



Thursday, 29 June 2017 6:37 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 7752 दिनांक: 29/06/2017

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन6-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **अॅड हेमंतसिंग पी मेहरा**

वर्णन भूखंड क्र 5 सेक्टर 38 नेरुळ सन 2005 ते 2017 वर्ष 13

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

Joint Sub Registrar Thane 6
मह दुय्यम निबंधक ठाणे-६
(वर्ग -२)

1); देयकाचा प्रकार: eChallan रक्कम: रु.325/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002671852201718E दिनांक: 29/06/2017

वैकेचे नाव व पत्ता:



Mob.: 9892275084
9699340996

ADV. HEMANTSINGH MEHRA

B. Ls. 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 : mehrahp@yahoo.com

TITLE CLEARANCE CERTIFICATE

Date : 29/6/17

Sub: Title Clearance Certificate with respect to Plot No. 5, Sector No. 38,
Village – Nerul, Tal. &Dist. Thane, 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. KULBIR SINGH REKHI 2) MR. MANISH PARDASANI 3) MR. SAVINDER SINGH LAMBA 4) MR. ANGAD REKHI 5) MR. MOKSH PARDASANI 6) MR. HARVINDER SINGH LAMBA 7) M/S. RPLK TRICITY REALTY LLP** by making application to Sub Registrar Office, Thane-6 by Receipt No. 7752/2017 dated 29/06/2017 for 13 years from i.e. 2007to2017in respect of the property, which is described as follows:

1) DESCRIPTION OF PROPERTY:

All that piece and parcel of Land known as Plot No. 5, Sector No. 38, Village – Nerul, Tal. &Dist. Thane, Navi Mumbai under (Tender Plot) admeasuring about 1517.500 Sq. Mts. and bounded that is to say:

On or towards the North by : Plot No. 7& Plot No. 8+9+10

On or towards the South by : 20.00 mtrs. Wide Road

On or towards the East by : Plot No. 4

On or towards the West by : Plot No. 6

2) DOCUMENTS:

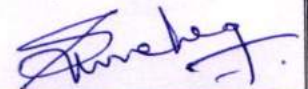
For the purpose of investigation of title of the said Plot, I also perused the Copies of following documents:

- i) **AGREEMENT TO LEASE** dated **16th August 2016** 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. KULBIR SINGH REKHI 2) MR. MANISH PARDASANI 3) MR. SAVINDER SINGH LAMBA 4) MR. ANGAD REKHI 5) MR. MOKSH PARDASANI 6) MR. HARVINDER SINGH LAMBA 7) M/S. RPLK TRICITY REALTY LLP of the Other Part, therein called "THE LICENSEES". The said Agreement to Lease was registered before the Sub Registrar of Assurance at Thane-6 vide its Registration Receipt No. 8443 under Registration Document Serial No. TNN-6-7705-2016 dated 16th August 2016.
- ii) **POSSESSION LETTER** of Plot No. 5, Sector No. 38, Village - Nerul, Tal. & Dist. Thane, dated 16/08/2016 given by City and Industrial Development Corporation through its Marketing officer to M/S. TRICITY REALTY LLP.
- iii) **DEVELOPMENT PERMISSION ALONG WITH COMMENCEMENT CERTIFICATE** issued by Assistant Director of Town Planning Navi Mumbai Municipal Corporation, dated 22/06/2017 of Plot No. 5, Sector No. 38, Nerul, Tal. & Dist. Thane bearing reference no. NMMC /TPD/BP/ONLINE/NO.20171CNMMC/11577 dated 22/06/2017.

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 (I) of Section 113 of the said Act.

That the state Government has acquired land within the designated are 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 if 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. 5, Sector No. 38, Village - Nerul, Tal. & Dist. Thane, Navi Mumbai under 12.5% Scheme admeasuring about 1517.500 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 partners 1) MR. KULBIR SINGH REKHI 2) MR. MANISH PARDASANI 3) MR. SAVINDER SINGH LAMBA 4) MR. ANGAD REKHI 5) MR. MOKSH PARDASANI 6) MR. HARVINDER SINGH LAMBA 7) M/S. RPLK TRICITY REALTY LLP under the Agreement to Lease dated 16th August 2016. 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. HEMANTSINGH MEHRA

ADVOCATE

PLACE: NEW PANVEL, NAVI MUMBAI

Date: 29/06/2017