

Mrs. Minal B. Khona

B.Sc., LL.B.

Advocate High Court & Notary
(Appointed By Govt. of India)

108, J. K. Chambers, Plot No. 76,
Sector 17, Vashi, Navi Mumbai - 400 705
Tel. : 2789 2517 • Telefax : 2789 2544
E-mail : minalkhona108@gmail.com

Ref. No.MBK/01/2011/16

Dated :- January 20, 2011

TITLE CERTIFICATE

I have investigated the title of Plot No.104 under 12.5 % Gaothan Expansion Scheme, admeasuring about 2082.36 sq. mtrs., situated at Sector-14, Taloje Panchnand, Navi Mumbai, Tal. Panvel, Dist. Raigad.

It is seen from the records that the City and Industrial Development Corporation of Maharashtra Ltd., a Government company within the meaning of the Companies Act, 1956 hereinafter referred to as 'THE CORPORATION,' has leased a plot of land under 12.5% Gaothan Expansion Scheme bearing Plot No.104, containing about 2082.36 sq. mtrs. situated at Sector-14, Taloje Panchnand, Navi Mumbai, Tal. Panvel, Dist. Raigad, (hereinafter referred to as THE SAID PLOT) to 1) SHRI. SUBHASH NARHARI SAMANT, 2) SHRI. RAVINDRA NARHARI SAMANT, 3) SHRI. MOHAN NARHARI SAMANT, 4) SHRI. ASHOK NARHARI SAMANT, 5) SMT. JANHAVI SITARAM DESAI, 6) SMT. MEENA SURENDRA JOSHI, the Original Licencees (therein referred to as THE LESSEES) vide Agreement to Lease dated 24.05.2007, duly registered with the Sub-Registrar of Panvel-3, on 24.05.2007, under Sr. No.5618/2007, for a period of 60 years computed from the date of Agreement to Lease, for proper premium and has handed over the physical possession of the said plot to the Lessees.

Whereas original Licencees, SHRI. SUBHASH NARHARI SAMANT & others 5 had sold/transferred & assigned the said Plot No.104 to M/S. SHINING SUN CONSTRUCTIONS, vide Tripartite Agreement dated 01.11.2007, duly registered with Sub-Registrar of Panvel-3. on 05.11.2007, under Serial. No.10759/2007, executed between 1) CIDCO LTD., 2) SHRI. SUBHASH NARHARI SAMANT & others 5 and 3) M/S. SHINING SUN CONSTRUCTIONS, as per terms and conditions contained therein and CIDCO Ltd. vide its Letter bearing No.CIDCO/Estate/12.5% Scheme/Taloje 930/2007, dated 22.11.2007 has transferred

the said Plot in the name of M/S. SHINING SUN CONSTRUCTIONS through its partners 1) MR. NASIR JAMAL SHAIKH, 2) MRS. RAZIA NASIR JAMAL SHAIKH, 3) MRS. ZAHIDA ABU ASIM AZMI.

Whereas 'THE CORPORATION', has granted permission by its letter No.CIDCO /ATPO/(BP)/2010/1827, dated 30.11.2010, to commence the construction work of Residential-cum-Commercial building on the said Plot No.104 under 12.5 % Gaothan Expansion Scheme, situated at Sector-14, Taloje Panchnand, Navi Mumbai, Tal. Panvel, Dist. Raigad.

On the basis of the documents submitted, I do hereby certify that the title of Plot No.104 under 12.5 % Gaothan Expansion Scheme, admeasuring about 2082.36 sq. mtrs., situated at Sector-14, Taloje Panchnand. Navi Mumbai, Tal. Panvel, Dist. Raigad, is clear and marketable and is free from all encumbrances of whatsoever nature.

SCHEDULE

All that piece of land know as Plot No.104, under 12.5% Gaothan Expansion Scheme, situated at Sector-14, Taloje Panchnand, Navi Mumbai, Tal. Panvel, Dist. Raigad, containing by admeasuring 2082.36 sq. mtrs. Area, or thereabouts and the said plot bounded as follow :

On or towards the North by : Plot No.103
On or towards the South by : 20.0 mtr. wide Road
On or towards the East by : 20.0 mtrs. wide Road
On or towards the West by : Plot No.105

M. B. Khare

Mrs. Shilpa S. Khare
S.S. L.L.B.
Adversate High School
103, J. K. Chamber, Sector-17,
Sector - 17, Vashi, Navi Mumbai - 400 705

Date :- January 20, 2011

To,
Mrs. Minal B. Khona
Advocate High Court,
Vashi, Navi Mumbai.

SEARCH REPORT

Sub :- Plot No.104 under 12.5 % Gaothan Expansion Scheme, situated at Sector-14, Taloje Panchnand, Navi Mumbai, Tal. Panvel, Dist. Raigad.

Madam,

As per your instructions I have taken search of the above mentioned property in the office of Sub-Registrar of Assurances at Panvel, for the years from 1982 to 2011. The details year wise give below :-

<u>YEAR</u>	<u>PARTICULARS</u>
1982	NIL
1983	NIL
1984	NIL
1985	NIL
1986	NIL
1987	NIL
1988	NIL
1989	NIL
1990	NIL
1991	NIL
1992	NIL
1993	NIL
1994	NIL
1995	NIL
1996	NIL
1997	NIL
1998	NIL
1999	NIL
2000	NIL

2001	NIL
2002	NIL
2003	NIL
2004	NIL
2005	NIL
2006	NIL
2007	I) Agreement to Lease dated 24.05.2007, duly registered with the Sub-Registrar of Panvel-3, on 24.05.2007, under Sr. No.5618/2007, executed between CIDCO Ltd., and 1) Shri. Subhash Narhari Samant. 2) Shri. Ravindra Narhari Samant. 3) Shri. Mohan Narhari Samant. 4) Shri. Ashok Narhari Samant, 5) Smt. Janhavi Sitaram Desai, 6) Smt. Meena Surendra Joshi. II) Tripartite Agreement dated 01.11.2007, duly registered with Sub-Registrar of Panvel-3, on 05.11.2007, under Serial. No.10759/2007, executed between 1) CIDCO LTD., 2) SHRI. SUBHASH NARHARI SAMANT & others and 3) M/S. SHINING SUN CONSTRUCTIONS.
2008	NIL
2009	NIL
2010	NIL
2011	NIL

* NIL subject to mutilated record and torn pages, and documents lodged for registration but not indexed and record available at Registrar office.

Yashwantrao Chavan, 15/7

9-75 - 1181

1060

Desale

(Dashrath Desale)

Secretary, Clerk