

Date: 02/03/2015

TITLE CERTIFICATE

Title Opinion with respect to Plot No 27 & Plot No. 28 total admeasuring about 598.4 Sq Mtrs situate at Sector -26, Kopari, Vashi, Navi Mumbai, Taluka and District Thane, I hereby report & give opinion as under:

WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd, a Company incorporated under the Companies Act, 1956 having registered office at Nirmal, 2nd floor, Nariman Point, Mumbai 400021(herein referred the CIDCO) is the new Town Development Authority declared for the area designated as site for the new town of Navi Mumbai by Government of Maharashtra in exercise of its powers under Sub-section (1) and (3A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 hereinafter referred to as the "M R T P Act".

AND WHEREAS 'THE STATE GOVERNMENT' in pursuance to Section 113-A of the Maharashtra Regional Town Planning Act acquired Lands and vested in 'CIDCO' for development and disposal of lands.

AND WHEREAS by virtue of being the Development Authority, the CIDCO has been empowered u/s. 118 of the said act to dispose off any land acquired by it or vested in it accordance with the proposal approved by State Government.

AND WHEREAS the CIDCO had recorded in their records the name M/S. BABA HOMES BUILDERS AND DEVELOPERS THROUGH ITS PROPRIETOR MR. SURJIT BHOJSINGH AAILSINGH as Licensees for the said Plot No 27.

Plot No 28

WHEREAS Under an Agreement to Lease dated 31st March 2008 between The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LIMITED (CIDCO), the Lessor, and Shri. Dhruva Shankar Patil & Ors, the Lessees the CIDCO leased Plot of land, in lieu of compensation under the 12.5% Gaothan Expansion Scheme, being Plot No .28 admeasuring about 299.20 Sq Mtrs (hereinafter abovesaid Plot No 28 is referred to as the said Plot No 28) This Agreement to lease is registered with the Sub-Registrar of Assurances Thane-6, vide Document No. 1572/2008 registered on 31/03/2008.

AND WHEREAS the Original Allotees (licensees) Shri. Dhruva Shankar Patil & Ors had requested the Lessor to grant its permission to transfer and assign their rights in respect of said plot No 28 in favour of M/S. BABA HOMES BUILDERS AND DEVELOPERS THROUGH ITS PROPRIETOR MR. SURJIT BHOJSINGH AAILSINGH, the new Licensees.

AND WHEREAS by a Tripartite Agreement dated 1st May 2008, entered into between CIDCO, Shri. Dhruva Shankar Patil & Ors the Original licensees and M/S. BABA HOMES BUILDERS AND DEVELOPERS THROUGH ITS PROPRIETOR MR. SURJIT BHOJSINGH AAILSINGH, the Lessor had assigned and transferred

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

SCHEDULE

All that piece and parcel of Plots of land comprised and known as Plot No 27 & Plot No. 28 admeasuring about 598.4 Sq Mtrs situate at Sector -26, Kopari, Vashi, Tal. District Thane .

Yours Truly



Rajesh H. Patil
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