

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

**Re : M/S. VARSHA INFRASTRUCTURE
1003/1004, Shelton Cubix,
Plot No.-87, Sector No.-15,
C.B.D. Belapur, Navi Mumbai,
Tal. & Dist.-Thane-400 614.**

- 1) I have investigated the title of M/S. VARSHA INFRASTRUCTURE, 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 virtue of an Agreement to Lease dated 01/11/2018, CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (hereinafter called "CIDCO") has granted permission and authority to the Licensees to enter upon the piece and parcel of land bearing Plot number 31 admeasuring about 1999.88 Sq. Mts. situated at Sector No.-9, Koparkhairne, 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-6 under Receipt No.-13040, Document No. TNN6-11835-2018 on 01/11/2018;


SUNIL GARG
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Advocate, High Court
406, Shelton Cubix, Plot No. 87,
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M. No.: MAH/966/1998

- 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 aforesaid Agreement to Lease at the yearly rent of 100/- (Rupees One Hundred Only).
- 4) The Licensees submitted the building plans through their Architect to the Navi Mumbai Municipal Corporation and the Navi Mumbai Municipal Corporation approved and sanctioned the building plans and issued a Commencement Certificate bearing number NMMC/TPD/BP/Online No.20181CNMMC14454/5114/ 2018, dated 27/12/2018 permitting the said Licensees to construct buildings on the aforesaid Plot.
- 5) 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.

On the basis of the above and on the basis of the copy of the documents placed before me, I am of the opinion that subject to what is stated above and subject to compliance of all the laws, the said M/S. VARSHA INFRASTRUCTURE has good and clear title in respect of the aforesaid plot of land.



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Sunil J. Garg

M.Com., LL.B.

ADVOCATE, HIGH COURT

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The Schedule above referred to

All that piece and parcel of land bearing Plot number 31, admeasuring about 1999.88 Sq. Mts. situated at Sector No.-9, Village-Koparkhairane, Navi Mumbai-400 709, Tal. & Dist.-Thane and bounded as follows; i.e. to say:

On or towards the North by : Plot No.-32
On or towards the South by : 15 Mts. Wide Road
On or towards the East by : Plot No.- 30
On or towards the West by : Existing 15 Mts. Wide Road

Dated this 29th day of December, 2018.



(SUNIL J. GARG)
Advocate, High Court.

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