

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

ADVOCATE, HIGH COURT



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Date: 15/10/2019

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TITLE CERTIFICATE

Re: All that piece and parcel of land bearing **plot number 265**, totally admeasuring **360 Sq. Mts.**, situated at **Sector No.-1, 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 265**, totally admeasuring **360 Sq. Mts.**, situated at **Sector No.-1, 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 **29/07/2015** having Ref. no. **2015/2694** the **CORPORATION** has allotted **plot no 265**, totally **admeasuring 360 Sq. Mts.**, situated at **Sector No.-1, node-Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad** to **Shri Dagadu Tukaram Gharat** residing at **House No 4, At Old Panvel, Municipal Quarters, Post & Tal. Panvel, Dist. Raigad 410206** in lieu of the acquisition of his properties.
4. By an **Agreement to Lease** dtd **08/12/2017** entered into between the "**CORPORATION**" of the One Part and **Shri Dagadu Tukaram Gharat** (hereinafter referred to as the **LICENCEE** and thereafter referred to as the **OWNER**) of the Other Part for the piece and parcel of land being **plot no 265**, totally **admeasuring 360 Sq. Mts.**, situated at **Sector No.-1, 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 **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 Assurances** at **Panvel** vide **Doc.no PVL4-14197-2017** and **receipt no 19345** dtd **13/12/2017**.

5. By and under a **Development Agreement** dtd **04/10/2019** executed by and between the **OWNER** 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 **PVL4-9413-2019** vide **receipt no 11001** dtd **04/10/2019** the **OWNER** has agreed to grant the development rights in respect of all that piece and parcel of land being **plot no 265**, totally **admeasuring 360 Sq. Mts.**, situated at **Sector No.-1, node-Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad**.
6. By an Irrevocable General Power of Attorney dtd **04/10/2019** and duly registered at the **Sub Registrar of Assurances** at **Panvel** vide **Doc. No PVL4-9415-2019** vide **receipt no 11003** dtd **04/10/2019** the **OWNER** has 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 his 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-16788/TPO(NM&K)/2019/5165** dated **25/07/2019** issued in the name of the **OWNER** 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 **Shri Dagadu Tukaram Gharat** to all that piece and parcel of land being **plot no 265**, totally **admeasuring 360 Sq. Mts.**, situated at **Sector No.-1, 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.




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