

K. P. SAYED

(M. A., L L. M.)

Advocate, High Court, Mumbai

Shop No.06, Neel Empire CHS Ltd.,
Plot No.3A/4, Near IDBI Bank &
Jhama Sweets, Sector-25, Nerul (E),
Navi Mumbai Mob:9321731273
adv.kpsayed@gmail.com

Date: 31/07/2017

TITLE CERTIFICATE

All that piece and parcel of land bearing Plot No.126, admeasuring about 499.97 Sq. Mtrs., situated at Sector-5, Ulwe Node, Navi Mumbai, Taluka-Panvel, Dist- Raigad.

TO WHOM IT MAY CONCERN

This is to certify that I have seen the title deeds in respect of the above Property/Plot. The same is narrated herein below:

The City Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "the Corporation/Cidco") by Agreement to Lease dated 26th October, 2016 made and entered into between the Corporation of the first Part and 1. Shri. Joma Gangaram Koli, 2. Shri. Balchandra Gangaram Koli, 3. Shri. Parshuram Rama Koli, 4. Shri. Dnyaneshwar Rama Koli, 5. Smt. Shantibai Kamlakar Koli, 6. Smt. Janabai Rama Koli, 7. Smt. Bebibai Maruti Patil, 8. Smt. Raghubai Balaram Koli, 9. Shri. Atmaram Balaram Koli, 10. Smt. Gangabai Bhagvan Kadke, 11. Smt. Usha Bhagvan Koli, 12. Smt. Sunita Vikas Koli, 13. Shri. Adarsh Vilas Koli (Minor) through Guardian Mother Sunita Koli. 14. Shri. Ayush Vilas Koli (Minor) through Guardian Mother Sunita Koli. 15. Smt. Laxmibai Haribhau Koli, 16. Shri. Chandrakant Haribhau Koli, 17. Smt. Jayashree Pandurang Koli, 18. Smt. Anandibai Jagan Koli, 19. Smt. Padubai Budhaji Koli, 20. Smt. Hirabai Kanha Bahira, 21. Shri. Bhagwan Pada @ Padya Koli, 22. Shri. Kashinath Pada @ Padya Koli, 23. Shri. Rambhau Pada @ Padya Koli, 24. Shri. Laxman Pada @ Padya Koli, 25. Smt. Tulshibai @ Tulsabai Dharma Chougale, 26. Shri. Kailash Tukaram Koli, 27. Shri. Ganesh Tukaram Koli, 28. Smt. Renuka Rajesh



Patil @ Renuka Tukaram Koli, 29. Smt. Sushila Ravi Bhagat, 30. Shri. Suryakant Narayan Vaity, 31. Smt. Sunita Ramesh Bhopi were the other parts therein as "the Original Licensees". The Corporation has agreed to lease all that piece and parcel of land at Plot No.126, admeasuring about 499.97 Sq. Mtrs., situated at Sector-05, Ulwe Node, Taluka-Panvel, Dist- Raigad (hereinafter referred to as said "Plot") in favour of the Licensees under 12.5% Gaothan Expansion Scheme.

The Original Licensees have paid to the Corporation lease premium of Rs.6500/- (Rupees Six Thousand Five Hundred Only) and the Corporation on receipt of premium amount handed over the possession of the said Plot to the Licensees to construct and develop the said Plot as per the terms and condition contained in Lease Agreement.

The aforesaid Agreement to Lease dated 26th October, 2017 has been duly registered on 26/10/2016 with the Sub Registrar of Assurance Office at Panvel-2 under document serial No. PVL2-12570-2016, vide receipt No.15799, dated 26/10/2016.

The aforesaid original licensees Shri. Joma Gangaram Koli and 30 (thirty) Others had requested the Corporation to grant them permission to transfer and assign their right, title, interest and benefits of the said Plot in favour of M/s. Aloka Commercial Pvt. Ltd. and its Director Mr. Fayaz Ahmad T. Mujahid.

As per the request of aforesaid original licensees the Corporation had granted the No Objection Letter on transfer charges to transfer the said Plot in favour of M/s. Aloka Commercial Pvt. Ltd. and its Director Mr. Fayaz Ahmad T. Mujahid.





By Tripartite Agreement dated 02nd February, 2017 made and executed between the Corporation of the First Part and original licensees Shri. Joma Gangaram Koli and 30 (thirty) Others (i. e. the original licensees) of the Second Part and M/s. Aloka Commercial Pvt. Ltd. through its Director Mr. Fayaz Ahmad T. Mujahid & Others as new licensee.

The said Tripartite Agreement dated 02/02/2017 has been duly registered with the Sub Registrar of Assurance Office at Panvel-2 under document serial No.PVL2-384-2017, vide receipt No.1287, dated 02/02/2017.

By virtue of the aforesaid Tripartite Agreement dated 02/02/2017 M/s. Aloka Commercial Pvt. Ltd. through its Director Mr. Fayaz Ahmad T. Mujahid and other Directors are become the owners of the said Plot and their & their Company name has been recorded with the Corporation in their records as New Licensee.

M/s. Aloka Commercial Pvt. Ltd. and its Director Mr. Fayaz Ahmad T. Mujahid (Developers) are absolutely seized and possessed off and well and sufficiently entitled to the Plot No.126, Sector-5, Ulwe, Taluka-Panvel, Dist- Raigad under 12.5% Gaothan Expansion Scheme for the purpose of development to construct a Building/s thereon.

M/s. Aloka Commercial Pvt. Ltd. through its Director Mr. Fayaz Ahmad T. Mujahid (Developers) had applied for the development permission in respect of aforesaid Plot of land and approval of building plan to the CIDCO Ltd. which permission was accorded by the CIDCO Ltd. to the Developers by its letter Ref. No. CIDCO/BP-15501/TPO (N M & K) 2017/1746, dated 29/06/2017.



A handwritten signature in blue ink, consisting of a stylized 'R' followed by a horizontal line.

By virtue of the Tripartite Agreement dated 02/02/2017 M/s. Aloka Commercial Pvt. Ltd. through its Director Mr. Fayaz Ahmad T. Mujahid (Developers) is entitled to sell and/or dispose of the flat/s in the proposed new building/s on ownership basis under the provisions of Real Estate (Regulation & Development) Act, 2016.

Therefore I, hereby certify that M/s. Aloka Commercial Pvt. Ltd. and its Director Mr. Fayaz Ahmad T. Mujahid & other Directors (Developers) are the legal owners and title holders of above said Plot and the said plot is clear, marketable and free from all encumbrances.

Dated this 31st July, 2017.

Yours Truly,



Advocate, High Court

K. P. SAYED
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Plot No. 3A/4, Sec - 25, Nerul (E),
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