

RAJESH H. PATIL B.sc, M.L.S, L.L.M.

Advocate High Court

Off.D-272, 1st Floor, Vashi Plaza, Sector-17, Vashi, Navi Mumbai.-400 703.

Date: 03/05/2016

TITLE CERTIFICATE

Title opinion with respect of Plot No 29, admeasuring about 866.00 Sq Mtrs , situate at Sector 6, Shiravane, Nerul, Navi Mumbai Taluka and District Thane in the name of M/s Galaxy Aura on the basis of the copies of the Documents submitted.

WHEREAS Under an Agreement to Lease dated 29th July 2008 the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LIMITED (CIDCO) therein and herein referred to as the Lessor and Shri Bhimrao Kathod Sutar the lessee (hereinafter referred to as the Original allottee,) the CIDCO leased plot of land in lieu of compensation under the 12.5% Gaothan Expansion scheme being Plot No 9, admeasuring about 866.00 Sq Mtrs , situate at Sector 6, Shiravane, Nerul, Navi Mumbai Taluka and District Thane. (hereinafter referred to as the said Plot).

AND WHEREAS abovementioned agreement to Lease could not be registered at that time by the parties and hence the parties had decided to execute a Deed of confirmation and register it. The agreement to lease was attached to the Deed of confirmation dated 06/01/2011 . This Deed of confirmation is registered with the Sub Registrar of Assurances Thane 6 vide Document No 00097/2011 and registered on 06/01/2011.

AND WHEREAS by a tripartite Agreement dated 14th January 2011 entered into between CIDCO, the Original Allottee and M/s National Builders, the subsequent licensee, the Lessor had assigned and transferred the said Plot in the name of M/s National Builders. This Tripartite agreement is registered with the Sub Registrar of Assurances Thane 9 vide Document No 00207/2011 and registered on 15/01/2011.

AND WHEREAS CIDCO by its letter being CIDCO / Estates / 12.5% / Nerul / 621 / 320 dated 17/01/2011 had recorded the name of M/s National Builders for the said Plot.

AND WHEREAS by a tripartite Agreement dated 20th July 2011 entered into between CIDCO, the subsequent licensee and M/s Galaxy Aura through its Proprietor Mr Omprakash Wadhwa, the Lessor had assigned and transferred the said Plot in the name of M/s Galaxy Aura. This Tripartite agreement is registered with the Sub Registrar of Assurances Thane 3 vide Document No 05995 and registered on 20/07/2011.

AND WHEREAS CIDCO by its letter being CIDCO / Estates / 12.5% / Nerul / 621 / 2011 dated 20/07/2011 had recorded the name of M/s Galaxy Aura M/s Galaxy Aura through its Proprietor Mr Omprakash Wadhwa for the said Plot.

AND WHEREAS the abovesaid Lessee M/s Galaxy Aura was granted Commencement Certificate by Navi Mumbai Municipal Corporation being NO NMMC / TPD / BP/ case No A-14479/2861/2015 dated 17/06/2015 for Construction of Building.

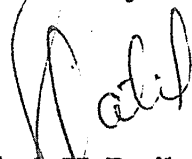
I am therefore of the opinion that the title of M/s Galaxy Aura through its Proprietor Mr Omprakash Wadhwa on the said Plot i.e Plot No 29, admeasuring about 866.00 Sq Mtrs , situate at Sector 6, Shiravane, Nerul, Navi Mumbai, District Thane is clear and marketable subject to the terms and conditions of the abovesaid Agreement to Lease, Tripartite Agreements, NMMC permission, CIDCO rules and regulations and applicable laws for the said Plot.

The description of the said Plot of land is more particularly described herein below.

SCHEDULE

All that piece and parcel of Plot of Land comprised and known as Plot No 29, admeasuring about 866.00 Sq Mtrs , situate at Sector 6, Shiravane, Nerul, Navi Mumbai Taluka and District Thane.

Yours Truly



Rajesh H. Patil
Advocate High Court

Mr. Rajesh H. Patil

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