

T.R. TAMLUKAR

B.A. L.L.B

Mob., 9820840473.

5B-204, Sec.-34,
Mansarovar complex,
Panvel-410209.

ADVOCATE HIGH COURT

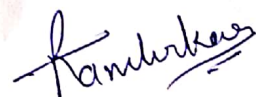
TITLE CERTIFICATE

Re: All that piece and parcel of land bearing plot number 96, totally admeasuring 200 Sq. Mtrs., situated at Sector No.-1, Node-PUSHPAK (VADGHAR), Navi Mumbai, Tal. Panvel & Dist.,-Raigad.

TO WHOMSOEVER IT MAY CONCERN.

This is to certify that I have investigated the title of all that piece and parcel of land bearing plot number 96, totally admeasuring 200 Sq., Mts., situated at Sector No.-1, Node-PUSHPAK(VADGHAR), Navi Mumbai, Tal. Panvel & Dist.,-Raigad.

1. The City and Industrial Development Corporation of Maharashtra Limited, a company Incorporated under the Companies Act, 1956 (1 of 1956) hereinafter referred to as "THE CORPORATION" is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub Sections (1) & (3A) of Section 113 of Maharashtra Regional & Town Planning Act, 1966 has acquired the lands within the delineated area of Navi Mumbai and vested the same in the Corporation.
2. The Corporation as a part of the development of Navi Mumbai has decided to establish an International Airport Namely, "Navi Mumbai International Airport" with the approval of the State and Central Government authorities.

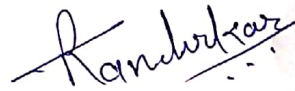


3. By an Allotment Letter dtd.29/07/2015 having Ref. No.2015/2653 the **CORPORATION** has allotted plot no. 96, totally admeasuring 200Sq.,Mts., situated at Sector No.- 1, Node-Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad to **SHRIMATI KUSUM PRAKASH MHASKAR AND SHRI. PRADIP SHIVDAS MHASKAR** ; having address at **AT- OWALE, Tal. Panvel, Dist. Raigad** in lieu of the acquisition of their property.
4. By an Agreement to Lease dtd. 14th day of February 2018 entered into between the "**CORPORATION**" of the One Part and **SHRIMATI KUSUM PRAKASH MHASKAR AND SHRI. PRADIP SHIVDAS MHASKAR** ; (hereinafter referred to as the **LICENCEES**) of the Other Part for the plot of land being **plot no.96**, totally admeasuring **200 Sq. Mtrs.**, situated at **Sector No.-1, Node-PUSHPAK (VADGHAR),Navi Mumbai, Tal. Panvel & Dist.,-Raigad** (hereinafter referred to as the **SAID PLOT**); the **CORPORATION** agreed to grant a lease of the **SAID PLOT** in favour of the **LICENSEES** at or for the consideration as mentioned in the Said Agreement to Lease and on performing and complying with all terms and conditions of the said Agreement to Lease the **CORPORTION** has handed over the possession of the **SAID PLOT** to the **LICENSEES** (hereinafter referred to as the **OWNERS**) The said Agreement to Lease has been duly registered at the **Sub Registrar of Assurance at Panvel** vide **Doc.no. PVL2-1895-2018 dtd .--15/02/2018.**
5. By its certificate ref. no. **CIDCO/BP/16447/TPO (NM & K) 2019 /4318** dated **04/04/2019** issued in the name of the **OWNERS** the **CORPORATION** has granted permission for construction of building on the **SAID PLOT** as per the terms and conditions mentioned therein.

From all the above relevant papers and documents produced before us our opinion that the title of **SHRIMATI KUSUM PRAKASH MHASKAR AND SHRI. PRADIP SHIVDAS MHASKAR**, to all that piece of land being plot no. 96, totally admeasuring 200 Sq. Mtrs., situated at Sector No.-1, Node-PUSHPAK (VADGHAR), Navi Mumbai, Tal. Panvel & Dist.,-Raigad; to develop the SAID PLOT and to sell/dispose of the flats/shops in the building that will be constructed on the SAID PLOT is clear, marketable and free from all encumbrances.

This Title Certificate has been issued at the request of **SHRIMATI KUSUM PRAKASH MHASKAR AND SHRI. PRADIP SHIVDAS MHASKAR**, on the basis of the Registered Documents placed before me without any liability on my part.

Dated This 27th Day Of April/2019.



TRUPTI TAMLURKAR.
(ADVOCATE HIGH COURT)

(MAH/ 3568 /1999)

Adv. Trupti Tamlurkar
B.A.L.B.
Advocate High Court
MAH/3568/1999