

Ajay D. Gaikwad

B.L.S., LL.B., D.C.L.

ADVOCATE, HIGH COURT



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03/05/2019

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TITLE CERTIFICATE

Re: All that piece and parcel of land bearing **plot number 129**, totally admeasuring **480 Sq. Mts.**, situated at **Sector No.-R4, node-PUSHPAK (VADGHAR), 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 129**, totally admeasuring **480 Sq. Mts.**, situated at **Sector No.-R4, node-PUSHPAK (VADGHAR), 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 **03/08/2015** having Ref. no. **2015/3088** the **CORPORATION** has allotted **plot no 129**, totally admeasuring **480 Sq. Mts.**, situated at **Sector No.-R4, node-Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad** to (1) **Shri Ashok Gangaram Pawar** residing at **Kopar (Kolhi) Post & Tal. Panvel Dist. Raigad** (2) **Shri Sagar Bhaskar Pawar** residing at **Kopar (Kolhi), Near Ganesh Mandir, Post & Tal. Panvel Dist. Raigad 410206** (3) **Shri Shriram Tulshiram Pawar** residing at **House No 444, Kopar (Kolhi) Post & Tal. Panvel Dist. Raigad** in lieu of the acquisition of their properties.
4. By an **Agreement to Lease** dtd **23/04/2018** entered into between the "**CORPORATION**" of the One Part and (1) **Shri Ashok Gangaram Pawar** (2) **Shri Sagar Bhaskar Pawar** (3) **Shri Shriram Tulshiram Pawar** (hereinafter referred to as the **LICENCEES** and thereafter referred to as the **OWNERS**) of the Other Part for the piece and parcel of land being **plot no 129**, totally admeasuring **480 Sq. Mts.**, situated at **Sector No.-R4, node-Pushpak Vadghar, 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 favor of the **LICENSEES** 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 **LICENSEES** (hereinafter referred to as the **OWNERS**). The said **Agreement to Lease** has been duly registered at the **Sub Registrar of Assurances** at **Panvel** vide **Doc.no PVL2-5659-2018** and **receipt no 6499** dtd **26/04/2018**.

5. By and under a **Development Agreement** dtd **03/04/2019** executed by and between the **OWNERS** and **M/s. Sambhav Abode** a Partnership Firm duly registered under the provisions of the Partnership Act, 1932 represented by its partners (1) **Shri Kirti Hemchand Shah** (2) **Shri Rajeshkumar Velji Gutka** (3) **Shri Mayan Pravinchandra Gutka** (4) **Shri Dharam Rameshchandra Gutka** having its office at **Shop no 17, Pushpa Ganga CHS Ltd, Plot no 4, sector 9, Kamothe, Navi Mumbai** and duly registered at the **Sub Registrar of Assurances** at **Panvel** vide **PVL3-5734-2019** vide **receipt no 7016** dtd **03/04/2019** the **OWNERS** have agreed to grant the development rights in respect of the plot of land bearing **plot no 129**, totally **admeasuring 480 Sq. Mts.**, situated at **Sector No.-R4, node-Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad**.



6. By an Irrevocable General Power of Attorney **dttd 03/04/2019** and duly registered at the **Sub Registrar of Assurances** at **Panvel** vide **Doc.No PVL3-5736-2019** vide **receipt no 7018** dtd **03/04/2019** the **OWNERS** have appointed **M/s. Sambhav Abode** through its partners (1) **Shri Kirti Hemchand Shah** (2) **Shri Rajeshkumar Velji Gutka** (3) **Shri Mayan Pravinchandra Gutka** (4) **Shri Dharam Rameshchandra Gutka** 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 as more particularly stated therein.
7. Search Reports have been submitted by **Mr.Vijay A. Kalantre** pursuant to the searches conducted by him in the offices of the concerned Sub-Registrar of Assurances.
8. By its Commencement Certificate ref. no **CIDCO/BP-16217/TPO(NM&K)2019/3668** dated **10/01/2019** issued in the name of the **OWNERS** the **CORPORATION** has initially granted permission for construction of building having only residential units on the **SAID PLOT**.

From all the above relevant papers and documents produced before me I am of the opinion that the title of (1) **Shri Ashok Gangaram Pawar** (2) **Shri Sagar Bhaskar Pawar** (3) **Shri Shriram Tulshiram Pawar** to the plot of land being **plot no 129**, totally admeasuring **480 Sq. Mts.**, situated at **Sector No.- R4, node- Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad**



and of **M/s. Sambhav Abode** through its partners (1) **Shri Kirti Hemchand Shah** (2) **Shri Rajeshkumar Velji Gutka** (3) **Shri Mayan Pravinchandra Gutka** (4) **Shri Dharam Rameshchandra Gutka** to develop the **SAID PLOT** is clear, marketable and free from all encumbrances.

This Title Certificate has been issued at the request of **M/s. Sambhav Abode** through its partners (1) **Shri Kirti Hemchand Shah** (2) **Shri Rajeshkumar Velji Gutka** (3) **Shri Mayan Pravinchandra Gutka** (4) **Shri Dharam Rameshchandra Gutka** and on the basis of the documents placed before me without any liability on the part of the undersigned.



A handwritten signature in black ink, appearing to read "Ajay D. Gaikwad".

AJAY D. GAIKWAD
ADV. HIGH COURT

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