

DATE: 2/10/17

TITLE CLEARANCE CERTIFICATE

OF PLOT NO.05, SECTOR-23,
KHARGHAR, NAVI MUMBAI,
TAL.PANVEL & DIST. RAIGAD.

I investigated the title of the Plot No.05, situated at Sector-23, Kharghar, Navi Mumbai, admeasuring 8351.87 Sq. Mtrs. (hereinafter referred to as the PLOT) which now stands in the name of M/S. BHAGWATI DEVELOPERS., through its Partners 1) MR. MANJI KARMAN PATEL, 2) MR. BHOGILAL MAVJI VORA, 3) MISS. JIGNA BHOGILAL VORA, having its principal place of business at 1306, Real Tech Park, Plot No.39/2, Sector-30A, Opp. Vashi Railway Station, Vashi, Navi Mumbai – 400 705.

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 2016

3. By an Agreement to Lease dated: 8th August, 2016, 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 M/S. BHAGWATI DEVELOPERS., through its Partners 1) MR. MANJI KARMAN PATEL, 2) MR. BHOGILAL MAVJI VORA, 3) MISS. JIGNA BHOGILAL VORA, (therein referred to as "the Licensee and hereinafter referred to as the PROMOTERS), the CIDCO leased a Plot of land being Plot No.05, at Sector-23, admeasuring 8351.87 Sq. Mtrs., at Kharghar, Navi Mumbai, Taluka–Panvel, Dist.Raigad, (hereinafter referred to as 'THE SAID PLOT'). THE Promoters paid the Premium in full agreed to be paid to the Corporation.
3. The said Agreement to Lease dated: 8th August, 2016, has been registered with the Sub Registrar of Assurances Panvel-2, by paying proper Stamp Duty and Registration fee, vide Receipt No.11916, Registered Document No.PVL2-9334-2016, Dt.09.08.2016.

JINDAL & JINDAL

LAW FIRM

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

Vashi, Navi Mumbai.