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Other Part, the Corporation had agreed to grant a lease of a land bearing Plot number 125 situated at Sector No.-48, Village-Dronagiri, Navi Mumbai, Tal.-Uran, Dist.-Raigad, admeasuring about 1049.16 Sq. Mts., in favour of the said Original Licensees at or for the consideration as mentioned in the said Agreement to Lease and on performing and complying with all terms and conditions of the said Agreement to Lease, the Corporation placed the said plot in possession of the said Original Licensees. The said Agreement to Lease is duly registered before the Sub Registrar of Assurances at Panvel-2 under its Receipt No.-432, Document No. URAN-00432-2006, dated 24/01/2006.

That out of the said Original Licensees (1) SMT. SONABAI KATHOR THAKUR (2) SHRI NARESH DHANAJI PATIL & (3) SMT. SHYAMABAI JANARDAN BHAGAT, died intestate and upon application for Heirship Certificate under the Bombay Regulation Act, 1827, made by (1) (a) SHRI RAMAN KATHOR THAKUR (b) SHRI PANDHARINATH KATHOR THAKUR (c) SMT. PREMABAI KAMALAKAR THAKUR & (d) SHRI GANESH KATHOR THAKUR (2) (a) SMT. DAMAYANTI NARESH PATIL (b) SMT. GIRIJABAI DHANAJI PATIL (c) KUM. SAYALI NARESH PATIL & (d) KUM. NAMITA NARESH PATIL & (3) (a) SHRI DAMAYANTI NARESH PATIL (b) SMT. GEERIJABAI DHANAJI PATIL (c) KUM. SAYALI NARESH PATIL (d) KUM. NAMITA NARESH PATIL (e) SHRI RAMAN KATHOR THAKUR (f) SHRI PANDHARINATH KATHOR THAKUR (g) SMT. PREMABAI KAMALAKAR THAKUR (h) SHRI GANESH KATHOR THAKUR & (i) SMT. MANGALUBAI KALA PATIL respectively, before the Hon'ble Court of Civil Judge at Uran, as legal heirs of the said deceased in respect of the said plot of land, the aforesaid persons have been formally recognized as legal heirs of the said deceased.

That in pursuance to the aforesaid heirship certificate obtained by the legal heirs of the aforesaid deceased original licensees, CIDCO LTD. by its three separate letters all dated 21/04/2011 has incorporated the names of the aforesaid legal heirs as the original licensees of the said plot of land in place of the aforesaid deceased licensees.

By virtue of a Tripartite Agreement dated 06/06/2011, duly registered before the Sub Registrar of Assurances at Uran under its Document No. URAN-810-2011, the rights,


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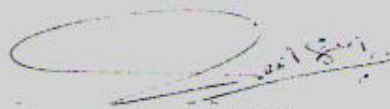
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title, interest and benefits of the said Plot of land is transferred and assigned by the aforesaid original licensees i.e. (1) SHRI RAMAN KATHOR THAKUR (2) SHRI PANDHARINATH KATHOR THAKUR (3) SMT. PREMABAI K. THAKUR (4) SHRI GANESH KATHOR THAKUR (5) SMT. DAMAYANTI NARESH PATIL (6) SMT. GIRIJABAI DHANAJI PATIL (7) SMT. MANGALUBAI KALA PATIL (8) KUM. SAYALI NARESH PATIL (9) KUM. NAMITA NARESH PATIL & (10) SHRI JAGDISH DHANAJI PATIL in favour of M/S. MURUDESHWAR DEVELOPERS, represented by its Partners (1) SHRI SHANKAR LAKSHMAN PINGALE (2) SHRI DASHRATH PANDHARINATH SHINGADE (3) SHRI KANTILAL NARAYAN SENGHANI & (4) SHRI BHAVESH RAVILAL PATEL (therein and hereinafter referred to as "THE NEW LICENSEES") as per the terms and conditions mentioned therein and CIDCO vide its letter bearing Reference No. CIDCO/Vasahat/ 12.5% Scheme/Dronagiri/931+2058/2015, dated 10/06/2015, substituted the New Licensees M/S. MURUDESHWAR DEVELOPERS instead and in place of the aforesaid Original Licensees.

The New Licensees M/S. MURUDESHWAR DEVELOPERS 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 Reference No.-CIDCO / BP-11697 / TPO (N M & K) 2015 / 1399, dated 11/12/2015 permitting the said Licensees to construct a building on the aforesaid Plot.

If the said M/S. MURUDESHWAR DEVELOPERS, have observed all the stipulations and conditions contained in the said Agreement to Lease and the Tripartite Agreement and on the Town Planning Officer certifying that the building and works have been duly erected by them, 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 aforesaid Agreement to Lease at the yearly rent of ₹1/- (Rupee One Only).

On the basis of the above and on the basis of the documents placed before me and subject to compliances of all the laws, I am of the opinion that subject to the terms and conditions of the aforesaid documents and what is stated above, the title of land described below is clear and marketable and free from all encumbrances. This



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certificate has been issued on the basis of the copy of the documents placed before me at that particular point of time and without any liability on the part of the undersigned.

The Schedule above referred to

All that piece and parcel of land bearing Plot number 125 under erstwhile 12.5% Goathan Expansion Scheme situated at Sector No.-48, Village-Dronagiri, Tal.-Uran, Dist.-Raigad, admeasuring 1049.16 Sq. Mts. or thereabout bounded as follows; i.e. to say:

On or towards the North by : 30 Mts. wide Road
On or towards the South by : Plot Nos.-124
On or towards the East by : Proposed 15 Mts. wide Road
On or towards the West by : Plot No.-126

Dated this 20th day of January, 2016.


(SUNIL J. GARG)
Advocate, High Court.

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