



## TITLE CERTIFICATE

Re: All that piece and parcel of land bearing **plot number 94**, totally admeasuring **600 Sq. Mtrs.**, situated at **Sector No.- 25A, Node-PUSHPAK (NEW) VAHAL, Navi Mumbai, RAIGAD, 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 94**, totally admeasuring **600 Sq. Mts.**, situated at **Sector No.- 25A, Node-PUSHPAK(NEW), VAHAL, 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. **27.11.2015** having Ref. No.2015/943 the **CORPORATION** has allotted **plot no.94**, totally admeasuring **600 Sq,Mts,**

*USHIQUE*  
**Adv. Ushique Alam**  
BLS LLB  
Advocate High Court  
MAH/3757/2016



situated at 25A, Node-PUSHPAK (NEW), VAHAL, Panvel, Navi Mumbai, Tal.

Panvel & Dist.,-Raigad to 1) SMT ALKA JAYAWANT BHAGAT 2) SMT.

ANUSAYA UTTAM BHAGAT 3) SHRI NILESH MADHUKAR BHAGAT and 4)

SHRI RAMESH BABU BHAGAT residing at – AT KOMBADBHUJE, POST,

ULWA , TAL PANVEL, DIST. RAIGAD PIN - 410206 in lieu of the acquisition of

their property.

4. By an Agreement to Lease dtd. 10.11.2017 entered into between the "CORPORATION" of the One Part and 1) SMT ALKA JAYAWANT BHAGAT 2) SMT. ANUSAYA UTTAM BHAGAT 3) SHRI NILESH MADHUKAR BHAGAT and 4) SHRI RAMESH BABU BHAGAT; (hereinafter referred to as the LICENCEES) of the Other Part for the plot of land being plot no.94, totally admeasuring 600 Sq. Mtrs., situated at Sector No.- 25A, Node-PUSHPAK (NEW),VAHAL, Panvel, 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 CORPORATION has handed over the possession of the SAID PLOT to the LICENSEE (hereinafter referred to as the OWNERS). The said Agreement to Lease has been duly registered at the Sub Registrar of Assurance at Panvel 5 vide receipt No 10626 and registered under the Doc.no. PVL5-10021-2017 dtd .11/11/2017.

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5. By and under a **Development Agreement** dtd. **30.06.2018** executed by and between **1) SMT ALKA JAYAWANT BHAGAT, 2) SMT. ANUSAYA UTTAM BHAGAT , 3) SHRI NILESH MADHUKAR BHAGAT and 4) SHRI RAMESH BABU BHAGAT**; (hereinafter referred to as the **OWNERS**) of the One Part AND **M/s.JUPITER CONSTRUCTION COMPANY**, through its sole proprietor, **SHRI ARJUN ASHOK TARCHANDANI** (hereinafter referred to as the **DEVELOPER**), of the Other Part; which is duly registered at the **Sub Registrar of Assurances** at **Panvel-2** vide receipt no. **10028** and registered under the **Document No. PVL2-8685-2018** dtd., **30/06/2018** the **OWNERS** have agreed to grant the development rights in respect of the plot of land being **Plot No. 94**, totally admeasuring **600 Sq Mts.**, situated at **Sector No.25A, Node-Pushpak(NEW), Vahal, ,Navi Mumbai, Tal. Panvel & Dist. Raigad** to the **DEVELOPER M/S. JUPITAR CONSTRUCTION COMPANY**.
6. By its certificate ref. no. **CIDCO/BP-16529/TPO(NM & K)/2019/4679** dated **25/05/2019** 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 me, my opinion that the title of **1) SMT ALKA JAYAWANT BHAGAT, 2) SMT. ANUSAYA UTTAM BHAGAT, 3) SHRI NILESH MADHUKAR BHAGAT and 4) SHRI RAMESH BABU BHAGAT** to all that piece of land being **plot no.94** totally admeasuring **600 Sq. Mtrs.**, situated at **Sector No.-25A, Node-PUSHPAK(NEW), VAHAL,Navi Mumbai,Tal. Panvel & Dist.,-Raigad** ;to develop the **SAID PLOT** and to sell/dispose of the flats/shops in the building that

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Address: 909- The Landmark, Plot No- 26A, Sec-7, Kharghar- 410 206.

Contact No: +91-79770 77375

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 **M/S.JUPITER CONSTRUCTION COMPANY**, through its sole proprietor, **SHRI ARJUN ASHOK TARCHANDANI** on the basis of Registered Documents placed before me without any liability on my part.

Dated This <sup>4<sup>th</sup></sup> Day of <sup>July</sup> 2019.

USHIQUE  
04/07/2019

**Adv. Ushique Alam**

BLS LLB

Advocate High Court

**MAH/3757/2016**

(ADVOCATE HIGH COURT)

(MAH/3757/2016)