

DATE: 29/7/17

**TITLE CLEARANCE CERTIFICATE**

OF PLOT NO.7 & 7A, SECTOR-13,  
NERUL, NAVI MUMBAI,  
TAL. & DIST. - THANE.

I investigated the title of the Plot No.7 & 7A, situated at Sector-13, Nerul, Navi Mumbai, admeasuring 1889.93 Sq. Mtrs. & 1455.97 Sq. Mtrs. respectively (hereinafter referred to as the PLOT) which now stands in the name of M/S. BHAGWATI INFRA, through its Partners 1) MR. ROCKY RASIKLAL VORA, 2) MR. RASIKLAL MAVJI VORA, 3) MR. MURJI RANCHHOD GAJORA, 4) MR. NARAYAN HIRJI DUBARIYA, 5) MR. PANKAJ NARSHI PATEL, 6) MRS. KANTA MANJI PATEL, having address at Hari Niwas, Room No.101, Plot No.223, Near D'mart, Sector-21, Nerul, Navi Mumbai – 400 706.

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, 2<sup>nd</sup> 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: 12<sup>th</sup> May, 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 INFRA, through its Partners 1) MR. ROCKY RASIKLAL VORA, 2) MR. RASIKLAL MAVJI VORA, 3) MR. MURJI RANCHHOD GAJORA, 4) MR. NARAYAN HIRJI DUBARIYA, 5) MR. PANKAJ NARSHI PATEL, 6) MRS. KANTA MANJI PATEL, (therein referred to as "the Licensees and hereinafter referred to as the PROMOTERS), the CIDCO leased a Plot of land being Plot No.7, at Sector-13, admeasuring 1889.93 Sq. Mtrs., at Nerul, Navi Mumbai, Taluka-Thane, Dist.Thane, (hereinafter referred to as 'THE SAID PLOT'). THE Promoters paid the Premium in full agreed to be paid to the Corporation.

**JINDAL & JINDAL**  
LAW FIRM

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