



Sunil & Co.

Advocates & Consultants in Property Matters

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Date :

3rd December, 2014

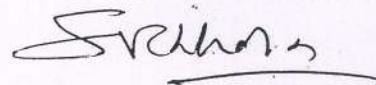
TITLE REPORT

TO WHOM SO EVER IT MAY CONCERN

Reference: Plot No.264, admeasuring 649.99 square meters or thereabouts, Sector -17, Ulwe, Navi Mumbai (under 12.5% Scheme)

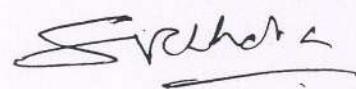
At the instructions of our Client, M/s. **BLUE KEY REALTY**. through its Partner [1] Mr. RAJEEV HARESH KHATRI [2] RAKESH HARIRAM PUNJABI having Office at Building No.12/8, Navjivan Society, Lamington Road, Mumbai 400 008, we have perused the title of the land being Plot No.264 admeasuring 649.99 square meters or thereabout, at Sector 17, Ulwe, under 12.5% Scheme Navi Mumbai and more particularly described in the Schedule hereunder written (herein after referred to as "the said Plot") and we have made the following observations:

1. The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "the CIDCO") is a Govt. Company wholly owned by the State Govt. incorporated under the Companies Act, 1956 (I of 1956) having its Registered office at " Nirmal ", 2nd floor, Nariman Point, Mumbai, 400 021 and is also New Town Development Authority declared for the area designated as a site of the new town of Navi Mumbai by the State Govt. in exercise of its powers under Sub-sections (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966.(hereinafter referred to as the "MRTP Act ").
2. By an Agreement to Lease made at CBD Belapur, Navi Mumbai on the 15th day of March in the Year Two Thousand Twelve between the CIDCO therein referred to as "the Corporation" of the One Part and [1] Shri Damu Masanya Mokal [2] Shri. Rupesh Shivram Mokal [3] Smt. Padmubai Shivram Mokal [4] Shri Ganesh Shivram Mokal, [5] Shri. Gurunath Shivram Mokal, [6] Shri.Rajendra Shivram Mokal, [7] Smt. Lalita Balkrishna Thakur, [8] Smt. Sumati Ramnath Gharat, [9] Smt. Shakuntala Eknath Thakur, [10] Shri. Anant Hari Gharat, all Indian Inhabitants, Adults, resident of AT

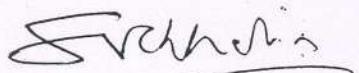


Post Nhavé, Tal. Panvel & Dist. Raigad Navi Mumbai, hereinafter and also therein collectively referred to as "the Licensees" of the Other Part (hereinafter referred to as "the said Agreement to Lease), the CIDCO had agreed to grant a lease of ALL THAT piece or parcel of the said Plot being Plot No.264, admeasuring 649.99 square meters or thereabout situated at Sector 17, under 12.5% Scheme, Village Ulwe Taluka Panvel and District Raigad in Navi Mumbai and more particularly described in the SCHEDULE (hereunder written hereinafter referred to as the said Plot) upon the performance and observance by the Licensees of the obligations and terms and conditions contained in the said Agreement to Lease and granted to them a permission or license to enter upon the said Plot for the purpose of erection of the intended building or buildings.

3. The Licensees applied to the CIDCO for grant of permission for transfer and assignment of their rights, interests in or benefits under the said Agreement to Lease to MR. SUNIL R. BHANUSHALI, and sought from the CIDCO requisite permission for transfer and assignment of their rights, interests in or benefits under the said Agreement to Lease to MR. SUNIL R. BHANUSHALI.
4. By a Tripartite Agreement made at CBD Belapur, Navi Mumbai on the 13th day of April in the Year Two Thousand Twelve between the CIDCO therein referred to as the Corporation of the First Part, the said Licensees therein collectively referred to as the Original Licensees of the Second Part and MR. SUNIL R. BHANUSHALI Adult, Indian inhabitant having office at Centre 153, Facility Building, APMC Market, Sector 19, Vashi, Navi Mumbai 400 705 therein referred to as the New Licensee of the Third Part, the CIDCO having permitted the Licensees to transfer and assign to MR. SUNIL R. BHANUSHALI their rights, interests in or benefits under the said Agreement to Lease, has agreed to grant to MR. SUNIL R. BHANUSHALI a lease of the said Plot upon performance and observance by MR. SUNIL R. BHANUSHALI of the obligations and the terms and conditions contained in the said Agreement to Lease read with the Tripartite Agreement.



5. By its letter dt. 17.04.2012 the CIDCO informed SUNIL R. BHANUSHALI that in pursuance of the Tripartite Agreement dt. 13.04.2012, to CIDCO has noted and registered in its records the name of SUNIL R. BHANUSHALI as the Licensee of the said Plot.
6. Thereafter MR. SUNIL R. BHANUSHALI applied to the CIDCO for grant of permission for transfer and assignment of his rights, interests in or benefits under the said Agreement to Lease to M/S. BLUE KEY REALTY, and sought from the CIDCO requisite permission for transfer and assignment of their rights, interests in or benefits under the said Agreement to Lease to M/S. BLUE KEY REALTY.
7. By a Tripartite Agreement made at CBD Belapur, Navi Mumbai on the 11th day of September in the Year Two Thousand Thirteen between the CIDCO therein referred to as the Corporation of the First Part, SHRI. SUNIL R. BHANUSHALI therein referred to as the New Licensee of the Second Part and M/s. BLUE KEY REALTY therein collectively referred to as the Subsequent New Licensees of the Third Part, the CIDCO having permitted the New Licensee to transfer and assign to the Builders their rights, interests in or benefits under the said Agreement to Lease, has agreed to grant to the Builders a lease of the said Plot upon performance and observance by the Builders of the obligations and the terms and conditions contained in the said Agreement to Lease read with the Tripartite Agreement.
8. By its letter dt. 17.09.2013 the CIDCO has informed the Builders that the CIDCO has noted and registered the transfer of the said plot in favour of the Builders in pursuance of the Tripartite Agreement dt. 11.09.2013.
9. Since the lands are vested by the State Government of Maharashtra in the CIDCO for the purpose of the development of new town of Navi Mumbai, the lands stand converted into Non Agricultural use.
10. The CIDCO has approved the plans for building intended to be erected on the said plot and has accordingly issued the Commencement Certificate bearing No. CIDCO/BP-12596/TPO/(NM & K)/2014/1147 dated 19/11/2014



11. For the purpose of this certificate we have perused the following documents:

- a. Original Agreement to Lease dated 15-03-2012.
- b. Original of Tripartite Agreement dated 13-04-2012.
- c. Original of Tripartite Agreement dated 11-09-2013.
- d. Original of Final order dt. 17.04.2012
- e. Original of Final order dt. 17.09.2013
- f. Photo copy of the Commencement Certificate dated 19-11-2014.

Further M/S. BLUE KEY REALTY have declared that they have not encumbered the said Plot in any manner.

12. We have also got the search conducted in the office of the Sub-Registrar of assurances at Panvel-1, 2,3,4 and 5 and have not found any entries during the search that affects the title of the said Plot. We have issued a separate search report for the period of 13 years from 2002 till date.

13. Subject to what is stated above and relying on the said declaration, we state that the title of CIDCO to the said Plot is clear, marketable and free from encumbrances and M/S. BLUE KEY REALTY are entitled to construct building on the said plot.

SCHEDULE ABOVE REFERRED TO

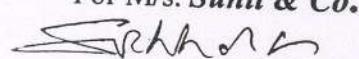
ALL THAT PIECE OR PARCEL of the land known as Plot No.264, situate at Sector 17, Village Ulwe, Navi Mumbai, containing by admeasuring 649.99 square meters or thereabout and bounded as follows that is to say: -

On or towards the North by : Plot No. 265
 On or towards the South by : Plot No. 263
 On or towards the East by : Prop 11 Meters Wide Road.
 On or towards the West by : Plot No.258

Falling within the registration jurisdiction of the Taluka Panvel and District Raigad in Navi Mumbai

Dated this 3rd day of December 2014

For M/s. *Sunil & Co.*



Proprietor/Advocate High Court