

T.R. TAMLURKAR

B.A. L.L.B

Mob.: 9820840473.

5B-204,Sec.-34,
Mansarovar complex,
Panvel-410209.

ADVOCATE HIGH COURT

TITLE CERTIFICATE

Re: All that piece and parcel of land bearing plot number 136, totally admeasuring 350 Sq. Mtrs., 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 136, totally admeasuring 350 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.26/12/2017 having Ref. No.2015/ 443 the CORPORATION has allotted plot no.136,totally admeasuring 350Sq.,Mts., situated at Sector No.- 1,

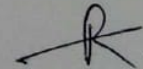
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Node-Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad to Shrimati Priyanka Bodalya Gayakwad ; having address at AT- Varache Owale , Post-Pargaon, Tal. Panvel, Dist. Raigad in lieu of the acquisition of their property.

4. But as per Shudhipatruk dtd.08/01/2018 having Ref. No.2017/ 7249 the CORPORATION has allotted plot no.136,totally admeasuring 350Sq.,Mts., situated at Sector No.- 1, Node-Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad to Shrimati Namubai Bodalya Gayakwad ; having address at AT- Varache Owale , Post-Pargaon, Tal. Panvel, Dist. Raigad in lieu of the acquisition of their property.

5. By an Agreement to Lease dtd. 26th day of March 2018 entered into between the "CORPORATION" of the One Part and Shrimati Namubai Bodalya Gayakwad (hereinafter referred to as the LICENCEES) of the Other Part for the plot of land being plot no.136, totally admeasuring 350 Sq. Mtrs., 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 favour 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 CORPORTION 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 Assurance at Panvel vide Doc.no. PVL1-4350-2018 dtd .04/04/2018.

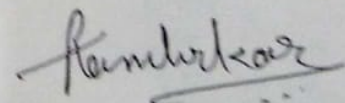
6. The CORPORATION issued Occupation Certificate dtd 27/04/2018 in the name of the Shrimati Namubai Bodalya Gayakwad of the SAID PLOT as per the terms and conditions mentioned therein.



7. By its certificate ref. no. CIDCO/BP-16140/ TPO (NM & K) 2018/ 3533 dated 14/12/2018 issued in the name of the Owner **Shrimati Namubai Bodalya Gayakwad** ; the **CORPORATION** has granted permission for construction of building on the SAID PLOT as per the terms and conditions mentioned therein.
8. Search Report dtd. **08/01/2019** have been submitted by **Mr. Janardan Undalkar** pursuant to the Searches conducted by him in all the offices of the concerned Sub -Registrar Of Assurances at Panvel and it is seen that in the course of Search, there are no entries found affecting the title to **Shrimati Namubai Bodalya Gayakwad** of the SAID PLOT of land being plot no.136, totally admeasuring 350 Sq. Mtrs., situated at **Sector No.- 1, Node-PUSHPAK (VADGHAR), Navi Mumbai, Tal. Panvel & Dist.,-Raigad .**
9. From all the above relevant papers and documents produced before us our opinion that the title of **Shrimati Namubai Bodalya Gayakwad** , to all that piece of land being plot no.136, totally admeasuring 350 Sq. Mtrs., situated at **Sector No.-1, Node-PUSHPAK (VADGHAR),Navi Mumbai, Tal. Panvel & Dist.,-Raigad** to develop the SAID PLOT is clear, marketable and free from all encumbrances.

This Title Certificate has been issued at the request of **Shrimati Namubai Bodalya Gayakwad**, on the basis of the Documents & Search placed before me without any liability on my part.

Dated This 08th Day Of Jan. 2018.



TRUPTI TAMLURKAR.

**(ADVOCATE HIGH COURT)
(MAH/ 3568 /1999)**