

T.R. TAMLURKAR

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5B-204, Sec.-34 ,
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Panvel-410209.

ADVOCATE HIGH COURT


TITLE CERTIFICATE

Re: All that piece and parcel of land bearing **plot number 439**, totally admeasuring **270 Sq. Mtrs.**, situated at **Sector No.- 24, Node-PUSHPAK (VAHAL), Navi Mumbai, Tal. Panvel & Dist.,-Raigad.**

TO WHOMSOEVER IT MAY CONCERN.

This is to certify that I have investigated the title of all that piece and parcel of land bearing **plot number 439**, totally admeasuring **270 Sq., Mts.**, situated at **Sector No.- 24, Node-PUSHPAK(VAHAL), Navi Mumbai, Tal. Panvel & Dist.,-Raigad.**

1. The **City and Industrial Development Corporation of Maharashtra Limited** , 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 its powers under Sub Sections (1) & (3A) of Section 113 of Maharashtra Regional & Town Planning Act, 1966 has acquired the lands within the delineated area of Navi Mumbai and vested the same in the **Corporation**.
2. The **Corporation** as a part of the development of Navi Mumbai has decided to establish an International Airport Namely, "**Navi Mumbai International Airport**" with the approval of the State and Central Government authorities.



3. By an Allotment Letter dtd.28/11/2016 having Ref. No. 2015/3173 the CORPORATION has allotted plot no. 439, totally admeasuring 270Sq.,Mts., situated at Sector No.- 24 Node-Pushpak Vahal, Navi Mumbai, Tal. Panvel & Dist.-Raigad to SHRI.RAMDAS DHARMA MHATRE; having address at AT-Ulwa, Tal. Panvel, Dist. Raigad in lieu of the acquisition of their property.
4. By an Agreement to Lease dtd. 02nd day of April 2018 entered into between the "CORPORATION" of the One Part and SHRI. RAMDAS DHARMA MHATRE;(hereinafter referred to as the LICENCEE) of the Other Part for the plot of land being plot no.439, totally admeasuring 270 Sq. Mtrs., situated at Sector No.- 24, Node-PUSHPAK (VAHAL),Navi Mumbai, Tal. Panvel & Dist.,- Raigad (hereinafter referred to as the SAID PLOT); the CORPORATION agreed to grant a lease of the SAID PLOT in favour of the LICENSEE at or for the consideration as mentioned in the Said Agreement to Lease and on performing and complying with all terms and conditions of the said Agreement to Lease the CORPORATION has handed over the possession of the SAID PLOT to the LICENSEE (hereinafter referred to as the OWNER) The said Agreement to Lease has been duly registered at the Sub Registrar of Assurance at Panvel vide Doc.no. PVL4-4249-2018 dtd .--02/04/2018.



5. By and under a **Development Agreement** dtd. **12th April 2019** executed by and between the **SHRI. RAMDAS DHARMA MHATRE**; of the One Part (hereinafter referred to as the **OWNER**) **AND M/S. DEVCON REALTORS PARNERSHIP FIRM** through his Partners **SHRI. DARSHAN PRALHAD SHINDE** and **SHRI. MAYUR SHANTARM BHOR** (hereinafter referred to as the **DEVELOPER**), as on another Part; which is duly registered at the **Sub Registrar of Assurances** at **Panvel** vide **PVL2-4651-2019** vide **receipt no.5503** dtd. **12/04/2019** the **OWNERS** have agreed to grant the development rights in respect of the plot of land being **Plot No.439**, totally admeasuring **270 Sq., Mts.**, situated at **Sector No.24, Node-Pushpak- Vahal, Navi Mumbai, Tal. Panvel & Dist. Raigad** to the **DEVELOPER M/S. DEVCON REALTORS PARNERSHIP FIRM**.
6. By an **IRREVOCABLE GENERAL POWER OF ATTORNEY** dtd. **12th April 2019** duly registered at the **Sub Registrar of Assurance** at **Panvel** vide **Doc.no. PVL2-4652-2019** vide **receipt no. 5504** dtd. **12/04/2019** the **OWNERS** have appointed **M/S. DEVCON REALTORS PARNERSHIP FIRM** ;as the **DEVELOPER** herein through its partners **SHRI. DARSHAN PRALHAD SHINDE** and **SHRI. MAYUR SHANTARM BHOR** to be their lawful attorney jointly or Individually for the purpose of developing the **SAID PLOT** of land and to do all other deed, matters and things in regard thereto a more particularly stated therein.
7. By its certificate ref. no. **CIDCO/BP-16089/TPO(NM & K) 2018/ 3480** dated **07/12/2018** issued in the name of the **OWNERS** the **CORPORATION** has granted permission for construction of building on the **SAID PLOT** as per the terms and conditions mentioned therein.

8. Search Report dtd. 26/04/2019 have been submitted by Mr. Janardan Undalkar pursuant to the Searches conducted by him in all the conducted by him in all the offices of the concerned Sub –Registrar Of Assurances at Panvel and it is seen that is the course of Search, there are no entries found affecting the title of M/S. DEVCON REALTORS PARNERSHIP FIRM, of the SIAD PLOT of land being plot no. 439, totally admeasuring 270 Sq. Mtrs., situated at Sector No.- 24, Node-PUSHPAK, (Vahal), Navi Mumbai, Tal. Panvel & Dist.,-Raigad.

From all the above relevant papers and documents produced before us our opinion that the title of SHRI. DARSHAN PRALHAD SHINDE and SHRI. MAYUR SHANTARM BHOR, as their Partnership firm name M/S. DEVCON REALTORS PARNERSHIP FIRM ; to all that piece of land being plot no.439, totally admeasuring 270 Sq. Mtrs., situated at Sector No.- 24, Node-PUSHPAK (VAHAL),Navi Mumbai, Tal. Panvel & Dist.,-Raigad ;to develop the SAID PLOT and to sell/dispose of the flats/shops in the building that will be constructed on the SAID PLOT is clear, marketable and free from all encumbrances.

This Title Certificate has been issued at the request of SHRI. DARSHAN PRALHAD SHINDE and SHRI. MAYUR SHANTARM BHOR, as their Partnership firm name M/S. DEVCON REALTORS PARNERSHIP FIRM ; on the basis of the Registered Documents and Search placed before me without any liability on my part.

Dated This 27th Day Of April 2019.



TRUPTI TAMLURKAR.
(ADVOCATE HIGH COURT)
(MAH/ 3568 /1999).

Adv. Trupti Tamlurkar
B.A.L.B.
Advocate High Court
MAH/3568/1999