

Further MR. ABHISHEK AGRAWAL, Proprietor of M/s. SAIRAMA REAL ESTATE, have declared that he has not encumbered and or alienated the said Plot in any nature.

On the basis of the documents submitted & declaration made by MR. ABHISHEK AGRAWAL, Proprietor of M/s. SAIRAMA REAL ESTATE, I do hereby certify that the title of Plot No.20, admeasuring about 499.99 sq. mtrs., situated at Sector-7, New Panvel (W), Tal. Panvel & Dist. Raigad., is clear and marketable and is free from all encumbrances of whatsoever nature. subject to compliance of terms and conditions mentioned in Agreement to Lease and rules and regulations laid down by the Panvel Municipal Corporation.

SCHEDULE

All that piece of land know as Plot No.20, situated at Sector-7, New Panvel (W), Tal. Panvel & Dist. Raigad, containing by admeasuring 499.99 mtrs. Area, or thereabouts and the said plot bounded as follow :

On or towards the North by : Plot No.21
On or towards the South by : Plot No.19
On or towards the East by : Plot No.11
On or towards the West by : 20 mtr. wide road

M.B. Khona
Mrs. Minab B. Khona
B. Sc. LL.B.
Advocate High Court & Notary
108, J. K. Chamber, Plot No. 76,
Sector - 17, Vashi, Navi Mumbai - 400 705.

Mrs. Minal B. Khona

B.Sc., LL.B.

Advocate High Court & Notary
(Appointed By Govt. of India)

108, J. K. Chambers, Plot No. 76,
Sector 17, Vashi, Navi Mumbai - 400 705
Tel. : 2789 2517 • Telefax : 2789 2544
E-mail : minalkhona108@gmail.com

Ref. No.MBK/09/2017/02.

Date : September 12, 2017

TITLE CERTIFICATE

I have investigated the title of Plot No.20, admeasuring about 499.99 sq. mtrs., situated at Sector-7, New Panvel (W), Tal. Panvel & Dist. Raigad.

It is seen from the records that the City and Industrial Development Corporation of Maharashtra Ltd., a Government company within the meaning of the Companies Act, 1956 hereinafter referred to as 'THE CORPORATION,' has leased a plot of land bearing Plot No.20, containing about 499.99 sq. mtrs. situated at Sector-7, New Panvel (W), Tal. Panvel & Dist. Raigad, (hereinafter referred to as THE SAID PLOT) to M/s. SAIRAMA REAL ESTATE, through its Proprietor MR. ABHISHEK AGRAWAL (therein referred to as 'the Original Licensee') vide Agreement to Lease dated 01.04.2017, duly registered with the Sub-Registrar of Panvel-5, on 03.04.2017, under Sr. No.2642/2017, for a period of 60 years computed from the date of Agreement to Lease, for proper premium and has handed over the physical possession of the said plot to the Original Licensee.

Whereas, the Panvel Municipal Corporation has granted permission by its letter No. 2017/PMC/BP/8032/2017, dated 11.09.2017, to commence the construction of building on the said Plot No.20, situated at Sector-7, New Panvel (W), Tal. Panvel & Dist. Raigad, consisting Stilt + 5 Upper Floors having total area of 498.790 Sq. mtrs for residential having 20 flats, as per the plans and specifications approved by the Town Planning Authorities.