

Ref.:

Date :
Date:- 02.12.2014

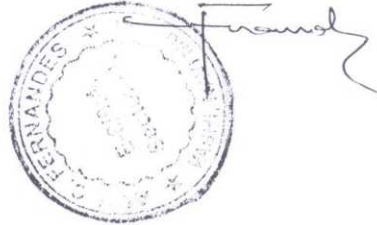
**TO WHOMSOEVER IT MAY CONCERN
TITLE CLEARANCE CERTIFICATE**

Sub.: Plot No.97, Sector No.18pt, Village Ulwe, of
12.5% Gaothan Expansion Scheme, Navi Mumbai,
Taluka Panvel, District Raigad, containing by
admeasurement 1949.64 sq.mtrs.

This is to certify that I have investigated the Title of **M/S. MAGHNANI DEVELOPERS** a partnership firm duly registered under the Indian Partnership Act, in respect of their Plot No.97, Sector No.18pt, Village Ulwe, of 12.5% Gaothan Expansion Scheme, Navi Mumbai, Taluka Panvel, District Raigad, containing by admeasurement 1949.64 sq.mtrs..

1. The City and Industrial Development Corporation of Maharashtra Company incorporation under the Companies Act, 1956 (Act No. I of 1956) and having its Registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400021 (hereinafter referred to as "the Corporation") is the New Town Development Authority declared for the area designated as site for the new town by the Government of Maharashtra in exercise of its power under sub-section (i) and (3-a) of Section 113 of the Maharashtra Regional & Town Planning Act 1966 (Maharashtra XXXVII of 1966).
2. The State Government is pursuant of Section 113(A) of the said Act; acquired lands described therein and vested such lands in the Corporation for development and disposal thereof.

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3. By an Agreement to Lease dated 19.03.2008 executed by the City and Industrial Development Corporation of Maharashtra Ltd. therein and hereinafter referred to as "the Corporation" of the One Part in favour of Smt. Parvati Gajanan Gharat, Shri Rajesh Gajanan Gharat, Shri Sachin Gajanan Gharat, Shri Vishwanath Bhau Gharat, Shri Laxman Bhau Gharat, Shri Tulshiram Bhau Gharat therein referred to as the Licensee of Other Part, the Corporation has agreed to grant lease to the said Licensee, of under Gaothan Expansion Scheme of 12.5% Scheme of Plot No.97, Sector No.18 pt, Ulwe admeasuring 1949.64 sq. mtrs., Taluka Panvel, District- Raigad, or thereabouts (hereinafter for the sake of brevity referred to as "the said Property") more particularly described in the schedule written thereunder for residential use on 60 years lease and on the terms and conditions and at or for a lease premium as contained therein, and the same was duly registered vide Registration Recetip No.3457 and Document Serial No.PVL-03366-2008 dated 24.03.2008.

4. And in pursuance the said Agreement to Lease, the said Corporation handed over possession of the said Plot to the Licensee herein, enabling them to construct a building or buildings for residential use.

5. And whereas late Shri Laxman Bhau Gharat died on 31.03.2008 and the Hon'ble Civil Judges Court at Panvel, in Civil Misc. Application No.279 of 2009, recognized Smt. Shantabai Laxman Gharat, Shri Pradeep Laxman Gharat and Shri Vishal Laxman Gharat, as the legal heirs of the deceased late Shri Laxman Bhau Gharat.

6. And whereas the Hon'ble Civil Judges Court (SD) Panvel, in Special Darkhast No.58 of 2010, has appointed Mr. Vilas Bhalchandra Tandel, as a Court Commissioner for execution of Tripartite Agreement.

7. The Corporation, at the request of the said Smt. Parvati Gajanan Gharat, Shri Rajesh Gajanan Gharat, Shri Sachin Gajanan Gharat, Shri Vishwanath Bhau Gharat, Smt. Shantabai Laxman Gharat, Shri Pradeep Laxman Gharat, Shri Vishal Laxman Gharat and Shri Tulshiram Bhau Gharat transferred and assigned the Lease hold rights, title and interest in the above Property, to the name of M/s. Maghriani Developers a partnership firm, through its Partners (a) Shri Chandern. Lakhani and (b)




Shri Khatau C. Maghnani, vide Tripartite Agreement dated 02.07.2012 and the same was duly registered vide Receipt No.6098 Document Serial No.Uran-06019-2012 dated 02.07.2012 and issued the Final order in their name.

8. The Corporation at the request of the said M/s. Maghnani Developers and in pursuant to the Deed of Retirement cum Admission of Partner, transferred undivided 50% share in the said Property of the said Partnership firm, from the name of Shri Khatau C. Maghnani to the name of Shri Kamalsingh Ailsinghani, vide its Letter No.CIDCO/EMS/Scheme/Ulwe/530/2014/685 dated 25.04.2014 and subject to the terms and conditions as contained therein.

9. And whereas as per the Clearance Letter dated 20.11.2014 issued by Advocate Suhas B. Vekhande, it is confirm that there is no any prohibitory order and/or any order against any party to the Special Civil Suit No.78 of 2010 filed by M/s. Mhalasa Enterprises against Shri Vishwanath Bhau & Ors.

10. The Corporation by its letter under reference No. CIDCO/BP-12724/ATPO(NM&K)/2013/2108 dated 30.12.2013 granted its permission to develop the said Plot and to construct a building/s thereon for residential use having Ground + 12 Floors consisting of 84 residential units and subject to the terms and conditions as contained therein.

11. In pursuance of the said Agreement and permission, the said BUILDERS are fully entitled to the said Property and to construct a building thereon for residential purpose in accordance with the said Agreement and permission granted there under and thereby authorized to sell/dispose off/deal with the units thereon to the prospective PURCHASER/S and to receive the sale proceeds thereof and to appropriate the same towards the construction of the said building.

I have gone through relevant documents of title to the said Property and it is hereby certify that the title of M/s. Maghnani Developers, In respect of said Property is clear and marketable.

Dated this 2nd day of December, 2014


C. FERNANDES
ADVOCATE HIGHCOURT

The image shows a circular stamp of the Advocate High Court. The text inside the stamp includes 'C. FERNANDES', 'E-6104', and 'Sector-1'. The name 'C. FERNANDES' and the title 'ADVOCATE HIGHCOURT' are printed below the stamp.