

C. Fernandes
B.A.L.L.B.
Advocate High Court

OFFICE :
E-8/0:4, Opp. Apna Bazar,
Near Saibaba Mandir, Sector - 1,
Vashi, Navi Mumbai - 400 703.
(O) : 2782 6173
(M) : 98210 23638

Ref.:

Date :

Date:15.02.2014

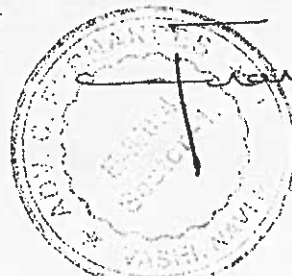
TO WHOMSOEVER IT MAY CONCERN
TITLE CLEARANCE CERTIFICATE

Sub: Plot No.15, Sector No.18, Village Taloja, under
12.5% (erstwhile Gaothan Expansion Scheme) Scheme,
Navi Mumbai, Taluka Panvel, District Raigad.

This is to certify that I have investigated the title of **M/S. NAVRANG HOME MAKERS** a Partnership Firm, duly registered under the provisions of Indian Partnership Act, 1932, Through its Partners 1) Mr. Ashok Kishinchand Rawlani 2) Mr. Vijay Sunderlal Rawlani 3) Mr. Sanjay Sunderlal Rawlani and 4) Mr. Rahul Pratap Rawlani, in respect of Plot No.15, Sector No.18, Village Taloja, under 12.5% (erstwhile Gaothan Expansion Scheme) Scheme, Navi Mumbai, Taluka Panvel, District Raigad, containing by admeasurements 799.93 sq.mtrs. or thereabouts.

1. The City and Industrial Development Corporation of Maharashtra Ltd. (hereinafter called "the Corporation") is the new town Development Authority declared for the area designed as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its power vested under sub-Section 1 and 3(A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966, (Maharashtra Act No. XXXVII of 1966) hereinafter referred to as the said Act.

2. The State Government in pursuant to Section 113 (A) of the said Act acquired the land described therein and vesting such lands in the said Corporation for development & disposal.



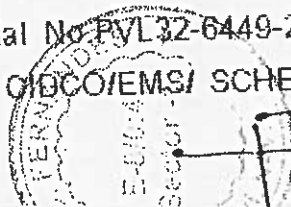
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3. By an Agreement to Lease dated 18.10.2012 executed by the City and Industrial Development Corporation of Maharashtra Ltd. therein and hereinafter referred to as "the Corporation" of the One Part in favour of Shri Jagannath Shantaram Mundhe therein referred to as the Licensee of Other Part, the Corporation has agreed to lease to the said Licensee, of Plot No.15, Sector No.18, Village Taloja, under 12.5% (erstwhile Gaothan Expansion Scheme) Scheme, Navi Mumbai, Taluka Panvel, District Raigad, containing by admeasurements 799.93 sq.mtrs. or thereabouts (hereinafter for the sake of brevity referred to as "the said Property") more particularly described in the schedule written there under for residential use on 60 years lease and on the terms and conditions and at or for a lease premium as contained therein, and the same was duly registered vide Registration Receipt No.10536 Document Serial No.PVL-3-10315-2012 dated 18.10.2012.

4. And in pursuance the said Agreement to Lease, the said Corporation handed over possession of the said Plot to the Licensee therein, enabling them to construct a building or buildings for residential use.

5. The Corporation, at the request of the said Shri Jagannath Shantaram Mundhe, transferred and assigned the Lease hold rights, title and interest in the said Plot No.15, Sector No.18, Taloja, and benefits under the Lease Agreement dated 18.10.2012, from the name of the said Shri Jagannath Shantaram Mundhe to the name of M/s. Kamal International Through its Proprietor Shri. Suleman Kamal Shaikh vide Tripartite Agreement dated 05.12.2012 duly registered vide Registration Document Serial No. PANVEL-4-2101-2012 dated 05.12.2012.

6. The Corporation, further, at the request of the said M/s. Kamal International Through its Proprietor Shri. Suleman Kamal Shaikh transferred and assigned the Lease hold rights, title and interest in the said Plot No.15, Sector No.18, Taloja, and benefits under the Lease Agreement dated 18.10.2012, from the name of the said M/s. Kamal International Through its Proprietor Shri. Suleman Kamal Shaikh to the name of M/s. Navrang Home Makers, Partnership Firm, vide Tripartite Agreement dated 07.10.2013 duly registered vide Registration Receipt No.6583 and Document Serial No.PVL32-6449-2013 dated 07.10.2013 and CIDCO Final Order No. CIDCO/EMS/ SCHEME/TALOJA/ 670/2013 dated 10.10.2013.



7. The Corporation by its letter under reference No.CIDCO/BP-12695/ATPO(NM&K)/2014/152 dated 07.02.2014 granted its permission to develop the said Plot for residential use and to construct a residential Building consists of Ground + 16 Floors, and subject to the terms and conditions as contained therein.

8. In pursuance of the said Agreement and permission, the Builder/s are fully entitled to develop the said Plot and to construct a building / buildings thereon for residential purpose in accordance with the said Agreement and permission granted there under and thereby authorized to sell/dispose off/deal with the units thereon to the prospective PURCHASER/S and to receive the sale proceeds thereof and to appropriate the same towards the construction of the said building /buildings.

I have gone through relevant documents of title to the said Plot and it is hereby certify that the title of **M/S. NAVRANG HOME MAKERS** in respect of said Plot, is clear, marketable and free from all encumbrances of any nature whatsoever.

Dated this 15th day of February, 2014.


C. FERNANDES

ADVOCATE HIGHCOURT

