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Wednesday, 09 May 2018 7:55 PM

इतर पावती

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नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 7061 दिनांक: 09/05/2018

गावाचे नाव:

दस्तावेजाचा अनुक्रमांक: पचल2-0-2018

दस्तावेजाचा प्रकार:

सादर करणाऱ्याचे नाव: अभिमन्यु जाधव

वर्णन शोध अर्ज क्र. 395/18, मौजे नवीन पनवेल, जि. रायगड, प्लॉट नं. 104, सेक्टर 17, सन 2017 ते 2018, 1 वर्षे

SEARCH FEE

रु. 300.00

एकूण:

रु. 300.00

1) देयकाचा प्रकार: Challan रकम: रु. 300/-

टीसी/घनादेशाचे अर्ज क्रमांक: MH001346420201819B दिनांक: 09/05/2018

बँकेचे नाव व पत्ता:

Joint Sr Parvel 2



ADV. ABHIMANYU H. JADHAV

B. Sc. LL.B

Advocate High Court (Mumbai)

Add.. Shop No. 3, Krishna Arcade CHS, Ltd., Plot No. 83 / 84, Sector- 04, New Panvel (E)
Tal. Panvel, Dist. Raigad. Email : abhimanyuj71@gmail.com

Date : 09/05/2018

TITLE CLEARANCE CERTIFICATE

Sub: Title Clearance Certificate with respect to Plot No. 104, Sector No. 17, Village - New Panvel (West), Tal. Panvel, Dist. Raigad, Navi Mumbai.

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have taken search as per request made by **M/S. TRICITY REALTY LLP** Through its partner 1) **MR. MANISH PARDASANI** 2) **MR. SAVINDER SINGH LAMBA** 3) **MR. ANGAD REKHI** 4) **MR. HARVINDERSINGH LAMBA** 5) **MR. KULBIR SINGH REKHI** 6) **MR. MOKSH PARDASANI** 7) **MR. ARJUN REKHI** by making application to Sub Registrar Office, Panvel - 2 under Receipt No. 7061/2018 dated 09/05/2018 for 1 years from i.e. 2017 to 2018 in respect of the property, which is described as follows:

1) DESCRIPTION OF PROPERTY:

All that piece and parcel of Land known as Plot No. 104, Sector No. 17, Village - New Panvel (West), Tal. Panvel, Dist. Raigad, Navi Mumbai admeasuring about 3538.53 Sq. Mts. and bounded that is to say:

On or towards the North by : 20.00 mtrs. Wide Road.
On or towards the South by : 15.00 mtrs. Wide Road.
On or towards the East by : Plot No. 103
On or towards the West by : 15.00 mtrs. Wide Road.

2) DOCUMENTS:

For the purpose of investigation of title of the said Plot, I also perused the Copies of following documents:

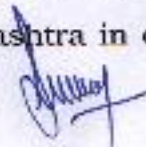
i) **AGREEMENT TO LEASE** dated **12/12/2017** executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., of ONE PART and M/S. TRICITY REALTY LLP Through its partner 1) MR. MANISH PARDASANI 2) MR. SAVINDER SINGH LAMBA 3) MR. ANGAD REKHI 4) MR. HARVINDERSINGH LAMBA 5) MR. KULBIR SINGH REKHI 6) MR. MOKSH PARDASANI 7) MR. ARJUN REKHI of the Other Part, therein called "THE LICENSEES". The said Agreement to Lease was registered before the Sub Registrar of Assurance at Panvel-2 vide its Registration Receipt No. 16998 under Registration Document Serial No. PVL-2-14213-2017 dated 12/12/2017.

ii) **DEVELOPMENT PERMISSION ALONG WITH COMMENCEMENT CERTIFICATE** issued by Panvel Municipal Corporation, dated 27/04/2018 of Plot No. 104, Sector No. 17, Village - New Panvel (West), Tal. Panvel, Dist. Raigad bearing reference no. 2018/PMC/BP/4964/2018 dated 27/04/2018.

And I have to report and certify as under:

That the City and Industrial Development Corporation of Maharashtra Ltd. is company incorporated under the provision of Companies Act 1956 (hereinafter referred to as "CIDCO LTD") having its registered office at Nirmal 2nd floor, Nariman Point, Mumbai 400 021.

That the CIDCO has been declared as a New Town Development Authority under the provision of Sub - Sector 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") for the New Town of New Bombay by Government of Maharashtra in exercise of its



Powers for the area designated as site for the New Town under Sub-Section (f) of Section 113 of the said Act.

That the state Government has acquired land within the designated area of New Bombay and vested the same in the CIDCO by an order duly made in that behalf as per the provisions of Section 113 of the Said Act.

That by virtue of being the Development Authority of new Town (Navi Mumbai) the CIDCO has been empowered under Section 118 of the Said Act to dispose off any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the Said Act.

That the immovable property consisting of Plot No. 104, Sector No. 17, Village - New Panvel (West), Tal. Panvel, Dist. Raigad Navi Mumbai admeasuring about 3538.53 Sq. Mts. was allotted by CIDCO of Maharashtra Ltd., on lease basis for Sixty (60) years in favour of M/S. TRICITY REALTY LLP Through its partner 1) MR. MANISH PARDASANI 2) MR. SAVINDER SINGH LAMBA 3) MR. ANGAD REKHI 4) MR. HARVINDERSINGH LAMBA 5) MR. KULBIR SINGH REKHI 6) MR. MOKSH PARDASANI 7) MR. ARJUN REKHI under the Agreement to Lease dated 12/12/2017. By virtue of the Plot allotted by the CIDCO and further by virtue of the said Agreement to Lease **M/S. TRICITY REALTY LLP** have a clear and marketable title.

On the basis of the above documents placed before me, I hereby certify that the title of the said property of **M/S. TRICITY REALTY LLP** is clear & marketable.



ADV. ABHIMANYU H. JADHAV

ADVOCATE

PLACE: NEW PANVEL, NAVI MUMBAI

Date: 09/05/2018