

SHRI. KAILASH L. NAGAR

B.Com., L.L.B.

ADVOCATE, HIGH COURT

(M) : 08108143657

OFFICE ADD. : NEW SAI NIWAS C.H.S., A-WING, GRD. FLR., ANAND NAGAR, URAN - 400702.

REF. :

DATE :

TITLE CERTIFICATE

All that piece and parcel of Plot No. 42, Sector - 06, Karanjade Node, Tal. Panvel, Dist - Raigad, admeasuring about 300 Sq.mtrs. (hereinafter referred to as the said Plot)

I have investigated the following document placed before me by M/S. SHAKTI ENTERPRISES Through its Proprietor Mr. Mangesh Eknath Thakur having address at H. No. - 2550, Ekvira Bldg., Kotnaka, Uran, Raigad - 400 702 in respect of Plot No. : 42, Sector - 06, Karanjade Node, Tal. Panvel, Dist - Raigad, admeasuring about 300 Sq.mtrs.

Document Persued :-

1. Original Allotmentt letter bearing No. CIDCO/LAND/12.5% SCHEME/KARANJADE /613/2012 dated 29.11.2012 issued by Chief Land and Survey Officer.
2. Original Agreement to Lease dated 07th December 2012 executed between CIDCO Ltd. Of the one part and 1) SHRI. MANGLYA GANPAT KOLI 2) SHRI. AMBAJI GANPAT KOLI of Second Part in respect of the Plot No.: 42.
3. Original Possession Letter dated 5th December 2012 issued by Asst. Land and Survey Officer, CIDCO Ltd. in respect of the Plot No.: 42.
4. Original plan issued by the . Land and Survey Officer, CIDCO Ltd. in respect of the Plot No. - 42.



5. Original Development Agreement executed on dated 23rd January 2013 between 1) SHRI. MANGLYA GANPAT KOLI 2) SHRI. AMBAJI GANPAT KOLI of the Second Part and M/S. SHAKTI ENTERPRISES Through its Proprietor Mr. Mangesh Eknath Thakur of the Third Part in respect of the Plot No.- 42.

6. Original Registration Receipt bearing No. 767 dated 23rd January 2013.

It is observed from the documents produced before me that the Corporation is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by Govt. of Maharashtra in exercise of its Powers U/S 1 and 3-A of section 15 of Maharashtra Regional Town Planning Act 1966 (Maharashtra XXXI of 1966).

The State Govt. of in pursuant to the Section 113-A of the said act acquiring land described therein and vesting such land in the corporation for development and disposal.

It is observed from the document placed before me that the Chief Land and survey Officer of CIDCO Ltd. has allotted Plot No. - 42, Sector - 06, Karanjade Node, Tal. Panvel, Dist - Raigad, admeasuring about 300 Sq.mtrs. to 1) SHRI. MANGLYA GANPAT KOLI 2) SHRI. AMBAJI GANPAT KOLI by its allotment letter bearing No. CIDCO/LAND/12.5% SCHEME/KARANJADE/613/2012 dated 29.11.2012.

It is observed from the document placed before me that an Agreement to Lease dated 07th December 2012 executed between CIDCO Ltd. of the One Part and 1) SHRI. MANGLYA GANPAT KOLI 2) SHRI. AMBAJI GANPAT KOLI (hereinafter referred to as the Original Licensee) of the Second Part and accordingly CIDCO Ltd. Lease the

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Plot of land bearing Plot No. - 42, Sector - 06, Karanjade Node, Tal. Panvel, Dist - Raigad, admeasuring about 300 Sq.mtrs. (hereinafter referred to as the said Plot) to Original Licensee.

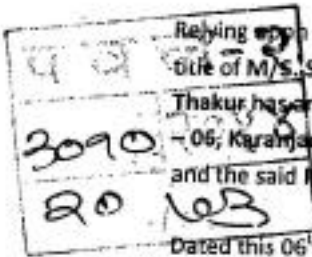
It is thereafter observed from the documents placed before me that the Corporation has issued the plan and also handing over the possession of the said Plot to Original Licensee vide its possession Letter dated 5/12/2012 and Chief Lands & Survey Officer CIDCO Ltd. issued plan in respect of the Plot No. - 42.

It is thereafter observed from the documents placed before me that Agreement to Lease dated 07th December 2012 is duly registered before the sub-registrar Assurance Panvel - 2 on 08/12/2012 under document PVL-1/13476/2012.

It is thereafter observed from the documents placed before me that as per Agreement to Transfer of development Rights, the Original Licensee has sold, Transferred, assigned and relinquished their leasehold rights, title and interest in the respect of the said Plot to M/S. SHAKTI ENTERPRISES Through its Proprietor Mr. Mangesh Eknath Thakur of the Third Part and accordingly Development Agreement dated 23rd January 2013 executed between 1) SHRI. MANGLYA GANPAT KOLI 2) SHRI. AMBAJI GANPAT KOLI of the Second Part and to M/S. SHAKTI ENTERPRISES Through its Proprietor Mr. Mangesh Eknath Thakur of Third Part in respect of Plot No. - 42, Sector - 06, Karanjade Node, Tal. Panvel, Dist - Raigad, admeasuring about 300 Sq.mtrs.

The said Agreement is duly registered before the Sub - Registrar Panvel - 3 on 23.01.2013 under document PVL-3/711/2013.





Relying upon the aforesaid documents placed before me, I am of the opinion that
 title of M/S. SHAKTI ENTERPRISES Through its Proprietor Mr. Mangesh Eknath
 Thakur has an absolute clear and marketable title in respect of Plot No. - 42, Sector
 - 06, Karamjode Node, Tal. Panvel, Dist - Raigad, admeasuring about 300 Sq.mtrs.
 and the said Plot is clear, marketable and free from all encumbrances.

Dated this 06th Day of March 2014.

ADVOCATE HIGH COURT

Hence this certificate.



Kanash

SHRI. KANASH L. NAGAR
 B.Com., LL.B.
 ADVOCATE HIGH COURT

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