

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 being **plot number 307**, totally admeasuring **650 Sq. Mts.**, situated at **Sector No.-R3, 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 307**, totally admeasuring **650 Sq. Mts.**, situated at **Sector No.-R3, 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 **05/08/2015** having Ref. no. **2015/3181** the **CORPORATION** has allotted **plot no 307**, totally **admeasuring 650 Sq. Mts.**, situated at **Sector No.-R3, node-Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad** to (1) **Shri Dharmubai Sudam Naik** (2) **Shri Ashok Kanha Naik** (3) **Shri Abhijeet Janardan Naik** (4) **Shri Pundlik Appa Naik** (5) **Shri Laxman Narayan Naik** all having address at **Kolhi (Kopar) Post Pargaon, Tal. Panvel, Dist. Raigad 410206** (6) **Shri Abhishek Nivruti Naik** having address at **House No 759/B, Kolhi (Kopar) Post Pargaon, Tal. Panvel, Dist. Raigad 410206** in lieu of the acquisition of their properties.
4. By an **Agreement to Lease** dtd **16/10/2018** entered into between the "**CORPORATION**" of the One Part and (1) **Shri Dharmubai Sudam Naik** (2) **Shri Ashok Kanha Naik** (3) **Shri Abhijeet Janardan Naik** (4) **Shri Pundlik Appa Naik** (5) **Shri Laxman Narayan Naik** (6) **Shri Abhishek Nivruti Naik** (hereinafter referred to as the **LICENCEES**) of the Other Part for all that piece and parcel of land being **plot no 307**, totally **admeasuring 650 Sq. Mts.**, situated at **Sector No.-R3, 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 PVL4-11990-2018** and **receipt no 15519** dtd **16/10/2018**.

5. By and under a **Development Agreement** dtd **04/10/2019** executed by and between the **OWNERS** and **M/s. Sambhav Corporation** a Partnership Firm duly registered under the provisions of Partnership Act, 1932 represented by its partners (1) **Shri Kirti Hemchand Shah** (2) **Shri Manji Momaya Chambaria** having its office at **Shop no 18, 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. PVL4-9430-2019** vide **receipt no 11018** dtd **04/10/2019** the **OWNERS** have agreed to grant the development rights in respect of all that piece and parcel of land bearing **plot no 307**, totally **admeasuring 650 Sq. Mts.**, situated at **Sector No.-R3, 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** under **Doc. No PVL4-9431-2019** vide **receipt no 11019** dtd **04/10/2019** the **OWNERS** have appointed **M/s Sambhav Corporation** through its partners (1) **Shri Kirti Hemchand Shah** (2) **Shri Manji Momaya Chambaria** 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-16676/TPO(NM&K)/2019/4818** dated **17/06/2019** 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 Dharmubai Sudam Naik** (2) **Shri Ashok Kanha Naik** (3) **Shri Abhijeet Janardan Naik** (4) **Shri Pundlik Appa Naik** (5) **Shri Laxman Narayan Naik** (6) **Shri Abhishek Nivruti Naik** to all that piece and parcel of land being **plot no 307**, totally **admeasuring 650 Sq. Mts.**, situated at **Sector No.-R3, node-Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad** and of **M/s Sambhav Corporation** 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 Corporation** through its partners (1) **Shri Kirti Hemchand Shah** (2) **Shri Manji Momaya Chambaria** and on the basis of the documents placed before me without any liability on the part of the undersigned.



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