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ADV. VYANKTESH V. BHOSEKAR

(B.L.S., LL.B)

ADVOCATE HIGH COURT (MUMBAI)

(VICE PRESIDENT – RIGHTS AND REMEDY WELFARE ASSOC. (REGD.))

वकील उच्च न्यायालय (मुंबई)

Head Office :- Office No.02, Janata Market, Nr. Nerul BEST Depot, Sec - 03, Nerul,
Navi Mumbai – 400 706

Branch Office :- Office No.E-1/3/C-2, Sector No.10, Nerul, Navi Mumbai – 400 706

Also available at :- 1st Floor, JMFC Vashi Court, Sector No.15, Behind Croma Mall, CBD, Belapur,
Navi Mumbai – 400 614

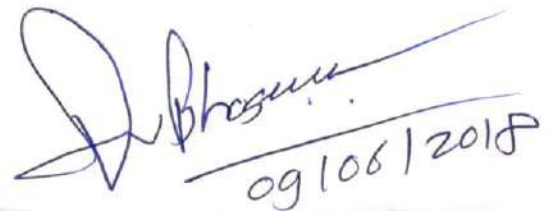
Date :- 09/06/2018

TITLE CLEARANCE CERTIFICATE

I have examined the documents of title relating to **PLOT NO.140, AREA 3999.99 SQ.MTRS, SECTOR NO.1S, AT – NEW PANVEL (E), TALUKA – PANVEL, DISTRICT – RAIGAD, MAHARASHTRA – STATE** (Hereinafter referred to as "**The Said Plot or Property**") and gone through the search report investigated by my authorized search clerk. Hence as per the instruction of my client I have to report as follows:-

WHEREAS:-

The said property is in the limits of the CITY and INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO), a company within the meaning of the Companies Act, 1956 having its registered office at 2ND FLOOR, NIRMAL, NARIMAN POINT, MUMBAI and in the limits of revenue District of RAIGAD. The CIDCO has been declared as a NEW TOWN DEVELOPMENT AUTHORITY under the provisions of Sub Section - 3A of Section - 113 of (THE MAHARASHTRA REGIONAL AND 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


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as site for the New Town Under Sub - Section (I) of Section - 113 of the said Act.

WHEREAS :-

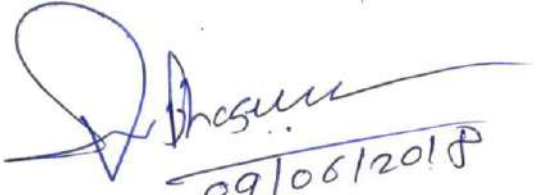
The Government of Maharashtra authorized and empowered The CIDCO Ltd. to acquire lands and to allot plots or lands to the eligible applicants on lease basis as per the Government policy, rules and regulations for the development of town.

AND WHEREAS :-

By **Agreement to lease dated :- 10/05/2018** made and executed by and between The City and Industrial Development Corporation of Maharashtra Ltd., of the **ONE PART** and **M/S. MILLENNIUM GROUP THROUGH ITS PARTNER MR. HITENDRA C. GHADIA**, a Partnership firm having its office at :- **211, CONCORDE PREMISS CHS LTD., PLOT NO.66A, SECTOR NO.11, CBD, BELAPUR, NAVI MUMBAI – 400614** (Therein referred as the "Licensee/Lessee") of the **SECOND PART**, the Corporation thereby allotted and agreed to grant lease for the period mentioned in the said lease deed from the date of execution of the said deed in respect of plot of land being **PLOT NO.140, AREA 3999.99 SQ.MTRS, SECTOR NO.1S, AT – NEW PANVEL (E), TALUKA – PANVEL, DISTRICT – RAIGAD, MAHARASHTRA – STATE** for the proper lease premium and the Corporation also empowered and authorized the said Original Licensee/Lessee to develop a residential/commercial building on the said plot. The said plot is allotted to the Lessee on lease basis as per the terms and conditions of the said **Agreement to lease dated :- 10/05/2018** for premium of **RS.32,09,59,200/-**.

AND WHEREAS:-

The said Agreement to lease executed on dated :- **10/05/2018** is duly registered in the office of the **Sub Registrar of Assurances Panvel – 5** vide **Document Sr. No.PVL5-5479/2018, DATED :- 11/05/2018**. It is hereby also noted that requisite stamp duty and registration fees has been duly paid on the said registered instrument as per the rules of the Government.


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AND WHEREAS:-

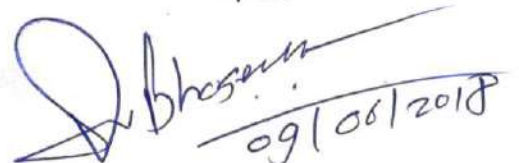
By virtue of the said registered **Agreement to lease dated :- 10/05/2018** it is to be noted that the **M/S. MILLENNIUM GROUP THROUGH ITS PARTNER MR. HITENDRA C. GHADIA**, a Partnership firm having its office at :- **211, CONCORDE PREMISS CHS LTD., PLOT NO.66A, SECTOR NO.11, CBD, BELAPUR, NAVI MUMBAI – 400614** is the original/ actual allottee/ lessee of the said plot of land and has clear and marketable title of said plot as mentioned above.

AND WHEREAS:-

Accordingly to investigate the title of the said property I have taken search in the office of the Sub Registrar of assurances at **Panvel 1, 2, 3, 4 and 5** for the period of **20 years i.e. from 1999 to 2018** through my authorized search clerk. I have enclosed herewith the original search report of said plot. By considering the search entries of last 20 years in said registration offices I do not find any other entries except the transaction which is referred above. Hence by virtue of the search report of past 20 years in my opinion **M/S. MILLENNIUM GROUP THROUGH ITS PARTNER MR. HITENDRA C. GHADIA**, a Partnership firm having its office at :- **211, CONCORDE PREMISS CHS LTD., PLOT NO.66A, SECTOR NO.11, CBD, BELAPUR, NAVI MUMBAI – 400614** has clear and marketable title in respect of said property being **PLOT NO.140, AREA 3999.99 SQ.MTRS, SECTOR NO.1S, AT – NEW PANVEL (E), TALUKA – PANVEL, DISTRICT – RAIGAD, MAHARASHTRA – STATE** under duly registered agreement to lease executed on **dated :- 10/05/2018** registered in the office of the **Sub Registrar of Assurances Panvel – 5** vide **Document Sr. No.PVL5-5479/2018, DATED :- 11/05/2018**

IN VIEW OF THE DOCUMENTS REFERRED TO ABOVE AND SEARCH REPORT OF PAST 20 (TWENTY) YEARS,

I hereby report that **M/S. MILLENNIUM GROUP THROUGH ITS PARTNER MR. HITENDRA C. GHADIA** is entitled to develop the said plot subject to the terms and conditions of lease deed and development permissions to be obtained from the competent town planning department/authority. Further I have to report


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that the said **M/S. MILLENNIUM GROUP THROUGH ITS PARTNER MR. HITENDRA C. GHADIA** has clear and marketable title in respect of property being **PLOT NO.140, AREA 3999.99 SQ.MTRS, SECTOR NO.1S, AT – NEW PANVEL (E), TALUKA – PANVEL, DISTRICT – RAIGAD, MAHARASHTRA – STATE.**

This Title Report is hereby issued to the above named **M/S. MILLENNIUM GROUP THROUGH ITS PARTNER MR. HITENDRA C. GHADIA,** a Partnership firm having its office at :- **211, CONCORDE PREMISS CHS LTD., PLOT NO.66A, SECTOR NO.11, CBD, BELAPUR, NAVI MUMBAI – 400614** at their request and instruction.

Documents submitted for reference and investigation:-

- a. Copy of registered **Agreement to lease** executed on dated : **10.05.2018**

Place :- Nerul, Navi Mumbai

Date :- 09/06/2018

Encl :- Original Search Report dated.09.06.2018



V.V. Bhosekar
09/06/2018

Adv. V.V.Bhosekar
Advocate High Court, Mumbai
Mobile No.9821394989