

DATE: 31.12.2015.

SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE

PLOT NO.79, SECTOR-55,
DRONAGIRI, NAVI MUMBAI,
TALUKA-URAN, DIST. RAIGAD.

I have caused the search through search clerk Mr. Rohit Gangal in the Sub-Registrar office at Panvel-1,2,3,4,5 & Uran on 23.12.2015 for the 13 years, from 2003 to 2015, vide Challan No.MH005994492201516E, dt.28.12.2015 in respect of the Plot No.79, Under Gaothan Expansion Scheme, Sector-55, Dronagiri, Navi Mumbai, Tal.Uran, Dist.Raigad, admeasuring 1449.98 Sq. Mtrs.

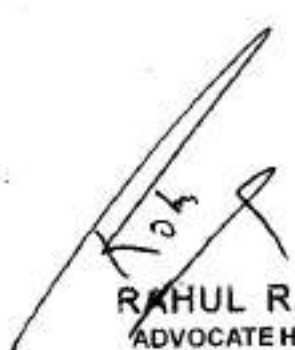
In the year 2003 to 2011 no adverse entry found

Title Report of 12-15 is not found because index is not made therefore the documents have checked on day books.

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-400 021, 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. - xxxvii of 1966) hereinafter referred to as the said Act.
2. By virtue of being the Development Authority the Corporation has been empowered under section 113 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act.

IN THE YEAR 2010

3. By an Agreement to Lease dated: 17th August, 2010 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 1) SHRI. NAMDEV GOPAL PATIL, 2) SHRI. DATTARAM GOPAL PATIL, 3) SMT. SUMAN SHIVAJI KEDARI, (therein referred as the LESSEES & hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No.79, Sector-55, admeasuring 1449.98 Sq. Mtrs. at village Dronagiri, Taluka-Uran, Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT'). THE ORIGINAL Allottees paid the Premium in full agreed to be paid to the Corporation.


RAHUL R. JINDAL
ADVOCATE HIGH COURT
B-3/6/02, Sector - 2, Vashi
NAVI MUMBAI - 400 703
PH: 9987058722

B-3/6/01-02, Opp. Abhudaya Bank, Sector 2, Vashi, Navi Mumbai 400705
Tel.: 022 2782 5356 / 59 • Email: jindaloffice@gmail.com • Website: www.rrjindal.com

4. The said Agreement to Lease dated 17th August, 2010 has been Registered at the Office of Sub Registrar Assurances Uran, Vide Receipt No.6103, Document No.1351/2010, Dated: 18.08.2010.
5. The Physical possession of the said plot has been handed over to the Original Allottees for Development and Construction thereof the Building for Residential cum Commercial purposes. The corporation granted permission or license to the Original Allottees to enter upon the said Plot of land for the purpose of erecting building/s.
6. By First Tripartite Agreement dated 3rd November, 2010 between the CIDCO THE FIRST PART 1) SHRI. NAMDEV GOPAL PATIL, 2) SHRI. DATTARAM GOPAL PATIL, 3) SMT. SUMAN SHIVAJI KEDARI, Original Allottees of the SECOND PART & the M/S. GDC BUILDCON PVT. LTD., a Company duly incorporated under the provisions of Companies Act, 1956, through its Director 1) MR. DINESH CHANDRA SHARMA, 2) MR. R. P. AGARWAL, 3) MR. ANILKUMAR H. PANDEY, 4) MR. RAMESH LALJI GAJRA, 'the New Licensees' of THE THIRD PART.
7. The said Tripartite Agreement dated 3rd November, 2010 has been Registered at the Office of Sub Registrar Assurance Uran, vide Receipt No.2542, Document No.1689/2010, Dated. 03.11.2010
8. The CIDCO has transferred the said Plot-in favour-M/S. GDC BUILDCON PVT. LTD., through its Director 1) MR. DINESH CHANDRA SHARMA, 2) MR. R. P. AGARWAL, 3) MR. ANILKUMAR H. PANDEY, 4) MR. RAMESH LALJI GAJRA, vide CIDCO Letter No.CIDCO/VASAHAT/12.5%SCHEME/ DRONAGIRI/2305/2010, Dated : 15.11.2010

IN THE YEAR 2014

9. By another Tripartite Agreement dated 24th July, 2014 between the CIDCO THE FIRST PART M/S. GDC BUILDCON PVT. LTD., a Company duly incorporated under the provisions of Companies Act, 1956, through its Director MR. RAMESH LALJI GAJRA (vide Resolution No. passed by the Board of Directors in the meeting held on 09.05.2014), the New Licensee of the SECOND PART & the M/S. INFINITY BUILDERS AND DEVELOPERS, through its Partners 1) MR. AJIT KANDPILE, 2) MRS. BIMLA R. JINDAL, through her Power of Attorney Holder MR. AJIT KANDPILE, (therein referred to as the Subsequent New Licensees' and hereinafter referred to as the BUILDERS) of THE THIRD PART.
10. The said Tripartite Agreement dated 24th July, 2014 has been Registered at the Office of Sub Registrar Assurance Uran, vide Receipt No.1372, Document No.Uran-1014-2014, Dated. 30.07.2014.

RAHUL R. JINDAL
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11. The CIDCO has transferred the said Plot in favour M/S. INFINITY BUILDERS AND DEVELOPERS, through its Partners 1) MR. AJIT KANDPILE, 2) MRS. BIMLA R. JINDAL, through her Power of Attorney Holder MR. AJIT KANDPILE, vide CIDCO Letter No.CIDCO/VASAHAT/12.5%SCHEME/DRONAGIRI/2305/2014, Dated: 06.08.2014.
12. The Builders have entrusted the architect works to "TRIARCH DESIGN STUDIO" (hereinafter called "The Said Architect") & RCC works to A. G. GOKHALE, (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot.

IN THE YEAR 2015

13. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-Cum-Commencement Certificate under Reference No. CIDCO/B.P.-13239/TPO(NM&K)/2015/850, Dated:27.07.2015, granted its permission to develop the said plot and to construct a building for residential Cum Commercial proposes on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.
14. The Building being constructed on the said Plot shall be known as "INFINITY ELITE".
15. I have made the oral enquiries from the Builders regarding the loan and if any case is pending in the court of law then the Builders replied in negative.


SCHEDULE OF THE PLOT NO.79

All that piece or parcel of land known as Plot No.79, Sector-55, in Village Dronagiri of 12.5% (Erstwhile Gaothan Expansion Scheme) containing measurement 1449.98 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

- On or towards the North By : Plot No.92
- On or towards the South By : Prop. 22.00 mtrs. wide Road
- On or towards the East By : Plot No.80 & 81
- On or towards the West By : Plot No.78

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I am, thereof, of the opinion that the title of the said plot of land being Plot No.79, at Sector-55, Dronagiri, Navi Mumbai, Tal.Uran, District : Raigad, admeasuring 1449.98 Sq. Mtrs. which stands in the name of M/S. INFINITY BUILDERS AND DEVELOPERS, through its Partners 1) MR. AJIT KANDPILE, 2) MRS. BIMLA R. JINDAL, is clear and marketable and is free from all encumbrances subject to the terms and conditions of the said Agreement to Lease and also Tripartite Agreement.



(R. R. JINDAL)
Advocate & ~~Notary~~
(JINDAL AND JINDAL LAW FIRM)

RAHUL R. JINDAL
ADVOCATE HIGH COURT
B-3/6/0:2, Sector - 2, Vashi
NAVI MUMBAI - 400 703
PH.: 9987058722

BJR/1094/SEARCH



CHALLAN
MTR Form Number-6

GRN	MH005994482201516E	BARCODE	IN		Date	28/12/2015-17:54:09	Form ID
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee			TAX ID (If Any)			
	Other Items			PAN No. (If Applicable)			
Office Name	URN_URAN SUB REGISTRAR			Full Name		Rohit Gangal	
Location	RAIGAD			Flat/Block No.			
Year	2015-2016 One Time			Premises/Building			
Account Head Details		Amount In Rs.		Road/Street			
0030072201 SEARCH FEE		325.00		Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				2003 to 2015 13 years Plot no 79			
				Sec 55 Village Dronagiri			
				Amount In Words			
				Three Hundred Twenty Five Rupees Only			
Total			325.00				
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	REF No.	69103332015122813921	79215484
Cheque/DD No				Date	28/12/2015-17:54:49		
Name of Bank				Bank Branch	IDBI BANK		
Name of Branch				Scroll No. , Date	Not Verified with Scroll		

Mobile No. : Not Available

SEARCH REPORT

Date 23/12/2015

ROHIT GANGAL

Tembhi Naka ,Kanewadi ,Veer Savarkar Path Gangal House Thane W

Cell no -9220853811

To

Advocate Jindal

Sir,

Reg: Search report of the land Bearing Plot no 79 Sec-55 Village -
Dronagiri Tal- Uran Dist.-Raigad.

As per your instruction, I have taken search of the above said property in the Sub-registrar office at Panvel-1,2,3,4,5 & Uran I have gone through the available Index Registrar kept in the office. The search was taken from 2003 to 2015 the years from i.e. last 13 years and I have found the details as under:-

Years	Transaction (Sub-Registrar Pvl- -1)
2005	Available Index II checked
2006	Available Index II checked
2007	Available Index II checked
2008	Available Index II checked
2009	Available Index II checked
2010	Available Index II checked
2011	Available Index II checked
2012	Index II Not Ready, therefore Index II Could Not Be checked
2013	Index II Not Ready, therefore Index II Could Not Be checked
2014	Index II Not Ready, therefore Index II Could Not Be checked
2015	Index II Not Ready, therefore Index II Could Not Be checked

Years	Transaction (Sub-Registrar Pvl- -2)
2003	Available Index II checked
2004	Available Index II checked
2005	Available Index II checked
2006	Available Index II checked
2007	Available Index II checked
2008	Available Index II checked
2009	Available Index II checked
2010	Available Index II checked
2011	Available Index II checked
2012	Index II Not Ready, therefore Index II Could Not Be checked
2013	Index II Not Ready, therefore Index II Could Not Be checked
2014	Index II Not Ready, therefore Index II Could Not Be checked
2015	Index II Not Ready, therefore Index II Could Not Be checked

Years	Transaction (Sub-Registrar Pvl- -3,4,5)
2005	Available Index II checked
2006	Available Index II checked
2007	Available Index II checked
2008	Available Index II checked
2009	Available Index II checked
2010	Available Index II checked
2011	Available Index II checked
2012	Index II Not Ready, therefore Index II Could Not Be checked
2013	Index II Not Ready, therefore Index II Could Not Be checked
2014	Index II Not Ready, therefore Index II Could Not Be checked
2015	Index II Not Ready, therefore Index II Could Not Be checked

Years	Transaction (Sub-Registrar Uran)				
2008	Available Index II checked				
2009	Available Index II checked, Transaction Written Herein Below				
2010	Available Index II checked, Transaction Written Herein Below				
2011	Available Index II checked				
2012	Available Index II checked				
2013	Index II Not Ready, therefore Index II Could Not Be checked				
2014	Index II Not Ready, therefore Index II Could Not Be checked , Only Computer Entry Checked				
2015	Index II Not Ready, therefore Index II Could Not Be checked				
Transaction	Description of property	Seller's Name	Purchaser' Name	Date of Agreement	Reg. No& Date
2009	Bokadvira S no 112/6/24 area 0-09-1 akar 0.67 rs & S no 112/6/9 area 0-34-0 akar 2.50 rs & S no 112/6/23 area 0-14-0 akar 1.00 rs & S no 112/6/26 area 0-35-0 akar 2.62 rs & S no 112/6/36 area 0-21-0 akar 1.56 rs & S no 112/6/39 area 0-55-0 akar 3.95 Rs	Subhash Gopal Patil & Parshuram Gopal Patil & Suryakant Gopal Patil Tai Allies Rohini Dhanaji Mhatre & Devaka Rama Mhatre & Kailash Atmaram Mhatre	Namdev Gopal Mhatre	Release Deed	17/12/2009 Uran 1387/2009
2010	Plot no 79 Sec 55 area 1449.98 sq mtr	CIDCO	Namdev Gopal Patil & others	Agreement To Lease	18/8/2010 Uran 1351/2010

2010	Plot no 79 Sec 55 area 1449.98 sq mtr	CIDCO & Namdev Gopal Patil & others	M/s G D C Build con pvt Ltd through its Director Ramesh lalaji Gajara	Tripartite Agreement	3/10/2010 Uran 1689/2010
2014	Plot no 79 Sec 55 area 1449.98 sq mtr	CIDCO & G D C Build con through its Director Ramesh lalaji Gajara	Infinity Builders & Developers through its Partner Ajit Kandpile & Bimla R Jindal through its Poa Ajit Kandpile	Tripartite Agreement	30/7/2014 Uran 1014/2014

Disclaimer :-

Please note that the above search Report is not exclusive ,Index II are not maintain properly, therefore this Search report is qualified in Value and Submitted from the Records available on "As is where basis is" Without any liability on the part of the undersigned.

Rohit Gangal

**Rohit Gangal
Search Clerk**