

Ajay D. Gaikwad



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

ADVOCATE, HIGH COURT

Off.- SS-III, SHOP NO. 229, XEROX LANE, NEAR ABBOTT HOTEL, SECTOR-2, VASHIL, NAVI MUMBAI
400 709. Mob:- 8082325559/8767335559, Email :- Adv.ajaygaikwad@gmail.com

Ref:-

Date:- 23/04/2021

-1-

TITLE CERTIFICATE

Re: All that piece and parcel of land bearing **plot number 277**, totally admeasuring **330 Sq. Mts.**, situated at **Sector No.-25A, node-PUSHPAK (VAHAL), 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 277**, totally admeasuring **330 Sq. Mts.**, situated at **Sector No.-25A, node-PUSHPAK (VAHAL), 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.**



₹. 100.00
₹. 800.00

₹. 900.00

7/8/2021

Friday, March 26, 2021

5:00 PM

राजकी

Original/Duplicate

वीरपीठ, 304

Regn. 304

राजकी नं.: 7203 दिनांक: 28/03/2021

राजकी नं.: 7203

28/03/2021

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 **10/08/2015** having Ref. no. **2015/3624** the **CORPORATION** has allotted **plot no 277**, totally admeasuring **330 Sq. Mts.**, situated at **Sector No.-25A, node-Pushpak Vahal, Navi Mumbai, Tal. Panvel & Dist.-Raigad** to (1) **Shri Kamlya Mundi Koli** (2) **Shri Nilesh Kamlya Koli** (3) **Smt.Gulab Narayan Koli** all having address at **Ganeshpuri, Post Ulwe, Tal. Panvel Dist. Raigad 410206** in lieu of the acquisition of their properties.
4. By an **Agreement to Lease** dtd **31st day of July 2018** entered into between the "**CORPORATION**" of the One Part and (1) **Shri Kamlya Mundi Koli** (2) **Shri Nilesh Kamlya Koli** (3) **Smt.Gulab Narayan Koli** (hereinafter referred to as the **LICENCEES** and thereafter referred to as the **OWNERS**) of the Other Part for all that piece and parcel of land being **plot no 277**, totally **admeasuring 330 Sq. Mts.**, situated at **Sector No.-25A, node-Pushpak Vahal, 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 PVL4-9994-2018** and **receipt no 12966** dtd **16/08/2018**.

5. By and under a **Development Agreement** dtd **25/03/2021** executed by and between the **OWNERS** and **M/s. Sambhav Homeland** a Partnership Firm duly registered under the provisions of Partnership Act, 1932 and represented by its partners (1) **Shri Kirti Hemchand Shah** (2) **Shri Shailesh Kabra** (3) **Mrs Veena Shailesh Kabra** (hereinafter referred to as the **DEVELOPER**) 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** vide **PVL3-6431-2021** vide **receipt no 7203** dtd **26/03/2021** the **OWNERS** have agreed to grant the development rights in respect of all that piece and parcel of land being **plot no 277**, totally **admeasuring 330 Sq. Mts.**, situated at **Sector No.-25A, node-Pushpak Vahal, Navi Mumbai, Tal. Panvel & Dist.-Raigad**
6. By an Irrevocable General Power of Attorney dtd **25/03/2021** and duly registered at the **Sub Registrar of Assurances at Panvel** vide **Doc. No PVL3-6433-2021** vide **receipt no 7205** dtd **26/03/2021** the **OWNERS** have appointed **M/s Sambhav Homeland** the **Developer** herein through its partners (1) **Shri Kirti Hemchand Shah** (2) **Shri Shailesh Kabra** (3) **Mrs Veena Shailesh Kabra**



संख्या: 72
दिनांक: 26/03/2021
रजिस्ट्रार ऑफ असुरन्स
पानवेल, नावी मुंबई
रकम: ₹ 30000.00
रकम: ₹ 1440.00
रकम: ₹ 24480.00

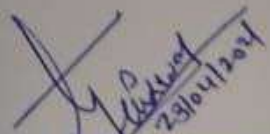
to be their lawful attorney jointly or individually for the purpose of developing the **SAID PLOT** of land and to do all other deed, matters and things in regard thereto as more particularly stated therein.

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 certificate ref. no **CIDCO/BP-17628/TPO(NM&K)/2020/7580** dtd **10/10/2020** 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 all that piece and parcel of land being **plot no 277**, totally **admeasuring 330 Sq. Mts.**, situated at **Sector No.-25A, node-Pushpak Vahal, Navi Mumbai, Tal. Panvel & Dist.-Raigad** and of **M/s Sambhav Homeland** 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 Homeland** a partnership Firm through its partners (1) **Shri Kirti Hemchand Shah** (2) **Shri Shailesh Kabra** (3) **Mrs Veena Shailesh Kabra** and on the basis of the documents placed before me without any liability on the part of the undersigned.




AJAY D GAIKWAD
ADV. HIGH COURT

AJAY D. GAIKWAD
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ADVOCATE HIGH COURT
SS-3, Shop No. 229, Xerox Lane, Near Abbott Hotel
Sector-2, Vashi, Navi Mumbai-400703.