

TITLE REPORT

The Title Report of immovable property bearing Plot No. 16, situated in sector-19, Taloja, under 12.5% GES Scheme, Area admeasuring 1799.65 sq.mtrs. Navi Mumbai

WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as the "Corporation") having its registered office at "The Nirmal" 2nd Floor, Nariman Point, Mumbai - 400021. AND the Corporation has been declared as a New Town Development Authority, under the Provisions of sub section (3-A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act, 1966) hereinafter referred to as "the said Act" for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designed as site for new town under sub-section (1) of section 113 of the said Act.

AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under section 118 of the said Act to dispose of any land acquired by it or vested into it in accordance with the proposal approved by the state government under the said Act.

AND WHEREAS in pursuant to the acquisition of land from the CIDCO Ltd., they have allotted 12.5% Plot of land out of total acquisition of land under Gaothan Expansion Scheme (GES) to the land affected person whose land has been acquired.

AND WHEREAS the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA (CIDCO LTD) has granted lease of land bearing Plot No. 16, Situated in Sector-19, Taloja under 12.5% GES Scheme area admeasuring 1799.65 sq.mtrs., Navi Mumbai. In favour of 1) SHRI. BHIVA KASHINATH MHATRE by executing Agreement To Lease dated 25/05/2012 which has been registered in the office of Sub-Registrar Panvel-1 under registration no. 06556/2012 Receipt No. 6990 dated 25/05/2012

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AND WHEREAS the Original Licensee 1) SHRI. BHIVA KASHINATH MHATRE of the Plot due to their personal difficulties decided to sell, transfer the said Plot No.16, Situated in Sector-19, Talaja under 12.5% GES Scheme area admeasuring 1799.65 sq.mtrs., Navi Mumbai and entered into TRIPARTITE AGREEMENT dated 29/06/2012 executed between CIDCO Ltd. the FIRST PART and 1) SHRI. BHIVA KASHINATH MHATRE (the original licensee) the SECOND PART and L. K. INFRASTRUCTURE PVT. LTD. through its director SHRI PRADIPKUMAR LAXMANBHAI PATEL (the new licensee) of the THIRD PART. In respect of the said Plot No. 16, Situated in Sector-19, Talaja under 12.5% GES Scheme area admeasuring 1799.65 sq.mtrs., Navi Mumbai. The said Agreement has been registered in the office of Sub-Registrar Panvel-1, under Registration No. 08047/2012 Receipt No. 08579 dated 29/06/2012.

AND WHEREAS the CIDCO Ltd., in their record by issued final order by M(TS-II) vide letter no. CIDCO/Estate/12.5%/Talaja/24/2012.

AND WHEREAS CIDCO Ltd. granted development permission and issued commencement certificate vide CC No. CIDCO/ BP-11570/ATPO (NM&K) 2012 dated 24/12/2012 for the said Plot No. 16, Situated in Sector-19, Talaja under 12.5% GES Scheme area admeasuring 1799.65 sq.mtrs., Navi Mumbai has been transferred in the name of M/S. L.K. INFRASTRUCTURE PVT. LTD. through its director MR. PRADIPKUMAR L. PATEL and MR. KAMLESHKUMAR L. PATEL as the new licensee.

On the basis of the information provided by the said M/S. L.K. INFRASTRUCTURE PVT. LTD. through its director MR. PRADIPKUMAR L. PATEL and after pursuing original registered Tripartite Agreement dated 29/06/2012, the title of the said Plot No. 16, Situated in Sector-19, Talaja under 12.5% GES Scheme area admeasuring 1799.65 sq.mtrs., Navi Mumbai, in favour of M/S. L.K. INFRASTRUCTURE PVT. LTD. through its director MR. PRADIPKUMAR L. PATEL and MR. KAMLESHKUMAR L. PATEL is clear, marketable

and free from any encumbrances subject to terms and conditions incorporated in the said Agreement to Lease and Tripartite Agreement.

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SCHEDULE OF THE PLOT

All that piece or parcel of land known as Plot No.16, Situated in Sector-19, Village – Taloja of 12.5% (Erstwhile Gaothan Expansion Scheme), Scheme containing by measurement 1799.65 sq.mtrs. or thereabout and bounded as follows, that is to say :

On or towards the North by : Plot No. 17 & 19
On or towards the South by : 11.00 M. Wide Road
On or towards the East by : 11.00 M. Wide Road
On or towards the West by : Plot No.22

ISSUED BY

Swithin D. Jadhav
11/01/2012



SWITHIN D. JADHAV

Advocate High Court