



Date: 19<sup>th</sup> August, 2019

## TITLE CERTIFICATE

Re: All that piece and parcel of land bearing **Plot Number- 100**, admeasuring total area of **190 sq. Meters** or thereabouts, situated at **Sector No.- 1, Node- Pushpak (New)**, **Village- Vadghar, Taluka- Panvel, Navi Mumbai, District -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- 100**, admeasuring total area of **190 sq. Meters** or thereabouts, situated at **Sector No.- 1, Node- Pushpak (New), Village- Vadghar, Taluka- Panvel, Navi Mumbai, District -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 for the area designated as a site for the new towns of Navi Mumbai, as declared by Government of Maharashtra in exercise of its powers under Sub Sections (1) & (3A) of Section 113 of the Maharashtra Regional & Town





Planning Act, 1966 has acquired the lands described therein and vested such lands in Corporation for development and disposal.

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.
3. By an Allotment Letter Number **2015/2698** dated **29.07.2015**, the **CORPORATION** has allotted **Plot Number- 100**, admeasuring total area of **190 sq. Meters** or thereabouts, situated at **Sector No.- 1, Node- Pushpak (New), Village- Vadghar, Taluka- Panvel, Navi Mumbai, District -Raigad** to **Mr. Kashinath Rambhau Mhaskar** residing at- **Owle Road, At Varche Owale, Pargoan, Raigarh, 410206.** in lieu of the acquisition of their property.
4. By an **Agreement to Lease** dated **25.10.2018** executed by and between the “**CORPORATION**” of the One Part and **MR. KASHINATH RAMBHAU MHASKAR**; (hereinafter referred to as the **LICENCEES**) of the Other Part for the **Plot Number- 100**, admeasuring total area of **190 sq. Meters** or thereabouts, situated at **Sector No.- 1, Node- Pushpak (New), Village- Vadghar, Taluka- Panvel, Navi Mumbai, District -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 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 Assurance at Panvel 5 vide receipt No.12387 and registered under the Document Serial No. PVL5-11817-2018 dated 29.10.2018.

5. By virtue of Development Agreement dated 20.07.2019 executed by and between MR. KASHINATH RAMBHAU MHASKAR (hereinafter referred to as the OWNER) of the One Part and M/S SEVEN HEAVEN through its representative partner MR. RUPESH WAGHU CHAVHAN (hereinafter referred to as the DEVELOPER), of the Other Part; which is duly registered at the Sub Registrar of Assurances at Panvel-4, vide Receipt No. 8393 and registered under the Document Serial No. PVL4-7122-2019 dated 20.07.2019, the OWNER has agreed to grant the development rights in respect of the said plot to the DEVELOPER- M/S SEVEN HEAVEN.

6. By an IRREVOCABLE GENERAL POWER OF ATTORNEY dated 20.07.2019 duly registered at the Sub Registrar of Assurance at Panvel 4, registered under the Docu. No. PVL4-7123-2019, Receipt no. 8394 dated 20/07/2019 the OWNER has appointed M/S SEVEN HEAVEN as the DEVELOPER herein through its Sole Proprietor MR. RUPESH WAGHU





CHAVHAN to be her lawful attorney jointly or individually for the purpose of developing the SAID PLOT of land and to do all other deeds, matters and things in regard thereto a more particularly stated therein.

7. By its Certificate Reference No. **CIDCO/BP-16437/TPO(NM & K)/2019/4530** dated **06.08.2019** issued in the name of the **OWNER** the **CORPORATION** has granted permission for construction of building on the **SAID PLOT** as per the terms and conditions mentioned therein.

From all the above relevant papers and documents produced before me, my opinion that the title of **M/S SEVEN HEAVEN** to all that piece of land being **Plot Number- 100**, admeasuring total area of **190 sq. Meters** or thereabouts, situated at **Sector No.- 1, Node- Pushpak (New), Village- Vadghar, Taluka- Panvel, Navi Mumbai, District -Raigad;** to develop the **SAID PLOT** and to sell/dispose of the flats/shops/other units in the building that will be constructed on the **SAID PLOT** is clear, marketable and free from all encumbrances.

USHIQUE



# Ushique Alam

B.L.S LL.B



HIGH COURT BOMBAY

Address: 909- The Landmark, Plot No- 26A, Sec-7, Kharghar- 410 210.

Contact No: +91-79770 77375

This **Title Certificate** has been issued at the request of **M/S SEVEN HEAVEN** through its Representative Partner **MR. RUPESH WAGHU CHAVHAN** on the basis of the Registered Documents and Search placed before me without any liability on my part.

Dated this 19<sup>th</sup> day of August 2019.

