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TITLE CLEARANCE CERTIFICATE

Of

PLOT No. 01, SECTOR No. 20,

Adm. 1599.13 Sq. Mtrs.

TALOJE -II

Tal. Panvel, Dist. Raigad, Navi Mumbai

By

SABEENA H. SHAIKH

Advocate

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Ref No. _____ BY RPAD/UPC/HAND Date: _____

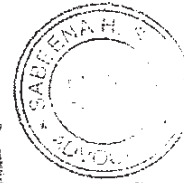
TITLE CERTIFICATE

Ref: Plot No. 1, Sector- 20, at Taloje -II, Tal. Panvel, Dist. Raigad.

THIS IS TO CERTIFY that I have investigated title in respect of Plot No. 1, Sector-20, admeasuring 1599.13 Sq. Mtrs. situated at Taloje -II, Tal. Panvel, Dist. Raigad, after gone through all the document and papers submitted to me, I have found some relevant aspect to note and placed my observations in respect of the above referred plot as under:

- I. The City and Industrial Development Corporation of Maharashtra Limited, a Government company within the meaning of the Companies Act, 1956 (hereinafter referred to as 'THE CORPORATION/CIDCO Ltd.') having its office at 'Nirmal', 2nd floor, Nariman Point, Mumbai - 400021, is the New Town Development Authority, under the provision of subsection (3-a) of Section-113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966) hereinafter referred to as the said Act.

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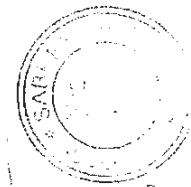
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2. The State Government in pursuant to Section 113 (1) of the said Act, acquired the land described therein and vesting such lands in the Corporation for development and of such piece of land so acquired by the State Government and subsequently vested by the State Government in the Corporation for being leased to its intending Lessees.

3. The Corporation under Gaothan Expansion Scheme/ 12.5% Scheme leased to 1. Smt. Mumtaj Hajimiya Tidhare 2. Shri. Dilawar Hajimiya Tidhare 3. Smt. Munira Liyak Vinchu 4. Smt. Rubina Hajimiya Tidhare 5. Shri. Sikandar Hajimiya Tidhare 6. Shri. Abdul Latif Hajimiya Tidhare 7. Shri. Mushtaq Abdul Latif Tidhare 8. Shri. Mujjamir M. Amin Patel 9. Shri. Jamir M. Amin Mulla 10. Smt. Hasina Aasim Mohammed Ali Kabadhi 11. Smt. Mohsina Abdul Hamid Sayare 12. Smt. Rosina Shafina Patel 13. Smt. Maimuna Mujjamir Patel 14. Khatunbibi Gulam Saheb Mulla 15. Shri. A. Rashid A. Latif Tidhare all residing at Village Taloje, Tal. Panvel, Dist. Raigad, (herein after referred to as "The Lessee") vide Agreement to Lease dated 21/11/2012 for a period of 60 years computed from the date of Agreement to Lease, a plot admeasuring about 1599.13 Sq. Mtrs. bearing Plot No. 1,

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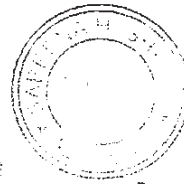
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Sector-20, at Taloje -II, Tal. Panvel, Dist. Raigad, (hereinafter referred to as the "Said Plot"), for the purpose of residential cum commercial use for proper premium of Rs. 20,000/- and handed over the physical possession of the said plot to the Lessee. The said Agreement to Lease dated 21/11/2012 is registered at Sub-registrar of Panvel-3 on 21/11/2012 vide Registration Receipt No.11312 and Document Sr. No. PVL3-11073-2012.

4. The Lessee and M/S. Galaxy Developers through its Partner/s 1) Mr. Atiullah Fasiullah Siddiqui 2) Mr. Mohammed Ali Shukat Ali 3) Mr. Mohammed Hasan Mohammed Amin Khan 4) Mr. Inamullah N. Rehmani 5) Mr. Akram Rahmtullah Manihar 6) Mr. Kamal Ahmed Abdul Mannan Khan 7) Mr. Khan Zubair Ahmed Mohammed Salim Khan 8) Mr. Shakir Faizan Shakir Sikandar Khan having address at Khutari (Rohinjan) Village, Opp. Satyam Weighbridge, Taloja, Tal. Panvel, Dist. Raigad. executed a Development Agreement dated 12/12/2012 on certain mutually agreed terms and conditions which is duly registered at Sub-registrar of Panvel-4 vide Registration Receipt No. 2334 and Document Serial No. PVL4-2327/2012.

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5. As per the terms of the Development Agreement the M/S. Galaxy Developers has to complete all the construction on the said plot at their own cost and in consideration thereof the 40% developed area will goes to the Lessee and remaining 60% developed area shall goes to the M/S. Galaxy Developers.
6. As per the terms of the Development Agreement and to avoid the technical difficulties as per mutual agreement of the parties the Lessee has transferred the rights, title & interest in the said plot for development purpose subject to terms and conditions of Development Agreement dated 12/12/2012 to & in favour of M/S. Galaxy Developers through its Partner/s 1) Mr. Atiullah Fasiullah Siddiqui 2) Mr. Mohammed Ali Shukat Ali 3) Mr. Mohammed Hasan Mohammed Amin Khan 4) Mr. Inamullah N. Rehmani 5) Mr. Akram Rahmtullah Manihar 6) Mr. Kamal Ahmed Abdul Mannan Khan 7) Mr. Khan Zubair Ahmed Mohammed Salim Khan 8) Mr. Shakir Faizan Shakir Sikandar Khan having address at Khutari (Rohinjan) Village, Opp. Satyam Weighbridge, Taloja, Tal. Pannel, Dist. Raigad, and accordingly a Tripartite Agreement dated 14/12/2012 is executed between CIDCO Ltd., The Lessee and M/S. Galaxy Developers and thereby CIDCO Ltd. transferred the said plot

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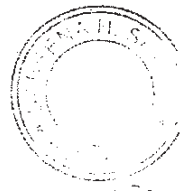
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in the name of M/S. Galaxy Developers. The said Tripartite Agreement dated 14/12/2012 is duly registered at Sub-registrar of Panvel-4 on 14/12/2012 vide Registration Receipt No. 2444 and Document Sr. No. PVL4-2437-2012.

7. After registration of Tripartite Agreement dated 14/12/2012 CIDCO Ltd. finally transferred the Said Plot in the name of M/S. Galaxy Developers and such final Letter Ref. No. CIDCO /VASAHAT/SATYO/TALOJA-67/2012 dated 28/12/2012 is issued by the CIDCO Ltd. to M/S. Galaxy Developers.
8. The Developer has submitted their plans for the construction of a residential/commercial building on the said plot and subsequently the CORPORATION has issued Commencement Certificate on 26/07/2013 vide their letter bearing Ref. No. CIDCO/ ATPO/BP-11472/2013/1137 for commencing construction on the said plot as per the plans and specifications approved by the Town Planning Authorities in the name of M/S. Galaxy Developers.

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Subject to what has been stated herein above the title of M/S. Galaxy Developers a Partnership firm, duly registered under the Indian Partnership Act, 1932, having office address at Khutari (Rohinjan) Village, Opp. Satyam Weighbridge, Taloja, Tal. Panvel, Dist. Raigad to the said Plot No. 1, Sector-20, admeasuring 1599.13 Sq. Mtrs. situated at Taloje -II, Tal. Panvel, Dist. Raigad is clear, marketable and free from any encumbrances.

Dated this^{1st} day of ..November..... 2013.



Sabeena H. Shaikh
Advocate

पानवली क्र.

नोंदणी ३९ म.
Regn. 39 m

शोध ४३००/२०१३
दस्तऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक २०/१०/२०१३ मस ३०

दस्तऐवजाचा प्रकार- शोध अर्ज

सादर करणाराचे नाव- डॉ. सखिना शेख

वार्तालप्रनाथे फ्री मिजाली:-

- नादणी फी ..
- नक्कल फी (फोटोकॉपी) ..
- पुस्तकाची नक्कल फी ..
- रिजलस-३ ..
- गजला किंवा हापने (कलम १४ ते १७) ..
- शोध किंवा निरीक्षण ..
- १०-कलम १५ अन्वये ..
- कलम ३४ अन्वये ..
- प्रमाणित नकला (कलम ५७) (फोटोकॉपी) ..
- इतर फी (सांगित पातावरील) मात्र क. ..
- " ..
- " ..
- " ..
- " ..

मौजे लवोजा गा ..

सा.पनवेल ..

प्लॉट नं. १, सेक्टर २० ..

शेज १५००-१३ ..

चौ.मी ..

सन १९८४ ते ..

२०१३ (३० वर्षे) ..

र.	द.
७५०	२६०
१५.२५०१ - एकूण ..	
७५०	२६०

दस्तऐवज
नक्कल

अपये सातशे पन्नास मात्र
रोजी तयार होईल व

नोंदणीकृत बाकेने पाठवावी. माईल.
या कार्यालयात देण्यात येईल.

सहदुय्यप हिंदावली कार्यालय
(पनवेल-२)

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत बाकेने पाठवावा.
हवाली करावा.

सादरकर्ता