Ushique Alam BLLS LL.B

HIGH COURT BOMBAY



Address: 909- The Landmark, Plot No- 26A, Sec-7, Kharghar- 410 210.

Contact No: +91-79770 77375

Date: 30.08.2019

TITLE CLEARANCE CERTIFICATE

Sub: Title Clearance Certificate in respect of Plot No.163, Sector-R-3 admeasuring 200 sq.mtrs. Village- Vadghar, Tal. Panvel, Dist. Raigarh-410206.

TO WHOMSOEVER IT MAY CONCERN

This is to certify that I have taken search as per request made by MR. MITHUN MARUTI NAIK having office address at Room No.709, ONGC Complex, Phadke Ali, At- Nandgaon, Palaspe, Tal.Panvel, Dist.Raigarh-410221 by making application to Sub Registrar Office, Panvel by Receipt No.1111607374 for 4 years ie. 2016 to 2019 in respect of the property which is described as follows:

DESCRIPTION OF PROPERTY

All that piece and parcel of land known as Plot No.163, Sector-R-3, Village-Vadghar, Tal. Panvel, Dist. Raigarh, admeasuring about 200 sq. mtrs. and bounded that is to say:

On or towards the North by: Plot No. 179

On or towards the South by: 9 M Wide Road

On or towards the East by: Plot No. 164

On or towards the West by: Plot No. 162



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- 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.
- 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 dated 05/08/2015 having Ref. No 2015/3150 the CORPORATION has allotted Plot No.163, totally admeasuring 200 sq.m situated at Sector-R-3, Village-Vadghar, Tal. Panvel & Dist.-Raigarh 410206 to MR. RAMA JOMA NAIK, MR. MARUTI RAMA NAIK & MR. MITHUN MARUTI NAIK residing at-House No.451, AT-Kolhi(Kopar)Post-Pargaon, Tal. Panvel, Dist.Raigarh-410206 in lieu of the acquisition of their property.

5HIBUE

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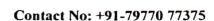
Contact No: +91-79770 77375

- 4. By an Agreement to Lease dated 21.12.2017 entered into between the "CORPORATION" of the One Part and MR. RAMA JOMA NAIK, MR. MARUTI RAMA NAIK & MR. MITHUN MARUTI NAIK (hereinafter referred to as the LICENCEES) of the Other Part for the plot of land being Plot no.163, totally admeasuring 200 sq.m., situated at Sector No.-R-3, Village-Vadghar, Tal. Panvel & Dist.,-Raigarh-410206 (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 LICENSEES (hereinafter referred to as the OWNERS). The said Agreement to Lease has been duly registered at the Sub Registrar of Assurance at Panvel 1 registered under the Doc.no. PVL1-10831-2017 dated 22.12.2017.
- 5. By its certificate ref. no. CIDCO/BP-16896/TPO (NM & K)/2019/5228 dated 02/08//2019 issued in the names of the OWNERS the CORPORATION has granted permission for construction of building on the SAID PLOT as per the terms and conditions mentioned therein.



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From all the above relevant papers and documents produced before me, my opinion that the title of MR. RAMA JOMA NAIK, MR. MARUTI RAMA NAIK & MR. MITHUN MARUTI NAIK to all that piece of land being Plot No.163 totally admeasuring 200 sq.m situated at Sector No.-R-3, Village-Vadghar, Tal. Panvel & Dist.-Raigarh-410206 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 MR. MITHUN MARUTI NAIK on the basis of Registered Documents and Search placed before me without any liability on my part.

Dated this 30th Day of August, 2019.

Ushique Alam