

# R.R.JINDAL

B.A.,LL.B.

ADVOCATE HIGH COURT

Regd.No. MAH-476/1987 Dt. 15/5/1980 With. E.U. Council of Maharashtra & Goa

NOTARY

Appointed by Govt. of INDIA Regn. No. 4334/2007 Dt. 20.7.07

B-3 : 67/01/02, Sector-2, Opp. Bombay Mercantile Co.op Bank Vashi, Navi Mumbai - 400703

Tel.: Office : 27825356

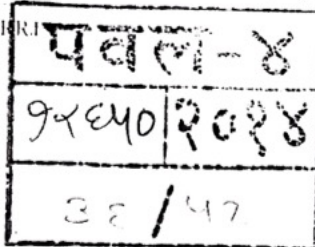
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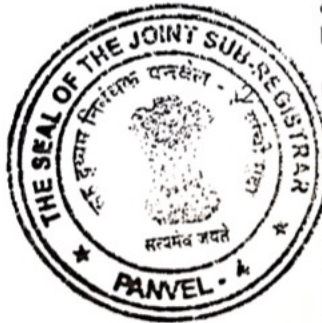
Date

**SEARCH REPORT CUM**  
**TITLE CLEARANCE CERTIFICATE**

OF PLOT NO.02, SECTOR-34-B,  
OWE-KHARGHAR, NAVI MUMBAI.

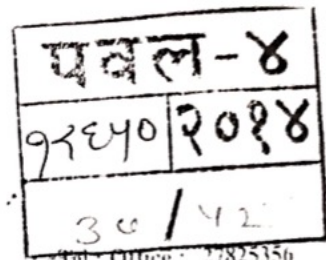
I have taken search of title in the office Sub-Registrar offices for the last 13 years (from 1999 to 2011) vide Receipt No.2228/2011, dt. 20.12.2011. in respect of Plot No.02, situated at Sector-34-B, Owe-Kharghar, Navi Mumbai, admeasuring 1699.28 Sq. Mtrs., (hereinafter referred to as the PLOT) which now stands in the name of M/S. BALAJI ADVENTURES through its Partners 1) SHRI. ARVIND KUMAR MATA PRASAD SINGH, 2) SHRI. BHARAT D. BHATT, 3) SHRI. JITENDRA N. BHATT, 4) SHRI. KISHOR BHATT, 5) SHRI. AMARDEEP K. KADAM, and submit my observation as under :

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956. (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400021. is a New Town Development Authority, under the provisions of sub-sec. (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. - xxxviii of 1966) hereinafter referred to as the said Act.



By an Agreement to Lease dated: 10<sup>th</sup> day of October, 2005 made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and SHRI. GAJANAN KRISHNA GHARAT, (therein referred as the LESSEE & hereinafter referred to as the ORIGINAL ALLOTTEE), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme. a Plot of Land being GES Plot No.02, Sector-34-B, admeasuring 1699.28 Sq. Mtrs. at village- Owe-Kharghar, Taluka-Panvel, Dist. Raigad, Navi Mumbai (hereinafter referred to as 'THE SAID PLOT'). THE ORIGINAL Allottee has paid the Premium to the Corporation in full.

Handwritten signature and date: 20/12/11  
R. R. JINDAL  
Notary Public  
Panvel, Navi Mumbai



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Regd No. MAH476/1983 Dt. 15.01.83, With Bar Council of Maharashtra & Goa

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B-3 / 6 / 01.02, Sector-2, Opp. Bombay Mercantile Co.op Bank Vashi, Navi Mumbai - 400703

Ref: RRJ :

- Date :
- 3 The said Agreement to Lease dated: 10<sup>th</sup> day of October, 2005 has been Registered at the Office of Sub Registrar Assurance Panvel-3. Vide Receipt No.878, Document No.03435-2005, Dated: 10.10.2005.
  - 4 The Physical possession of the plot has been handed over to the Original Allottee for Development and Construction thereof the Building for Residential purposes. The corporation granted permission or licence to the Original Allottee to enter upon the said Plot of land for the purpose of erecting building/s.
  - 5 The said Original Allottee has assigned all his rights in & upon the said plot in favour of 1) MR. TULSIDAS KHIMAJI PATEL (SENGHANI), 2) MR. HARILAL KHIMAJI SENGHANI, 3) MR. KHIMAJI MULJI PATEL, for proper consideration.
  - 6 By First Tripartite Agreement dated: 16<sup>th</sup> day of March, 2006, between the CIDCO THE FIRST PART, SHRI. GAJANAN KRISHNA GHARAT, the Original Allottee of the SECOND PART & the 1) MR. TULSIDAS KHIMAJI PATEL (SENGHANI), 2) MR. HARILAL KHIMAJI SENGHANI, 3) MR. KHIMAJI MULJI PATEL, the New Licensees of THE THIRD PART.
  - 7 The said Tripartite Agreement dated 16<sup>th</sup> day of March, 2006, has been Registered at the Office of Sub Registrar Assurance Panvel-3. Vide Receipt No.1869, Document No. 01865-2006, Dated. 16.03.2006
  - 8 The CIDCO has transferred the said Plot in favour of 1) MR. TULSIDAS KHIMAJI PATEL (SENGHANI), 2) MR. HARILAL KHIMAJI SENGHANI, 3) MR. KHIMAJI MULJI PATEL, vide CIDCO Letter NO. CIDCO/VASAHAT /NA/12.5%SCHEME/ KHARGHAR/54/2006, Dated: 31.03.2006.
  - 9 By Second Tripartite Agreement dated: 28<sup>th</sup> day of August, 2006, between the CIDCO THE FIRST PART, 1) MR. TULSIDAS KHIMJI PATEL (SENGHANI), 2) MR. HARILAL KHIMJI SENGHANI, 3) MR. KHIMJI MULJI PATEL, the New Licensee of the SECOND PART & the M/S. TRISHUL DEVELOPERS Through Its Proprietor MR. KHIMJI KARMASHI PATEL, the Subsequent New Licensee of THE THIRD PART..

R. R. JINDAL

