

Ajay D. Gaikwad



B.L.S., LL.B., D.C.L.

ADVOCATE, HIGH COURT

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Ref:-

Date:- 30-4-2018

TITLE CERTIFICATE

Re: All that piece and parcel of land bearing **plot number 132**, totally admeasuring **580 Sq. Mts.**, situated at **Sector No.-R2, node-PUSHPAK (VADGHAR)**, Navi Mumbai, Tal. Panvel & Dist.-Raigad.

TO WHOMSOEVER IT MAY CONCERN.

This is to certify that I have investigated the title of **M/s. Sambhav Abode** a Partnership Firm duly registered under the Partnership Act, 1936, represented by its partners (1) **Shri Kirti Hemchand Shah** (2) **Shri Rajeshkumr Velji Gutka** (3) **Shri Mayan Pravinchandra Gutka** (4) **Shri Dharam Rameshchandra Gutka** (hereinafter referred to as the **Developers**) having its office at **Shop no 17, Pushpa Ganga CHS Ltd, Plot no 4, sector 9, Kamothe, Navi Mumbai** carrying out its business of land development and building construction in respect of **plot number 132**, totally admeasuring **580 Sq. Mts.**, situated at **Sector No.-R2, node-PUSHPAK (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 **27/07/2015** ref. no. **2015/2414** the **CORPORATION** has allotted **plot no 132**, totally admeasuring **580 Sq. Mts.**, situated at **Sector No.-R2, node-Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad** to (1) **Shri Bama Shingya Keni**, (2) **Smt. Radhabai Kamlakar Keni**, (3) **Smt. Umabai Hiranman Keni**, (4) **Shri Vishal Sharad Keni** all residing at **Chinchpada-Vadghar Post & Tal. Panvel, Dist. Raigad 410206** in lieu of the acquisition of their properties.
4. By an **Agreement to Lease** dtd **03rd day of August 2017** entered into between the "**CORPORATION**" of the One Part and (1) **Shri Bama Shingya Keni**, (2) **Smt. Radhabai Kamlakar Keni**, (3) **Smt. Umabai Hiranman Keni**, (4) **Shri Vishal Sharad Keni** all residing at **Chinchpada-Vadghar Post & Tal. Panvel, Dist. Raigad 410206** (hereinafter referred to as the **LICENCEES** and thereafter referred to



as the **OWNERS**) the **CORPORATION** agreed to grant a lease of a plot of land bearing **plot no 132**, totally admeasuring **580 Sq. Mts.**, situated at **Sector No.-R2, node-Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad** (hereinafter referred to as the **SAID PLOT**) in favor 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**. The said **Agreement to Lease** has been duly registered at the **Sub Registrar of Assurances** at **Panvel** vide **Doc. no PAVAL2-10321-2017** and receipt no **12380** dtd **07/09/2017**.

5. By and under a **Development Agreement** dtd. **18/04/2018** executed by and between the **OWNERS** and the **DEVELOPERS** and duly registered at the **Sub Registrar of Assurances** at **Panvel** vide **Doc. no PAVAL1-4245-2018** and receipt no **5176** dtd **18/04/2018** and a supplement development Agreement dtd **18/04/2018** and duly registered at the **Sub Registrar of Assurances** at **Panvel** vide **Doc. no PAVAL1-4246-2018** and receipt no **5177** dtd **18/04/2018** the **OWNERS** have agreed to grant the development rights in respect of the plot of land bearing **plot no 132**, totally admeasuring **580 Sq. Mts.**, situated at **Sector No.-R2, node-Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad**.



6. By an irrevocable General Power of Attorney dtd 18/04/2018 and duly registered at the Sub Registrar of Assurances at Panvel vide Doc. no PAVAL4-5072-2018 and receipt no 6872 dtd 18/04/2018 the OWNERS have appointed M/s. Sambhav Abode through its partners (1) Shri Kirti Hemchand Shah (2) Shri Rajeshkumr Velji Gutka (3) Shri Mayan Pravinchandra Gutka (4) Shri Dharam Rameshchandra Gutka the Developers herein to be their lawful attorney jointly or individually for the purpose of developing the plot of land bearing plot no 132, totally admeasuring 580 Sq. Mts., situated at Sector No.-R2, node-Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad and to do all other deed, matters and things in regard thereto as more particularly stated therein.
7. Search Reports dtd 28/04/2018 have been submitted by Mr. Vijay Kalantare pursuant to the searches conducted by him in the offices of the concerned Sub-Registrar of Assurances.
8. Furthermore I have caused Public Notices to be issued in local english newspaper Vashi Times of February 3-9, 2018, and local marathi newspaper Aajchi Navi Mumbai dtd 3-9, February 2018, and Vadawara dtd 06th of February 2018 for the investigation of the plot of land bearing plot no 132, totally admeasuring 580 Sq. Mts., situated at Sector No.- R2, node-Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad and have not received any claims/objections in respect of the same.



9. By its certificate ref. no CIDCO/BP-15652/TPO(NM&K) 2018/2367 dated 03/03/2018 issued in the name of the Owners the Corporation has granted permission for construction of building on the SAID PLOT.

From all the above relevant papers and documents produced before me I am of the opinion that the title of the plot of land bearing plot no 132, totally admeasuring 580 Sq. Mts., situated at Sector No.- R2, node-Pushpak Vadghar, Navi Mumbai, Tal. Panvel & Dist.-Raigad as well as the title of the firm M/s Sambhav Abode to develop the SAID PLOT is clear, marketable and free from all encumbrances.

This Title Certificate has been issued at the request of M/s Sambhav Abode through its partners (1) Shri Kirti Hemchand Shah (2) Shri Rajeshkumr Velji Gutka (3) Shri Mayan Pravinchandra Gutka (4) Shri Dharam Rameshchandra Gutka and on the basis of the documents placed before me without any liability on the part of the undersigned.



AJAY D. GAIKWAD

(ADVOCATE HIGH COURT)

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B.L.S., L.L.B., D.C.L.

ADVOCATE HIGH COURT

SS-3, Shop No. 229, Xerox Lane, Near Abbott Hotel,
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