

Annexure -D

D.P.RATHOD
B.COM.,LL.B.

ADVOCATE HIGH COURT

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Office No. 199, 66-II, Sector -
02, Opp. Bank of Maharashtra,
Vashi, Navi Mumbai - 400703.

TITLE CERTIFICATE

On the basis of the documents submitted by M/s. Shah Group Builders Limited, having registered office at 323-329, Arenja Corner, Plot No. 71, Sector 17, Vashi, Navi Mumbai 400 703. I certify as under :

WHEREAS CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a Government Company within the meaning of the companies Act 1956 (hereinafter referred to as "The Corporation") having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400021. The Corporation has been declared as a New Town Development Authority, under the Provisions of sub. Sec. (3-A) of section 113 of the Maharashtra Regional and Town Planning Act. 1966 (Maharashtra Act on XXXVIII of 1966) (hereinafter referred to as "the said Act").

AND WHEREAS the CIDCO had allotted the said plot No. 23,24, area admeasuring 7014. 870 sq.mtrs and Plot No. 25,26, area admeasuring 7013,510 sq.mtrs., in Sector 20, at Kharghar, Navi Mumbai, by Allotment Letter reference No.70000872/90012392/515, dt. 29/05/2007 and Allotment Letter reference No.70000878/90012392/516, dt.29/05/2007 for the use of Residential and Commercial purpose in the name of M/S, Shah Group Builders Ltd.

AND WHEREAS accordingly Agreement to lease dated 1/11/2013 executed by the CIDCO in favour of Ms. Shah Group Builders Ltd. in respect of Plot No. 23, 24, Its registered at Sub-registrar Panel-IV, by vide no. 10370/2013 dt. 1/11/2013 and another Agreement to Lease dated 1/11/2013 executed in respect of Plot No. 25, 26 Its registered at Sub-registrar Panel-IV, by vide no. 10371/2013 dt. 1/11/2013. The Corporation handed over the possession of the said plots to the said Owners i.e. plot

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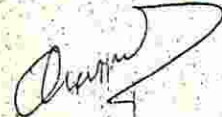
No. 23 & 24, area admeasuring 7014. 870 sq.mtrs and Plot No. 25 & 26, area admeasuring 7013.510 sq.mtrs., in Sector 20, at Kharghar, Navi Mumbai.

AND WHEREAS the owners have forwarded application for NO OBJECTION CERTIFICATE for the amalgamation of the said plot No. 23/24, area admeasuring 7014. 870 sq.mtrs and Plot No. 25/26, area admeasuring 7013.510 sq.mtrs., in Sector 20, at Kharghar, Navi Mumbai, before the CIDCO authority. Thus, accordingly in respect of the application made by the owners to the CIDCO have issued NO OBJECTION LETTER NO : vide letter dated 31/01/2014, under reference No. CIDCO/EMS/AEO(HQ)/392 in favour of M/s. Shah Group Builders Ltd.

AND WHEREAS the Owners have submitted the building plans to the TOWN PLANNING OFFICE of CIDCO, who have accorded their approval to the said plan and have issued Commencement Certificate, vide their letter/certificate No. Commencement letter no. CIDCO/BR-12739/ATPO(NM & K) 2014/293 dated 28/02/2014 but subject to obtaining of Environmental Certificate from concern Department.

AND WHEREAS the M/s, Shah Group Builders Ltd. mortgaged the said land to CENTBANK FINANCIAL SERVICES LTD AND OTHER, as per Mortgage Deed dated 19/11/2013 registered on 20/11/2013, vide registered No. 10715/2013 in sub registrar, Panvel No. 4.

It is in this manner that M/S. SHAH GROUP BUILDERS LIMITED have and possess absolute, free, clear, unencumbered and marketable title in respect of the said plots, but subject to the terms and conditions of the said lease executed by the said CIDCO.


D.P. RATHOD
(Advocate High Court)

On 17/06/2014 at Vashi, Navi Mumbai