



TITLE CERTIFICATE

Re: All that piece and parcel of land bearing **plot number 84**, totally admeasuring **180 Sq. Mtrs.**, situated at **Sector No.- 1, Node-PUSHPAK (NEW) VADGHAR**, 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 84**, totally admeasuring **180 Sq. Mts.**, situated at **Sector No.-1, 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.

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



3. By an Allotment Letter dtd. 29.07.2015 having Ref. No.2015/2760 the **CORPORATION** has allotted plot no.84, totally admeasuring 180 Sq.,Mts., situated at 1, Node-PUSHPAK (NEW),VADGHAR, Panvel, Navi Mumbai, Tal. Panvel & Dist.,-Raigad to SHRI. PRAMOD JAGANNATH GHARAT residing at – HOUSE NO.213,AT-VARCHE OWALE, POST-PARGAON,TAL-PANVEL,DIST-RAIGAD PIN – 410206 in lieu of the acquisition of their property.
4. By an Agreement to Lease dtd. 12.02.2018 into between the “**CORPORATION**” of the One Part and SHRI.PRAMOD JAGANNATH GHARAT; (hereinafter referred to as the **LICENCEE**) of the Other Part for the plot of land being plot no.84 totally admeasuring 180 Sq. Mtrs., situated at Sector No.- 1, Node-PUSHPAK (NEW),VADGHAR, 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 **LICENSEE** 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 4 vide receipt No 4309 and registered under the Doc.no. PVL4-3044-2018 dtd .08/03/2018.
5. By its certificate ref. no. CIDCO/BP-16671/TPO(NM & K)/2019/4889 dated 17/6/2019 issued in the name of the **OWNER** the **CORPORATION** has granted

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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 **SHRO.PRAMOD JAGANNATH GHARAT** to all that piece of land being **plot no.84** totally admeasuring **180 Sq. Mtrs., situated at Sector No1 Node-PUSHPAK(NEW) 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 **PRATHAM INFRA Builders & Developers, Through its Partners 1) Mr. MIHEER NARENDRA VEDAK 2) MR.NARENDRA MORESHWAR VEDAK** on the basis of Registered Documents placed before me without any liability on my part.

Dated This ^{6th} Day of ^{July} 2019.

USHIQUE
06/07/2019
Ushique Alam

(ADVOCATE HIGH COURT)
(MAH/3757/2016)

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