



Mr. Sanket Vijay Dalvi
B. Com, LL.B.

ADVOCATE HIGH COURT

32, SS-III TYPE,
SECTOR - 2, VASHI,
NAVI MUMBAI - 400 703.
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Date 07 JAN 2019

TITLE CERTIFICATE

1. This is to certify that I have investigated documents in respect of Plot No. 23, admeasuring about 1281.59 Sq.Mtrs. Area, Sector - 40, Nerul, Navi Mumbai, Taluka and District-Thane (herein referred to the said Property/Plot), owned by **M/S. ARAMUS REALTY LLP THROUGH ITS PARTNERS 1) MR. SUDHIR MANJIBHAI BHUSHAN, 2) MR. VISHAL MANJI PATEL, 3) MR. MAHADEV KANJI PATEL AND 4) MR. ROHIT MAHADEV PATEL**, I have perused the following documents:

a) Allotment Letter Dated - 24.04.2018, issued by CIDCO LTD., in respect of Plot No. 23, admeasuring about 1281.59 Sq.Mtrs. Area, Sector - 40, Nerul, Navi Mumbai, Taluka and District-Thane, in the name of **M/S. ARAMUS REALTY LLP THROUGH ITS PARTNERS 1) MR. SUDHIR MANJIBHAI BHUSHAN, 2) MR. VISHAL MANJI PATEL, 3) MR. MAHADEV KANJI PATEL AND 4) MR. ROHIT MAHADEV PATEL** THE LICENSEE/S.

b) Agreement to Lease Dated - 10.09.2018, duly registered with Joint Sub Registrar Thane -3, on 11.09.2018, under Serial No.TNN3-12739-2018, executed between The City and Industrial Development Corporation of Maharashtra Ltd (herein referred to the CIDCO LTD/The Corporation) AND **M/S. ARAMUS REALTY LLP** THE LICENSEES in respect of Plot No. 23



c) Deed of Mortgage Dated 24.10.2018, duly registered with Joint Sub Registrar Thane -3, on 24.10.2018, under Serial No.TNN3-14815-2018, executed between **M/S . ARAMUS REALTY LLP** and **M/S. INDIABULLS HOUSING FINANCE LTD.,** in respect of Plot No . 23 .

d) Commencement Certificate issued by NAVI MUMBAI MUNICIPAL CORPORATION, in respect of Plot No. 23 bearing No. NMMC/TPO/BP/20181CNMMC14272/5134/2018, Dated - 27.12.2018.

2. It is determined from the records that Vide an Allotment Letter Dated - 24.04.2018, The City and Industrial Development Corporation of Maharashtra Ltd (herein referred to The CIDCO LTD/The corporation) have allotted the Plot No. 23 , admeasuring about 1281.59 Sq.Mtrs. Area , Sector - 40, Nerul, Navi Mumbai, Taluka and District-Thane (herein after referred to the said Plot) to **M/S . ARAMUS REALTY LLP THROUGH ITS PARTNERS 1) MR. SUDHIR MANJIBHAI BHUSHAN , 2) MR. VISHAL MANJI PATEL , 3) MR . MAHADEV KANJI PATEL AND 4) MR. ROHIT MAHADEV PATEL THE LICENSEE/S .**

3. AND WHEREAS, vide Agreement to Lease Dated - 10.09.2018, duly registered with Joint Sub Registrar Thane -3, on 11.09.2018, under Serial No.TNN3-12739-2018, The City and Industrial Development Corporation of Maharashtra Ltd., The Corporation has leased to **M/S . ARAMUS REALTY LLP THROUGH ITS PARTNERS 1) MR. SUDHIR MANJIBHAI BHUSHAN , 2) MR. VISHAL MANJI PATEL, 3) MR . MAHADEV KANJI PATEL AND 4) MR. ROHIT MAHADEV PATEL THE LICENSEE/S ,** one such Plot of Land bearing No . 23, admeasuring about 1281.59 Sq.Mtrs Area, Sector -40, Nerul, Navi



Mumbai Taluka and District-Thane, (hereinafter referred to as "THE SAID PLOT") for a period of 60 years computed from the date of Agreement to Lease.

4. AND WHEREAS, **M/S . ARAMUS REALTY LLP**, has obtained the Project Loan against the mortgaged of the said plot bearing No. 23 , Sector -40, Nerul, Navi Mumbai, Taluka and District-Thane from **M/S. INDIABULLS HOUSING FINANCE LTD.** ,vide Deed of Mortgage Dated - 24.10.2018, duly registered with Joint Sub Registrar Thane -3, on 24.10.2018, under Serial No.TNN3-14815-2018, on the terms & conditions mentioned therein.

5. AND WHEREAS **NAVI MUMBAI MUNICIPAL CORPORATION**, has granted permission by its letter bearing No. **NMMC/TPO/BP/ 20181CNMMC14272/5134/2018**, Dated - 27.12.2018, to commence the construction work of Residential cum Commercial Building on the said plot bearing No. 23 , Sector -40, Nerul, Navi Mumbai, Taluka and District-Thane, on the terms & conditions mentioned therein .

6. AND WHEREAS Search Report Submitted by Search clerk **MR. RAKESH MOHITE** for the period of 2 years in respect of Plot of Land bearing No. 23 , Sector -40, Nerul, Navi Mumbai, Taluka and District-Thane, the Search Report is enclosed along with the receipt to the Government .

On the basis of the documents submitted and information cited herein above subject to producing on original documents and Subject to compliance of all the terms & Conditions stated in Allotment Letter,



Agreement To Lease & Commencement Certificate , I hereby certify that the title of the **M/S . ARAMUS REALTY LLP THROUGH ITS PARTNERS 1) MR. SUDHIR MANJIBHAI BHUSHAN , 2) MR. VISHAL MANJI PATEL, 3) MR . MAHADEV KANJI PATEL AND 4) MR. ROHIT MAHADEV PATEL THE LICENSEE/S** , to the said Plot of Land bearing No . 23 is clear and marketable & free from all encumbrances and Subject to Mortgage with the **M/S. INDIABULLS HOUSING FINANCE LTD.**, without encumbrances and so also **M/S . ARAMUS REALTY LLP THROUGH ITS PARTNERS 1) MR. SUDHIR MANJIBHAI BHUSHAN , 2) MR. VISHAL MANJI PATEL, 3) MR . MAHADEV KANJI PATEL AND 4) MR. ROHIT MAHADEV PATEL THE LICENSEE/S** had acquired valid and legal right to develop the said property/Plot and dispose of the Flats , Shops and Offices in the building to be constructed thereon as per the building permission granted by the **NAVI MUMBAI MUNICIPAL CORPORATION** .



SCHEDULE OF THE PLOT

Plot of Land bearing No . 23, admeasuring about 1281.59 Sq.Mtrs Area , Sector -40, Nerul, Navi Mumbai, Taluka and District-Thane.



Your truly

Sanket

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Navi Mumbai-400 703

