

13/05/2019

TITLE CERTIFICATE

Ref: Plot No. 29, Sector 16, Taloja Phase 2, Tal. Panvel, Dist. Raigad.

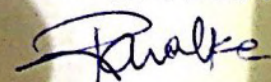
This is to certify that I have investigated the title in respect of **Plot No. 29, Sector 16, Taloja Phase 2, Tal. Panvel, Dist. Raigad** after going through all the documents and papers submitted to me, I have found some relevant aspect to note and place my observations in respect of the above referred Plot as under:

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (I of 1956) (hereinafter referred to as 'THE CORPORATION') having its registered Office at Nirmal, 3rd Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, under the provisions of sub- sec, 1 and 3-A of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No.-XXXVII of 1966 hereinafter referred to as the SAID ACT.).

2. By virtue of being the Development Authority the Corporation has been empowered under Section 113A of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act and the

3. It was represented by **Shri. VISHNU JAIRAM MADHAVI**, Indian Inhibtant, (Hereinafter referred to as "**the Lessee**") that his Original land is acquired by the State of Maharashtra and the he is entitled for the compensation for his acquired land located at Village - CHAL,

For R & C LAW ASSOCIATES



NODE under 12.5% GES Scheme vide Agreement to Lease Dated 09/05/2011 in respect of Plot admeasuring about 849.92Sq.Mtrs bearing Plot No. 29, Sector-16, TALOJA PHASE 2, Taluka - Panvel, District- Raigad (hereinafter referred to as the Said Plot) The Agreement to lease dated 09/05/2011 is duly registered vide Registration Serial No. 05604/2011 at Sub Registrar Office TNN-3 dt. 01/06/2011.

4. The Lessee has sold, assigned & transferred all their rights, title and interest in respect of the said plot to **M/s. VALRAM ENTERPRISES** through its Partners **Shri. Hitesh D. Dama and Shri. Chintan N. Dama**, Indian Inhabitants, having Office address at - M Block, 1stFloor, Office No.13, Dana Bazar, APMC Market-II, Phase -2, Sector-19, Vashi, Navi Mumbai-400703. The original Licencee entered and executed Tripartite Agreement with **CIDCO LTD** and **M/s. VALRAM ENTERPRISES** and such final Letter is issued by the CIDCO Ltd. to **M/s. VALRAM ENTERPRISES**. The said **Tripartite Agreement** dated **30/10/2013** is duly registered on 30/10/2013 vide **Registration serial No. 10232/2013 at Sub Registrar Office TNN-4.**

5. At the time of transfer of the said Plot in the name of developer herein, there was one suit having No. **S.C.S. 670/2007**, but however the matter is settled between the parties and the said suit withdrawn from the Court on 06/08/2008.

For R & C LAW ASSOCIATES

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Advocates and Associates

6. At the time of transfer of the said Plot in the name of developer herein, there is one suit having **S.C.S. No. 504/2011** is pending before the Panvel Court and the Notice of Les - Pendency has been registered on 22/01/2013, at sub-Registrar office at Panvel - 3, bearing serial no. 682/2013.

7. **M/s. VALRAM ENTERPRISES** submitted their Plans for the Construction of a Residential + Commercial building on the said plot and subsequently the CIDCO Ltd., has issued **Commencement Certificate** on **dated 06/06/2018** vide its letter bearing **Ref. No. CIDCO/BP-15548/TPO(NM & K)/2017/2712** for commencing construction on the said plot as per the plans and specifications approved by the Town Planning Authority.

R & C Law Associates
Advocates and Associates

Subject to pending suit **S.C.S. No. 504/2011** in Panvel Court the title of M/s. Valram Enterprises through its Partner Mr. Hitesh D. Dama and Mr. Chintan N. Dama Indian Inhabitants, having Office address at - M Block, 1st Floor, Office No.13, Dana Bazar, APMC Market-II, Phase - 2, Sector-19, Vashi, Navi Mumbai - 400703 to the said Plot No. 29, Sector 16, Taloja Phase 2, Tal. Panvel, Dist. Raigad is clear and marketable.

For R & C LAW ASSOCIATES
[Signature]
Proprietor