

Chandrashekar Patil
Advocate High Court.

B-68, Raghunath Vihar,
Sector 14, Kharghar,
Navi Mumbai 410 210.
Phone: 9821556433

TITLE CERTIFICATE

Plot No. 04 admeasuring 3550-40 Sq. meters in Sec.35D in Village Owe-
Kharghar, Navi Mumbai, Taluka: Panvel, Dist Raigad, Maharashtra State.

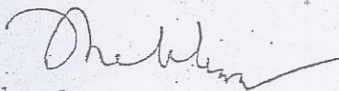
I have examined the title of M/s. Crescent Construction Company and Shri Haji Abdul Gafoor Amirmiya Sayyed to the above plot from the documents i.e. 1) Agreement to Lease dated 11/01/2008, 2) Development Agreement dated 30/03/2010 and hereby certify as under:-

1. That, THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, hereinafter referred to as "CIDCO" a company incorporated under the Companies Act, 1956 (1 of 1956) hereinafter referred to as "THE CORPORATION" is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of his powers under Sub-Sections (1) and (3-A) of Section 113 of Maharashtra Regional & Town Planning Act, 1966 (Maharashtra 1966) (hereinafter referred to as 'THE SAID ACT').
2. That, the State Government has acquired lands and vested of such lands in the Corporation for development and disposal.
3. That, the Corporation laid down the plot in Village-Owe - Kharghar, Tal. Panvel, Dist. Raigad, on 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.

4. That, by an Agreement to Lease dated 11/01/2008 the CIDCO has allotted Plot No. 04 admeasuring 3550.40 Sq. meters in Sec.35D in Village Owe- Kharghar to Shri Haji Abdul Gafoor Amirmiya Sayyed the Licensee therein and directed them to deposit premium money.
5. That, on payment of the entire lease premium, the Corporation has handed over the possession of the said plot to the Licensee now the Owner herein.
6. That, the Developer have agreed to acquire the above said plot of Land for the development and agreed to bear all the expenses for the development on the above said Plot of Land till the completion of the building as agreed between the parties.
7. That, by Development Agreement dated 30/03/2010 executed by the said Shri Haji Abdul Gafoor Amirmiya Sayyed (Owner) in favour of the Developers M/s. Crescent Construction Company and herein after referred to as "Developers") a Partnership firm, through its partner Shri. Abdul Rahim Khatri, having their address at, 527, Arenja Corner, Sector 17, Vashi Navi Mumbai, granted, assigned and transferred in favour of the Developers the development rights pertaining thereto and subject to the terms and conditions as contained therein.
8. That, in pursuance of the said development Rights the Developer is fully entitled to develop the said plot and to construct a building as per approved plans for residential-cum-commercial purpose in accordance with the said Agreement and thereby authorized to sell fifty percent of the units thereon to the prospective purchasers and to receive the sale proceeds thereof and to appropriate the same towards the construction of the said building.

On the basis of the above and on the basis of the documents placed before me, I hereby certify that M/s. Crescent Construction Company and Shri Haji Abdul Gafoor Amirmiya Sayyed are well and sufficiently entitled to develop the said land i.e. to construct the building thereon subject to the terms and conditions of the CIDCO and development authority for its members including its prospective purchasers as per the aforesaid development agreement between M/s. Crescent Construction Company and Shri Haji Abdul Gafoor Amirmiya Sayyed and to exercise their right to sell the flat/shop/parking spaces in the said building to the prospective purchasers as more particularly detailed in the said Development Agreement dated 30/03/2010.

Dated this 15th day of April 2010.



Chandrashekhar Patil

Advocate High Court

Chandrashekhar B. Patil

B.A., LL.B

ADVOCATE HIGH COURT

B-008, Raghunath Vihar Sector-14

Wazirpur, New Mumbai-400110

(A) (1) (2) (3) (4) (5)