



Mrs. S. R. NARULA

ADVOCATE HIGH COURT

(B.Com., LL.B.)

#2, SS-4/275, Xerox Lane, Sector 2, Vashi, Navi Mumbai 400 703.

Tel.: (Off.) 2782 2204; Mobile: 98193 33603

Date: 26/11/2013.

TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

I have investigated the title of Plot No.27, in 12.5% (G.E) Scheme, in Sector-2, situated at Village/Site Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad, Admeasuring about 199.99 Sq. Mtrs., lying within the jurisdiction of the Sub-Registrar of Panvel.

It is seen from the records that M/S. CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its Registered Office at 'NIRMAL' Nariman Point, Mumbai-21, (hereinafter called 'CIDCO') has vide its Agreement to Lease dated 12/03/2008 has allotted plot of land bearing No.27, in 12.5%(G.E) Scheme, in Sector-2, situated at Village/Site Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad, in the name of Original Allottees 1) MR. BABURAO GANPAT KOLI, & 2) MR. RAMDAS GANPAT KOLI.

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AND WHEREAS CIDCO has execute Agreement to lease dated 12/03/2008, with the above said Original Allottees, in respect of above said Plot No.27, in 12.5% (G.E) Scheme, in Sector-2, situated at Village/Site Ulwe, Navi Mumbai, (hereinafter referred to as 'said Plot'). I have to mention that pursuant to the said Agreement to Lease the Original Allottees were put into physical possession of the said plot for the purpose of constructing proposed building/s.

AND WHEREAS the said Agreement to Lease Dt.12/03/2008 has been registered with Sub-Registrar of Assurances at Panvel-3, Under Serial No.03124/2008, Dt.13/03/2008.

AND WHEREAS the above said Original Licensees are unable to construct the building upon the said plot because of in sufficiency of fund and lack of knowledge of the construction, therefore they have

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transferred/assigned all their lease hold rights, interest, benefits in respect of above said Plot bearing No.27, in 12.5%(G.E.) Scheme, situated at Sector-2, Village/Site Ulwe, Navi Mumbai, in favour of MRS.SAVITA DATTATREY MHATRE & MR. MAHENDRA SAKHARAM MANGAOKAR having address at Shivsmruti CHS, Room No.8, Kakasaheb Gadgil Marg, Dadar, Mumbai-400028 (hereinafter referred to as the New Licensees) vide Tripartite Agreement Dt.13th June 2008, duly registered with Sub-Registrar of Assurances at Panvel-2, under Serial No.04635/2008, Dt.13/06/2008, and the Corporation has issued Transfer Order in favour of MRS.SAVITA DATTATREY MHATRE AND MR.MAHENDRA SAKHARAM MANGAOKAR, vide its letter No.CIDCO/ESTATE/GES/ULWE/622/2008, Dt.20/10/2011.

AND WHEREAS the New Licensees MRS.SAVITA DATTATREY MHATRE & MR. MAHENDRA SAKHARAM MANGAOKAR have transferred/assigned their lease hold rights in respect of above said Plot bearing No.27, Admeasuring about 199.99 Sq. Mtrs., under 12.5%(G.E.)

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Scheme, in Sector-2, situated at Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad, in favour of A)M/S.SAVITRI GROUP, through its Partners 1) MR.PRAVEEN GOPICHAND MISHRA 2) MR.SANDEEP GOPICHAND MISHRA, 3) MR.DILEEP GOPICHAND MISHRA, 4) MR.AMIT GOPICHAND MISHRA, residing at NL-6/4/10, Sector-3, Nerul, Navi Mumbai, (hereinafter referred to as the New Subsequent Licensees) vide Tripartite Agreement Dt.01/04/2013, duly registered with Sub-Registrar of Assurances at Panvel-4, under Serial No.3225/2013, Dt.1/4/2013, and the corporation has issued transfer order in favour of A)M/S.SAVITRI GRUOP, through its Partners 1)MR.PRAVEEN GOPICHAND MISHRA, 2) MR.SANDEEP GOPICHAND MISHRA, 3)MR.DILEEP GOPICHAND MISHRA & 4) MR. AMIT GOPICHAND MISHRA, vide its letter No.CIDCO/ESTATE/GES/ULWE/622/2013,Dt.22/11/2013.

On the basis of the documents submitted, I do hereby certify that the title of above said Plot bearing No.27, in 12.5% (G.E.)

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Scheme, in Sector-2, situated at Ulwe, Navi Mumbai, Tal. Panvel, Dist. Raigad, is deemed to be clear and marketable and is free from all encumbrances of whatsoever nature subject to Agreement to Lease dated 12/03/2008 between the Corporation & above said Original Licensees, & Tripartite Agreement Dt.13/06/2008, between the Corporation, Original Allottees & New Licensee MRS.SAVITA DATTATREY MHATRE & MR.MAHENDRA SAKHARAM MANGAONKAR, AND Tripartite Agreement Dt.1/04/2013, between the Corporation, New Licensees & New Subsequent Licensees A)M/S.SAVITRI GROUP through its Partners 1)MR. PRAVEEN GOPICHAND MISHRA 2) MR.SANDEEP GOPICHAND MISHRA, 3) MR. DILEEP GOPICHAND MISHRA, 4)MR.AMIT GOPICHAND MISHRA.

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SCHEDULE OF PLOT

All that piece or parcel of land being Plot No.27, in 12.5%(G.E.) Scheme, in Sector-2, situated at Village/Site Ulwe, Navi Mumbai, Tal. Panvel, Dist.Panvel, contained by admeasuring 199.99 Sq. Mtrs., for thereabouts and bounded as follows, that is to say:-

On the North by : Plot No.26.

On the South by : Plot No.28.

On the East by : 9.0 mtrs wide road.

On the West by : Plot No. .

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