

T.R. TAMLURKAR

B.A. LLB

Mob.: 9820840473.

**5B-204,Sec.-34,
Mansarovar complex,
Panvel-410209.**

ADVOCATE HIGH COURT

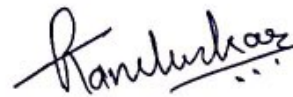
TITLE CERTIFICATE

Re: All that piece and parcel of land bearing plot number 307, totally admeasuring 270 Sq. Mtrs., situated at Sector No.- 24, Node-PUSHPAK (NEW) ,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 307, totally admeasuring 270 Sq., Mts., situated at Sector No.- 24, Node-PUSHPAK(NEW),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. 10/08/2015 having Ref. No.2015/3347 the CORPORATION has allotted plot no.307, totally admeasuring 270 Sq.,Mts., situated at Sector No.- 24 Node-Pushpak (New) Vahal, Navi Mumbai, Tal. Panvel & Dist.-Raigad to SHRIMATI. ROHINI PANDHARINATH MADHAVI ; having address at AT- Ulwa, Tal. Panvel, Dist. Raigad in lieu of the acquisition of their property.
4. By an Agreement to Lease dtd. 30th day of November 2017, into between the "CORPORATION" of the One Part and SHRIMATI. ROHINI PANDHARINATH MADHAVI ; (hereinafter referred to as the LICENCEE) of the Other Part for the plot of land being plot no.307, totally admeasuring 270 Sq. Mtrs., situated at Sector No.- 24, Node-PUSHPAK (NEW),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 OWNERS) The said Agreement to Lease has been duly registered at the Sub Registrar of Assurance at Panvel vide Pavati No. 18785 and registered under the Doc.no. PVL4-13794-2017 dtd .-04/12/2017.

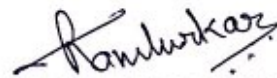
Tamlurkar

5. By its certificate ref. no. CIDCO/BP-16444/ TPO(NM&K) 2019/ 4341 dated 04/04/2019 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.

From all the above relevant papers and documents produced before us our opinion that the title of SHRIMATI. ROHINI PANDHARINATH MADHAVI; to all that piece of land being plot no.307, 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 SHRIMATI. ROHINI PANDHARINATH MADHAVI; on the basis of the Registered Documents placed before me without any liability on my part.

Dated This 29th Day Of May 2019.



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

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