

YOGESH G. PEDNEKAR

Advocate High Court

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SS-3 Type, Unit No. 31, 1st floor, Sector-2, Vashi, Navi Mumbai

Date: - 24/09/2013

TITLE CLEARANCE CERTIFICATE

This is to certify that I have investigated the title of M/S. QUALITY PLANET INFRA through its partners 1) MR. HABIB UMAR KHAN, 2) MR. NADEEM ALTAF SHAIKH 3) MR. NAEEM ALTAF SHAIKH, 4) MR. SAUD SHAMIM KHAN, 5) MR. ZUBAIR NIZAMUDDIN SHAIKH, in respect of Plot No- 37, admeasuring about 2149.62 sq. mt., Sector-20, in Talaja, Taluka-Panvel, District-Raigad.

1. The City and Industrial Development Corporation of Maharashtra Limited, CIDCO a Company incorporated under the Companies act, 1956 (Iof 1956) and having its registered office at Nirmal, 2nd floor, Nariman Point, Mumbai 400 021 (hereinafter referred to as THE CORPORATION) is the New Town Planning and 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) and (3-A) of Section 113, of the (1) and (3-A) of Section 113, of the Maharashtra regional and Town Planning act, 1966.
2. By virtue of being the development authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by



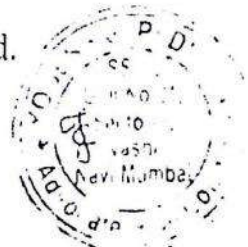
it or vested into it in accordance with the proposal approved by the state Government under the said Act.

3. The State Government of Maharashtra have acquired a land of Thane and Raigad District for New Bombay project and vested it to the city and Industrial Development Corporation of Maharashtra Ltd. for the allotment of plot of land under 12.5% scheme of CIDCO Ltd., and following land of 1) SHRI. GENU CHANGU GAIKAWAD, 2) SHRI. KACHARU JOMA JOSHI, 3) SHRI. RAMDAS GOTIRAM GHARAT, 4) SHRI. SHALIK GANPAT GHARAT, 5) SHRI. SHANTARAM GOVIND GAIKWAD was also acquired by the State Government of Maharashtra.

DESCRIPTION OF THE ACQUIRED LAND

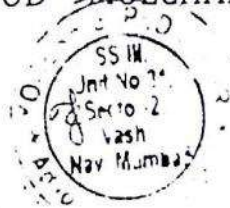
Village	Unit Case No.	Survey No.	Hisaa No.	Area
Taloje	239	90	0	3-15-0

4. After acquisition of the above said land belonging to 1) SHRI. GENU CHANGU GAIKAWAD, 2) SHRI. KACHARU JOMA JOSHI, 3) SHRI. RAMDAS GOTIRAM GHARAT, 4) SHRI. SHALIK GANPAT GHARAT, 5) SHRI. SHANTARAM GOVIND GAIKWAD, the City and Industrial Development Corporation of Maharashtra Limited, by an allotment latter dated 18/11/2007, allotted a Plot as under in Taloja, Taluka-Panvel, District-Raigad.



MAHARASHTRA LTD., and 1) SHRI. GENU CHANGU GAIKWAD, 2) SHRI. KACHARU JOMA JOSHI, 3) SHRI. RAMDAS GOTIRAM GHARAT, 4) SHRI. SHALIK GANPAT GHARAT, 5) SHRI. SHANTARAM GOVIND GAIKWAD, the original licensees and M/S. DAKSH DEVELOPERS through its partners 1) SHRI. KAMLESH LAXMANBHAI PATEL, 2) SHRI. VINOD MULCHAND CHAWALA 3) SHRI. CHETAN DHANSUKHABHAI PATEL, the New Licensee registered in the office of the Sub-Registrar of Assurances Panvel-3 under document registration no. Panvel/3/07826/2009 on 18/11/2009, the said original Licensees transferred their lease hold rights in favour of M/S. DAKSH DEVELOPERS through its partners 1) SHRI. KAMLESH LAXMANBHAI PATEL, 2) SHRI. VINOD MULCHAND CHAWALA 3) SHRI. CHETAN DHANSUKHABHAI PATEL, in respect of Plot No- 37, admeasuring about 2149.62 sq. mt., Sector-20, in Taloja, Taluka-Panvel, District-Raigad, on the term and Condition contained in the said Tripartite Agreement with prior permission of the Corporation therein.

7. By final order dated 15/04/2010 issued by the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., to M/S. DAKSH DEVELOPERS through its partners 1) SHRI. KAMLESH LAXMANBHAI PATEL, 2) SHRI. VINOD MULCHAND CHAWALA 3) SHRI. CHETAN DHANSUKHABHAI PATEL, Stating that the said Plot No- 37, admeasuring about 2149.62 sq. mt., Sector-20, in Taloja, Taluka-Panvel, District-Raigad, is shown in the name of M/S. DAKSH DEVELOPERS through its partners 1) SHRI. KAMLESH LAXMANBHAI PATEL, 2) SHRI. VINOD MULCHAND CHAWALA 3) SHRI. CHETAN



Description of Plot

Village	Plot No.	Sector	Area in sq. mt.
Taloja	37	20	2149.62

(hereinafter referred to as the said plot)

The said plot allotted to 1) SHRI. GENU CHANGU GAIKAWAD, 2) SHRI. KACHARU JOMA JOSHI, 3) SHRI. RAMDAS GOTIRAM GHARAT, 4) SHRI. SHALIK GANPAT GHARAT, 5) SHRI. SHANTARAM GOVIND GAIKWAD, the said Corporation has been allotted the said plot to SHRI. GENU CHANGU GAIKAWAD and others.

5. By an Agreement to Lease dated 5th December 2008 made and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, therein and herein referred to as the LESSOR and 1) SHRI. GENU CHANGU GAIKAWAD, 2) SHRI. KACHARU JOMA JOSHI, 3) SHRI. RAMDAS GOTIRAM GHARAT, 4) SHRI. SHALIK GANPAT GHARAT, 5) SHRI. SHANTARAM GOVIND GAIKWAD therein referred as to the Lessee and hereinafter referred to as the Original Allottee Registered in the office of the Sub-Registrar of Assurance at Uran (Panvel-2), under document Registration No. Uran/08512/2008, in respect of Plot No- 37, admeasuring about 2149.62 sq. mt., Sector-20, in Taloja, Taluka-Panvel, District-Raigad.

6. By a Tripartite Agreement dated 17th November 2009 made and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF

