



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**

USHIQUE





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 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.





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.





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
30/08/2019
Ushique Alam
BLS LLB
MAH/3757/2016
Advocate High Court