



**TITLE CLEARANCE CERTIFICATE
(TO WHOMSOEVER IT MAY CONCERN)**

I have been entrusted to verify the title in respect of the property described herein below:

The description of the property is as under;

**Sub. :- Plot No.47, admeasuring area 2449.95 Square Meters
Situating At Sector – 02, Karanjade, Tal. Panvel, District – Raigad**

The above-mentioned property, which is the subject matter of this title report, is hereinafter referred to as "Said Plot" for the sake of brevity.

I have taken search of the Index II registers in the office of the "Sub-Registrar, Panvel" in respect of the "Said Plot" vide Application No. 3435/2015 dated 23/06/2015. On taking search in the office of Sub-Registrar, Panvel, no other transaction is noticed by me in respect of the said plot except the Agreement to Lease dated 26/11/2014, which is registered on 28/11/2014 at serial no. 8590/2014 and Tripartite Agreement which is registered at Serial No. 9822/2014 on dated 31/12/2014. It is pertinent to note that old record of Index II books are in bad shape. I am giving this Title Certificate and tracing the title of the "Said Plot" on the basis of the documents presented before me and on the basis of search taken by me in the office of Sub-Registrar, Panvel.

This is to certify that I have investigated the title of plot bearing No. 47 of the Karanjade under CIDCO Land 12.5% Scheme, Sector 02, Karanjade, Tal. Panvel, District – Raigad, admeasuring area about 2449.95 sq.mtrs. of **M/s. Today Royal Builders & Developers Through its Partners Mr. Hemang Dineshbhai Patel, Mr. Dinesh Ratanshibhai Patel, Mr. Narsinh Megjibhai Patel, Mr. Dhiraj Narsinh Patel, Mr. Hitesh Haribhai Pokar** having its Office at B-603, Mahavir Icon, Plot No.89, Sector 15,C.B.D. –Belapur, Navi Mumbai.

1. As per notification of Government of Maharashtra to allot the Plot to those who are project affected persons due to acquisition of their land for Navi Mumbai township project. The City and Industrial Development Corporation of Maharashtra Ltd. (hereinafter referred to as "THE SAID CORPORATION") has, as per computer Draw dated- 02/04/2008, decided to allot under the 12.5% GES (Gavthan Expansion Scheme) to the original owners/Original Licensee 1) Mr. Ashok Mahadu Keni, 2) Mr. Satish Mahadu Keni, 3) Mr. Nilesh Mahadu Keni, 4) Mr. Anant Mahadu Keni, 5) Mrs. Geeta





Kashinath Kaskar, 6) Mrs. Mangali Baban Keni, 7) Mrs. Lata Dattatrey Patil, 8) Mrs. Gulab Hasuram Mundkar, 9) Mrs. Vimal Jana Chimne, all are adults, Indian Inhabitant, residing at Chinchpada, Tal. Panvel, Dist. Raigad, thereby allotted the said plot through its allotment letter dated 26/02/2014 having Ref No. सिडको/भूमी/साटपो/करंजाडे/०६/२०१४ (CIDCO/Land/ 12.5% Scheme/Karanjade/06/2014) and entered into Agreement to Lease dated 26/11/2014 duly registered with the office of the Sub-Registrar of Assurance, Panvel-2, at Serial No. 8590/2014 on 28/11/2014.

2. By the Tripartite Agreement executed on 31/12/2014 between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. of the First Part and 1) Mr. Ashok Mahadu Keni, 2) Mr. Satish Mahadu Keni, 3) Mr. Nilesh Mahadu Keni, 4) Mr. Anant Mahadu Keni, 5) Mrs. Geeta Kashinath Kaskar, 6) Mrs. Mangali Baban Keni, 7) Mrs. Lata Dattatrey Patil, 8) Mrs. Gulab Hasuram Mundkar, 9) Mrs. Vimal Jana Chimne as mentioned above i.e. "THE ORIGINAL LICENCEE" of Second Part and **M/s. Today Royal Builders & Developers Through its Partners Mr. Hemang Dineshbhai Patel, Mr. Dinesh Ratanshibhai Patel, Mr. Narsinh Megjibhai Patel, Mr. Dhiraj Narsinh Patel, Mr. Hitesh Haribhai Pokar**, i.e. "THE NEW LICENSEES" of the Third party which is duly registered with the office of the Sub-Registrar of Assurance, Panvel-2, at Serial No. 9822/2014 on dated 31/12/2014. Hence the original Licensee has transferred and assigned all their rights, interest in the said plot in favour of **M/s. Today Royal Builders & Developers Through its Partners Mr. Hemang Dineshbhai Patel, Mr. Dinesh Ratanshibhai Patel, Mr. Narsinh Megjibhai Patel, Mr. Dhiraj Narsinh Patel, Mr. Hitesh Haribhai Pokar**.
3. The CIDCO has sanctioned a final transfer order through its letter having Ref. No. सिडको/वसाहत/साटपो/करंजाडे/०६/२०१५/२१८२ (CIDCO / Estate/ 12.5% Scheme / Karanjade / 06 / 2015 / 2182) dated 06/01/2015 of the said Plot in the name of **M/s. Today Royal Builders & Developers Through its Partners Mr. Hemang Dineshbhai Patel, Mr. Dinesh Ratanshibhai Patel, Mr. Narsinh Megjibhai Patel, Mr. Dhiraj Narsinh Patel, Mr. Hitesh Haribhai Pokar**.
4. The CIDCO has also sanctioned the plan of the proposed construction to be carried out on the said plot vide its sanction letter i.e. Development Permission/ Commencement

Certificate (C.C) dated 20/05/2015 having Ref.no. CIDCO/ BP-13284/TPO(NM &K)2015/556 and have also granted the permission under section 45 of the Maharashtra Regional and Town Planning Act, 1966 in favour of the M/s. Today Royal Builders & Developers Through its Partners Mr. Hemang Dineshbhai Patel, Mr. Dinesh Ratanshibhai Patel, Mr. Narsinh Megjibhai Patel, Mr. Dhiraj Narsinh Patel, Mr. Hitesh Haribhai Pokar.



5. In pursuance of the said Tripartite Agreement on dated 31/12/2014 M/s. Today Royal Builders & Developers Through its Partners Mr. Hemang Dineshbhai Patel, Mr. Dinesh Ratanshibhai Patel, Mr. Narsinh Megjibhai Patel, Mr. Dhiraj Narsinh Patel, Mr. Hitesh Haribhai Pokar, is fully entitled to develop the said plot and using all FSI or additional FSI given by the CIDCO and to construct a building thereon consisting of Residential Units (Stilt + 7 Floor, Wing A to E) and to Sell the Unit of Prospective Purchasers and entitled to deal with or dispose off, alienate, sale, transfer of residential construction in the building/s to be constructed upon the said plot.
6. I have gone through all the abovemention relevant papers and based on the statements contained in the documents and on complying with what is stated hereinabove, annexed with it and genuinely of the documents, I am of the opinion that the TITLE of M/s. Today Royal Builders & Developers Through its Partners Mr. Hemang Dineshbhai Patel, Mr. Dinesh Ratanshibhai Patel, Mr. Narsinh Megjibhai Patel, Mr. Dhiraj Narsinh Patel, Mr. Hitesh Haribhai Pokar in respect of the said Plot No. 47, Admeasuring area 2449.95 sq. mtrs of 12.5% G.E.S. at Sector 02, Karanjade, Tal.Panvel, Dist.Raigad is clear marketable and free from all encumbrances of any nature whatsoever, subject to terms and conditions mention in above said Agreement to lease and Tripartite Agreement .

Hence, I certify that title of M/s. Today Royal Builders & Developers through its Partners Mr. Hemang Dineshbhai Patel, Mr. Dinesh Ratanshibhai Patel, Mr. Narsinh Megjibhai Patel, Mr. Dhiraj Narsinh Patel, Mr. Hitesh Haribhai Pokar, to the said Plot is clear, marketable and free from any encumbrances based on above mention statements.

Date - 24/06/2015
Navi Mumbai.




24/06/15
MRS. PRACHALI Y. PATIL
ADVOCATE HIGH COURT