

BY REGISTERED A.D. / U.C.P. / HAND DELIVERY

TITLE CERTIFICATE

Re: All that piece or parcel of land or ground bearing Plot No 21, at Sector No. 10, area admeasuring about 499.50 sq.mtrs., in Village Taloje- Panchnand, Taluka Panvel, District Raigad, under 12.5% Scheme Tal. Panvel, Navi Mumbai Dist. Raigad.

1. This certificate is issued at the request of M/s Abode Developers.
2. Edate & Company, Advocates and Consultant, have caused the search to be taken in the offices of the Sub-Registrar of Assurances, Panvel, located in Navi Mumbai, in respect of the captioned property (hereinafter referred to as the "SAID PLOT/PROPERTY") for the Title of M/s. Abode Developers herein after called as "Developers".
3. On perusal of the letter dated 14th November 1994, addressed by City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) to one Shri Vitthu Arjun Patil and 4 others, it appears that CIDCO allotted to them the above said plot of land under 12.5% GES Scheme on the terms and conditions as mentioned in the said letter of Allotment letter.
4. On behalf of M/s. Abode Developers we have issued public notice in news papers Vashi Times (English) and Pudhari (Marathi) in respect to the above captioned property. No claim or objections have been received by us in response to the public notice.
5. By Agreement to Lease dated 20/03/2012, between the CIDCO of one part and (1) Shri Shyama Vitthu Patil, (2) Shri Shivram Vitthu Patil, (3) Shri Kanha Vitthu Patil, (4) Smt. Sitabai Shalik Patil, (5) Smt. Tarabai

Pundlik Mhatre, (6) Shri Bhagwan Shankar Patil, (7) Shri Hari Shankar Patil, (8) Shri Gajanan Shankar Patil, (9) Shri Yashwant Shankar Patil, (10) Smt. Motubai Padu Patil, (11) Smt. Gunabai Babu Bhoir, (12), Smt. Gulab Manohar Madhavi, (13) Smt. Muktabai Vasant Naik and (14) Smt. Kanubai Shankar Patil, (therein referred to as the "Licensee" of the second part), the Corporation has leased the above said plot of land for a period of 60 years with a right to Develop the same as permissible under General Development Control Regulation for New Bombay, 1975. The said Lease Agreement is duly registered under serial no. PVL - 2/2602-2012 dated 22/03/2012;

6. By a Tripartite Agreement dated 15/06/2012 between City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO), Shri Shyama Vitthu Patil and 13 others (the Original Licensee) and M/s. Sapphire Buildheights India Pvt. Ltd. (referred therein as "New Licensee") the Original Licensee Shri Shyama Vitthu Patil and others sold, transferred and conveyed the lease and license of the said plot of land to M/s. Sapphire Buildheights Pvt. Ltd. with the consent and confirmation of the Corporation (CIDCO) on the terms and conditions as mentioned in the said Tripartite Agreement. The said Tripartite Agreement is duly registered under serial no. PVL - 2/5464-2012 dated 15/06/2012;
7. By a Tripartite Agreement dated 28/12/2012 between City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO), M/s. Sapphire Buildheights India Pvt. Ltd. (referred therein as "New Licensee") and M/s. Abode Developers, a Proprietary Concern through its Proprietor Mr. Rajesh Bijlani (referred therein as "The Subsequent New Licensee") the said M/s Sapphire Buildheights India Pvt. Ltd. sold, transferred and conveyed the lease and license of the said plot of land to M/s. Abode Developers with the consent and confirmation of the Corporation (CIDCO) on the terms and conditions as mentioned in the said Tripartite

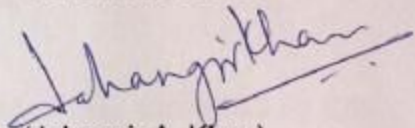
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Agreement. The said Tripartite Agreement is duly registered under serial no. PVL - 3/12272/2012 dated 28/12/2012;

8. The CIDCO by their letter dated 02/01/2013 being no. CIDCO/VASAHAT/CTO/TALOJA-373/2012 recorded the transfer of the said plot of land from the name of M/s. Sapphire Buildheights India Pvt. Ltd. to the name of M/s. Abode Developers.
9. After going through the search report, certificate of Edate & Company, Advocates and Consultant, public notice and abovementioned title documents, we are of the opinion that the title of the said M/s. Abode Developers to the captioned plot of land / property is clear, marketable and free from all reasonable doubts.

Dated this 15th day of April 2014.

For J K Associates



(Jahangir A. Khan)

Advocate