

G. S. Bhat

B.Sc., LL. M.

ADVOCATE HIGH COURT

Mulund Office :

B 301, 3rd Flr., Jay Commercial Plaza,
Corner of M.G. Road & S.L. Road,
Mulund (W), Mumbai - 400 080
Tel. : 2560 7106 / 2560 7107
E-mail : gsbhat2006@yahoo.co.in

Pooja G. Bhat

B.Sc., LL. B

ADVOCATE HIGH COURT

Mumbai Office :

AGARWAL & ASSOCIATES
Unique House, 4th Floor,
Syed Abdulla Brelvi Road,
Fort, Mumbai - 400 001.
Tel. : 2266 4282 / 2263 0065
E-mail : pbhat85@gmail.com

Ref. No. _____

Regd. A. D. / U. C. P. / Hand Delivery

Date _____

TO WHOMSOEVER IT MAY CONCERN

Re.: ALL THAT Plot of Land admeasuring 52610 sq.mts. bearing Plot No.IT-6 in T.T.C. Industrial Area, Airoli Knowledge Park, Airoli, Navi Mumbai and in the Revenue Village Dighe, Taluka and District Thane belonging to M/s. Newa Technocity (India) Pvt. Ltd.,

I have investigated the title of M/s. Newa Tecnology (India) Pvt. Ltd., in respect of the above-referred property by causing to take search for a period of 30 years in the office of Sub-Registrar of Assurance at Thane and have not found any encumbrances from the search. I have also perused the relevant documents.

By an Agreement dated 23rd day of November, 2009 entered between Maharashtra Industrial Development Corporation (hereinafter referred to as "MIDC") of the One Part and M/s. Hexaware Technologies Ltd., therein called the Lessee of the Other Part registered with the Sub Registrar of Assurances at Thane-3 under Sr. Nos.06468-2009 and 06469 on 23rd day of November, 2009, the MIDC had agreed to grant lease to the M/s. Hexaware Technologies Ltd., the Plot of Land admeasuring 52660 sq.mts. bearing Plot No.IT-6 in T.T.C. Industrial Area, Airoli Knowledge Park, Airoli, Navi Mumbai and in the Revenue

Village Dighe, Taluka and District Thane on the terms and conditions mentioned therein (hereinafter referred to as the "Said Property");

The MIDC on the request of M/s. Hexaware Technologies Ltd., and M/s. Newa Technocity (India) Pvt. Ltd., has granted its consent & permission to M/s. Hexaware Technologies Ltd., for transfer and assign its interest and benefits of the Agreement to Lease dated the 23rd day of November, 2009 in respect of the said property to M/s. Newa Technocity (India) Pvt. Ltd., on the terms and conditions as mentioned in its order bearing No.MIDC/ROM/TTC/IT/8157 dated 24th day of December, 2009;

By a Supplemental Agreement dated the 30th day of July, 2010 and lodged for registration with the Sub-Registrar of Assurances at Thane-3 under Sr.No.05410-2010 on 13th day of August, 2010 entered between the MIDC of the First Part and M/s. Hexaware Technologies Ltd., of the Second Part and M/s. Newa Technocity (India) Pvt. Ltd., herein and therein called the Lessee of the Third Part, the Principal Agreement dated 23rd day of November, 2009 was construed and declared as if the MIDC as Lessor had entered into the said Agreement with M/s. Newa Technocity (India) Pvt. Ltd., on the terms and conditions mentioned therein.

G. S. Bhat
B.Sc., LL. M.

ADVOCATE HIGH COURT

Mulund Office :

B 301, 3rd Flr., Jay Commercial Plaza,
Corner of M.G. Road & S.L. Road,
Mulund (W), Mumbai - 400 080
Tel. : 2560 7106 / 2560 7107
E-mail : gsbhat2006@yahoo.co.in

B.Sc., LL. B.

ADVOCATE HIGH COURT

Mumbai Office :

AGARWAL & ASSOCIATES
Unique House, 4th Floor,
Syed Abdulla Brelvi Road,
Fort, Mumbai - 400 001.
Tel. : 2266 4282 / 2263 0065
E-mail : pbhat85@gmail.com

Regd. A. D. / U. C. P. / Hand Delivery

Date _____

Ref. No. _____

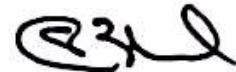
By a Lease Deed dated 18th July, 2011 registered under Serial No.TNN-3/5932 of 2011 made and entered into between M/s. Maharashtra Industrial Development Corporation therein called the Lessor and M/s. Newa Technocity (India) Pvt. Ltd., and therein called the Lessee, the MIDC demise the said property being Plot No.IT-6 admeasuring 52610 sq.mts. in the Trans Thane Creed Industrial Area within the limits of Village Dighe and Taluka and registration District of Thane unto M/s. Newa Technocity (India) Pvt. Ltd., by way of lease for a period of 95 years with effect from 1st November, 2010 unto M/s. Newa Technocity (India) Pvt. Ltd., on the terms and conditions stated therein.

The MIDC has granted the Commencement Certificate bearing No.DE/MHP(C)/Plot No.IT-6/IFMS/C-86776/14 dated 01.10.2014 for the development of the said property.

M/s. Newa Technocity (India) Pvt. Ltd., by registered Mortgage Deed 23/9/2015 registered under Serial No.TNN-6719 of s015 has mortgaged the said large property in favour of M/s. Bharat Co-operative Bank Ltd.,. It has been represented that M/s. Bharat Co-operative Bank (Mumbai) Ltd., has agreed to give NOC for Sale of Units as and when requested by M/s. Newa Technocity (India) Pvt. Ltd.,

In my opinion M/s. Newa Technocity (India) Pvt. Ltd., has acquired clear and marketable title as Lessee to the above referred property which is free from encumbrances and have absolute right to develop the same.

Dated this 27th day of July, 2017.



(G.S.BHAT)
Advocate