

**T.R. TANLURKAR**

**B.A. LLB**

**Mob.: 9820840473.**

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

**ADVOCATE HIGH COURT**

---

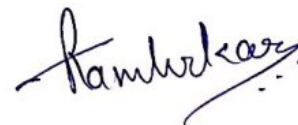
**TITLE CERTIFICATE**

Re: All that piece and parcel of land bearing **plot number 68**, totally admeasuring **530 Sq. Mtrs.**, situated at **Sector No.- R5, Node-PUSHPAK (NEW) ,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 68**, totally admeasuring **530 Sq., Mts.**, situated at **Sector No.- R5, Node-PUSHPAK(NEW),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.30/07/2015 having Ref. No.2015/2802 the **CORPORATION** has allotted plot no. 68, totally admeasuring 530Sq.,Mts., situated at **Sector No.- R5, Node-Pushpak (New) Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad** to **SHRIMATI. ARCHANA VILAS PATIL, SHRI. UMESH KANA PATIL, SHRI.SANTOSH PANDURANG PATIL**; having address at **AT-Waghivaliwada, Tal. Panvel, Dist. Raigad** in lieu of the acquisition of their property.
4. By an **Agreement to Lease** dtd. 10<sup>th</sup> day of April 2018 into between the **"CORPORATION"** of the One Part and **SHRIMATI. ARCHANA VILAS PATIL , SHRI.UMESH KANA PATIL, SHRI.SANTOSH PANDURANG PATIL, ;** (hereinafter referred to as the **LICENCEES**) of the Other Part for the plot of land being plot no.68, totally admeasuring 530 Sq. Mtrs., situated at **Sector No.- R5, Node-PUSHPAK (NEW),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 receipt no.7399 dtd. 26/04/2018 registered under the Doc.no. PVL4-5499-2018 dtd .--26/04/2018.



5. By and under a **Development Agreement** dtd. 30<sup>th</sup> April 2019 executed by and between the **SHRIMATI. ARCHANA VILAS PATIL, SHRI.SANTOSH PANDURANG PATIL, SHRI.UMESH KANA PATIL**; (hereinafter referred to as the **OWNERS**) of the One Part AND **SHRI. JITESH PRAMODKUMAR AGRAWAL** as one of the Partner of **M/S. ANANT BUILDERS**, (hereinafter referred to as the **DEVELOPERS**), of the Other Part; which is duly registered at the **Sub Registrar of Assurances** at **Panvel** vide **receipt no.6104** dtd. 30/04/2019 registered under the **Docu. No. PVL2- 5192-2019** dtd., 30/04/2019 the **OWNERS** have agreed to grant the development rights in respect of the plot of land being **Plot No. 68**, totally admeasuring **530 Sq., Mts.**, situated at **Sector No.R5, Node-Pushpak(New) Vadghar, Navi Mumbai, Tal. Panvel & Dist. Raigad** to the **DEVELOPER M/S. ANANT BUILDERS**.
6. By an **IRREVOCABLE GENERAL POWER OF ATTORNEY** dtd. 30<sup>th</sup> April 2019 duly registered at the **Sub Registrar of Assurance** at **Panvel** vide **receipt no.6105** dtd. 30/04/2019 registered under the **Docu. No. PVL2- 5193-2019** dtd., 30/04/2019 the **OWNERS** have appointed **M/S. ANANT BUILDERS**; as the **DEVELOPER** herein through its Partner **SHRI. JITESH PRAMODKUMAR AGRAWAL** to be their lawful attorney jointly or Individually for the purpose of developing the **SAID PLOT** of land and to do all other deed, matters and things in regard thereto a more particularly stated therein.
7. By its certificate ref. no. **CIDCO/BP-16477/ TPO(NM & K) 2019/ 4242** dated **02/04/2019** ,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.

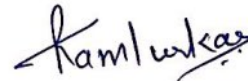


8. Search Report dtd. 06/05/2019 have been submitted by Mr. Janardan Undalkar pursuant to the Searches conducted by him in all the conducted by him in all the offices of the concerned Sub –Registrar Of Assurances at Panvel and it is seen that is the course of Search, there are no entries found affecting the title SHRI. JITESH PRAMODKUMAR AGRAWAL as their Firm Name M/S. ANANT BUILDERS of the SIAD PLOT of land being plot no.68, totally admeasuring 530 Sq. Mtrs., situated at Sector No.- R5, Node-PUSHPAK (NEW), Navi Mumbai, Tal. Panvel & Dist.,-Raigad.

From all the above relevant papers and documents produced before us our opinion that the title of SHRI. JITESH PRAMODKUMAR AGRAWAL, to all that piece of land being plot no. 68, totally admeasuring 530 Sq. Mtrs., situated at Sector No.- R5, 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 SHRI. JITESH PRAMODKUMAR AGRAWAL, as their firm name M/S. ANANT BUILDERS; on the basis of the Registered Documents and Search placed before me without any liability on my part.

Dated This 06<sup>th</sup> Day Of May 2019.



TRUPTI TAMLURKAR.

(ADVOCATE HIGH COURT)  
(MAH/ 3568 /1999)

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