

**K. P. SAYED**

(M. A., L L. M.)

Advocate, High Court, Mumbai

Shop No.06, Neel Empire CHS Ltd.,  
Plot No.3A/4, Near IDBI Bank &  
Jhama Sweets, Sector-25, Nerul (E),  
Navi Mumbai Mob:9321731273  
[adv.kpsayed@gmail.com](mailto:adv.kpsayed@gmail.com)

Date: 09/09/2018

**TITLE CERTIFICATE**

All that piece and parcel of land bearing Plot No.A-35, admeasuring 149.87 Sq. Mtrs., situated at Sector-16, Ulwe Node, Taluka-Panvel, Dist- Raigad.

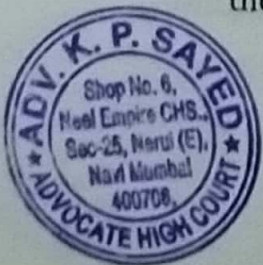
**TO WHOM IT MAY CONCERN**

This is to certify that I have seen the title deeds in respect of the above property/Plot; the same is narrated herein below:


The City and Industrial Development Corporation of Maharashtra Limited, a Company incorporated under the Companies Act, 1956 (I of 1956) and having its registered office at 'Nirmal' 2<sup>nd</sup> Floor, Nariman Point, Mumbai - 400021 (hereinafter referred to as "the Corporation") is the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its power under Sub-Sections (1) and (3-A) of Section 113 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra XXXVIII of 1966) hereinafter referred to as "the said Act".

By Agreement to Lease dated 08<sup>th</sup> October, 2015 made and entered into between the Corporation of the first Part and Shri. Kashinath Shankar Thokal was the other part therein as the "Original Licensee". The Corporation has agreed to lease all that piece and parcel of land at Plot No.B-16, admeasuring 149.99 Sq. Mtrs., situated at Sector-15, Ulwe Node, Taluka-Panvel, Dist- Raigad (hereinafter referred to as said "Plot") in favour of the Licensee under erstwhile 12.5% Gaothan Expansion Scheme.

The Original Licensee has paid to the Corporation lease premium of Rs.1,875/- (Rupees One Thousand Eight Hundred Seventy Five only) and the Corporation had handed over the possession of the said plot to the





  
Licensee to construct and develop the said plot as per the terms and condition contained in Lease Agreement.

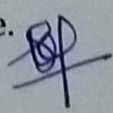
The aforesaid Agreement to Lease dated 08/10/2015 was duly registered on 01/12/2015 with the Sub Registrar of Assurance Office at Panvel-3 under document serial No. PVL3-6726-2015, vide receipt No.7630, dated 01/12/2015.

The Original licensee Shri. Kashinath Shankar Thokal had requested the Corporation to grant him permission to transfer and assign all his right, title, interest and benefits of the said Plot in favour of M/s. Aman Developers through its Prop. Mr. Manojkumar Singh.

As per the request of aforesaid original licensee the Corporation has granted the No Objection Letter on transfer charges to transfer the said plot in favour of M/s. Aman Developers through its Prop. Mr. Manojkumar Singh on transfer charges.

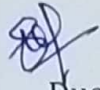
By Tripartite Agreement dated 21/01/2016 made and executed between the Corporation of the First Part and Shri. Kashinath Shankar Thokal (the Original Licensee) of the Second Part and M/s. Aman Developers through its Prop. Mr. Manojkumar Singh of the Third Part as New Licensee.

The said Tripartite Agreement 21/01/2016 has been duly registered with the Sub Registrar of Assurance Office at Panvel-4 under document serial No.PVL4-697-2016, vide receipt No.800, dated 21/01/2016.

By virtue of the aforesaid Tripartite Agreement dated 21/01/2016 M/s. Aman Developers through its Prop. Mr. Manojkumar Singh was become the owner of the said Plot and his name was recorded with the Corporation in their records letter Ref No. CIDCO / Vasahat / Satyo / Ulwe -837/ 2016/4932, dated 08/02/2016 as New Licensee. 







Due to some technical reasons, the Cidco Ltd. has cancelled the aforesaid Plot No.B-16 and by registered Deed of Modification dated 01/11/2017 has allotted the new Plot No.A-35, admeasuring 149.87 Sq. Mtrs., situated at Sector-16, Ulwe Node, Taluka-Panvel, Dist- Raigad in lieu of previous Plot No.B-16.

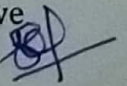
All other terms and conditions of the Agreement to Lease dated 08/10/2015 and the Tripartite Agreement dated 21/01/2016 shall be remain same and be binding upon M/s. Aman Developers through its Prop. Mr. Manojkumar Singh.

M/s. Aman Developers through its Prop. Mr. Manojkumar Singh has absolutely seized and possessed off and well and sufficiently entitled to the Plot No.A-35, admeasuring 149.87 Sq. Mtrs., situated at Sector-16, Ulwe Node, Taluka-Panvel, Dist- Raigad under 12.5% Gaothan Expansion Scheme for the purpose of development to construct a building thereon.

M/s. Aman Developers through its Prop. Mr. Manojkumar Singh applied for the Development Permission in respect of aforesaid plot of land and approval of building plan to the CIDCO Ltd. which permission was accorded by the CIDCO Ltd. to the Developer by its letter Ref. No. CIDCO/BP-15661/TPO (NM&K)/2018/2473, dated 06/04/2018.

By virtue of the registered Deed of Modification dated 01/11/2017 M/s. Aman Developers through its Prop. Mr. Manojkumar Singh is exclusively entitled to sell and/or dispose of the flat/s in the proposed new building/s on ownership basis as per the provisions of the Real Estate (Regulation and Development) Act, 2016.

Therefore I, hereby certify that M/s. Aman Developers through its Prop. Mr. Manojkumar Singh is the exclusive legal owner and title holder of the Plot No.A-35, admeasuring 149.87 Sq. Mtrs., situated at Sector-16, Ulwe





Node, Taluka-Panvel, Dist- Raigad under 12.5% Gaothan Expansion Scheme and the said plot is clear, marketable and free from all encumbrances.

Dated this 09<sup>th</sup> September, 2018.



Yours Truly,

*[Handwritten signature]*  
10/09/2018

Adv. K. P. SAYED

Advocate, High Court

**K. P. SAYED**  
(M.A., LL.M.)  
Advocate, High Court  
Shop No. 6, Neel Empire CHS.,  
Plot No. 3A/4, Sec - 25, Nerul (E),  
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