

Ajay D. Gaikwad

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

ADVOCATE, HIGH COURT



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Date: 15/10/2019

-1-

TITLE CERTIFICATE

Re: All that piece and parcel of land being **plot number 66**, totally admeasuring **700 Sq. Mts.**, situated at **Sector No.-R2, 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 being **plot number 66**, totally admeasuring **700 Sq. Mts.**, situated at **Sector No.-R2, 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 **27/07/2015** having Ref. no. **2015/2451** the **CORPORATION** has allotted **plot no 66**, totally admeasuring **700 Sq. Mts.**, situated at **Sector No.-R2, node-Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad** to 1) **Shri Madan Mahadev Keni** R/at **Chinchpada-Vadghar, Post-Tal. Panvel Dist. Raigad** (2) **Shri Sandip Ramesh Keni** (3) **Shri Sachin Ramesh Keni** (4) **Smt.Sulochana Chandrakant Keni** (5) **Shri Vishal Chandrakant Keni** all R/at **Chinchpada-Vadghar, Madhalapada Post-Tal. Panvel Dist. Raigad** in lieu of the acquisition of their properties.
4. By an **Agreement to Lease** dtd **07/03/2019** entered into between the "**CORPORATION**" of the One Part and (1) **Shri Madan Mahadev Keni** (2) **Shri Sandip Ramesh Keni** (3) **Shri Sachin Ramesh Keni** (4) **Smt.Sulochana Chandrakant Keni** (5) **Shri Vishal Chandrakant Keni** (hereinafter referred to as the **LICENCEES**) of the Other Part for all that piece and parcel of land being **plot no 66**, totally admeasuring **700 Sq. Mts.**, situated at **Sector No.-R2, 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 PVL5-3258-2019** and **receipt no 3315** dtd **25/03/2019**.

5. By and under a **Development Agreement** dtd **05/10/2019** executed by and between the **OWNERS** and **M/s. Sambhav Realty** a Proprietary Firm through its Proprietor **Shri Dilip Hemchand Shah** having its office at **Shop no 15, Pushpa Ganga CHS Ltd, Plot no 4, Sector 9, Kamothe, Navi Mumbai** and duly registered at the **Sub Registrar of Assurances** at **Panvel** under **Doc. No PVL4-9459-2019** vide **receipt no 11050** dtd **05/10/2019** the **OWNERS** have agreed to grant the development rights in respect of all that piece and parcel of land bearing **plot no 66**, totally **admeasuring 700 Sq. Mts.**, situated at **Sector No.-R2, node-Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad**.
6. By an **Irrevocable General Power of Attorney** dtd **05/10/2019** and duly registered at the **Sub Registrar of Assurances** at **Panvel** under **Doc. No PVL4-9460-2019** vide **receipt no 11051** dtd **05/10/2019** the **OWNERS** have appointed **M/s. Sambhav Realty** a Proprietary Firm through its Proprietor **Shri Dilip Hemchand Shah** to be their lawful attorney to act 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** at **Panvel**.
8. By its certificate ref. no **CIDCO/BP-16901/TPO(NM&K) 2019/5286** dated **08/08/2019** issued in the name of the **OWNERS** the **CORPORATION** has granted permission for construction of building 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 Madan Mahadev Keni** (2) **Shri Sandip Ramesh Keni** (3) **Shri Sachin Ramesh Keni** (4) **Smt.Sulochana Chandrakant Keni** (5) **Shri Vishal Chandrakant Keni** to all that piece and parcel of land being **plot no 66**, totally **admeasuring 700 Sq. Mts.**, situated at **Sector No.-R2, node-Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad** and of **M/s Sambhav Realty** 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 Realty** a Proprietary Firm through its Proprietor **Shri Dilip Hemchand Shah** and on the basis of the documents placed before me without any liability on the part of the undersigned.



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