



ADV. SIDDHESH V. PATIL

B.A., LL.B., L.L.M.

ADV. MRS. JAYSHREE S. PATIL

B.COM. LL.B.

SP ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS - HIGH COURT

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Date :15.01.2014

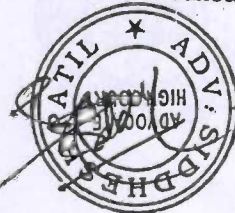
TO WHOMSOEVER IT MAY CONCERN

TITLE CLEARANCE CERTIFICATE

Sub.: Immovable property Under Plot No. 08, Sector No.09,G.E.S.,Taloja-Pachnand, Tal-Panvel, Dist- Raigad , Admeasuring Area 1449.98 Sq. Mtr..

On the basis of the documents submitted by M/S S.G.S. DEVELOPERS , a partnership firm having office address at Shop No.01, Plot No.08, Sector-48, Nerul, Navi Mumbai. This is to certify that we have investigated the Title of M/S S.G.S. DEVELOPERS in respect of Plot No. 08, Sector No.09,G.E.S.,Taloja-Pachnand, Tal-Panvel,Dist- Raigad , Admeasuring Area 1449.98 Sq. Mtr.

1. That by an Agreement for lease dated 22.10.2010 between M/s. CIDCO LTD. AND 1. MR. MAKSUD MOHAMMAD SIDDIQ PATEL, 2. MR. MOHAMMAD ABDUL GAFOOR PATEL 3. MR. GULAM MOHAMMAD ABDUL GAFOOR PATEL 4. MR. MAINUDDIN ABDUL GAFOOR PATEL AND 5. MAHAMUDIYA ABDUL GAFOOR PATEL therein referred to as the licensee of the other part, duly registered in office of Sub-Registrar, PANVEL-1 under No.PVL1- 12829-2010 Dated: 28th October 2010 the said corporation agreed to lease the Plot No. 08, Sector No.09,G.E.S.,Taloja-Pachnand, Tal-Panvel, Dist- Raigad , Admeasuring Area 1449.98 Sq. Mtr or thereabouts and more particularly described in the schedule hereunder

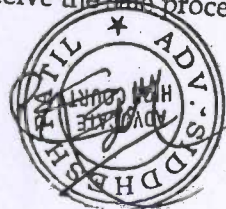


written on the terms and conditions contained in the said Agreement to Lease.

2. That by Tripartite Agreement dated 24.02.2011 between M/s. CIDCO LTD. AND 1. MR. MAKSUD MOHAMMAD SIDDIQ PATEL, 2. MR. MOHAMMAD ABDUL GAFOOR PATEL 3. MR. GULAM MOHAMMAD ABDUL GAFOOR PATEL 4. MR. MAINUDDIN ABDUL GAFOOR PATEL AND 5. MAHAMUDIYA ABDUL GAFOOR PATEL and M/s. S.G.S. DEVELOPERS , having office address at Shop No.01, Plot No.08, Sector-48, Nerul, Navi Mumbai through its partner 1.MR. SATPALSING BACHANSINGH NAGUL 2. MR. GANESH SURESH PATIL 3. MR. MAHMOODIYA GAFOOR PATEL 4. MR. HANIF GULAMOHAMMAD PATEL as the new Licensees, therein, duly registered in office of Sub-Registrar, PANVEL-1 under No. No.PVL3- 2109-2011 dated 24th February 2011, the said Corporation granted lease of the Plot No. 08, Sector No.09,G.E.S.,Taloja-Pachnand, Tal-Panvel, Dist- Raigad , Admeasuring Area 1449.98 Sq. Mtr. in favour of the New Licensees i.e M/S M/s. S.G.S. DEVELOPERS.
3. That the said Developers with the intent to develop the said property by constructing building/s thereto have got the plans sanctioned from City and Industrial Development Corporation of Maharashtra Limited and Commencement Certificate has been issued by the said Authority under reference no. CIDCO/ATPO9BP/2011/240 dated 10th MAY, 2011

Therefore I came to the conclusion that,

- 1) In pursuance of the said Agreements and permission mentioned herein above, of M/S. S.G.S. DEVELOPERS are fully entitled to develop the said Plot and to construct an building/buildings thereon and thereby authorized to sell/dispose off/ deal with the units/shops thereon to the prospective Purchaser and to receive the sale proceeds thereof.



2) Now therefore on the basis of the document submitted to us, I hereby, Certify that M/S. S.G.S. DEVELOPERS are entitled to develop the aforesaid plot by constructing building/s thereon and that the title to the said property is clear and marketable free from all encumbrances and reasonable doubts.

SCHEDULE OF THE PROPERTY

All that piece and parcel of the land bearing Plot No. 08, Sector No.09,G.E.S.,Taloja-Pachnand, Tal-Panvel, Dist- Raigad , Admeasuring Area 1449.98 Sq. Mtr. situated in the jurisdiction of Panvel Municipal Corporation.

Dated this 15th day of January 2014.



A handwritten signature in black ink, appearing to read "Siddhesh Patil".

SIDDHESH PATIL

(Advocate)