

P.G.DANAVALE

(B.COM. LL.B.)

ADVOCATE HIGH COURT MUMBAI

Office: Shop No. 2, Plot No.21, Enkey Square CHS Ltd., Sector-6, Koparkhairane, Navi Mumbai
400 709

Mob. 8082018739

E-mail : pandurangd_2007@rediffmail.com

Date: 28.08.2018

TO WHOMSOEVER IT MAY CONCERN

TITLE CLEARANCE CERTIFICATE



Sub: - Plot No. 120, admeasuring Area 1549.99 Sq. Mtrs., Sector No.
50, Village-Dronagiri of 12.5%(G.E.S.), Taluka-Uran, Dist- Raigad

This is to certify that I have investigated the Title of Plot No. 120, admeasuring Area 1549.99 Sq. Mtrs., Sector No. 50, Village-Dronagiri of 12.5%(G.E.S.), Taluka-Uran, Dist- Raigad

1. That the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LIMITED hereinafter referred to as the party of the First Part has allotted the Plot No. 120, admeasuring Area 1549.99 Sq. Mtrs., Sector No. 50, Village-Dronagiri of 12.5%(G.E.S.), Taluka-Uran, Dist- Raigad to 1) Smt. Radhabai Anant Patil, 2) Mr. Suresh Anant Patil, 3) Mr. Subhash Anant Patil, 4) Smt. Parvati Ramchandra Mhatre, 5) Smt. Manjula Narayan Mhatre, 6) Smt. Indira Pandurang Mhatre, 7) Smt. Devyani Sunil Patil, 8) Smt. Surekha Anant Patil all residing at- Mulekhand, Taluka-Uran, Dist. Raigad.

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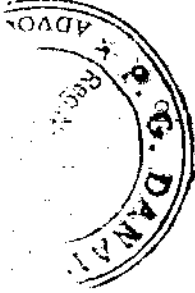
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- The Original allottee 1) Smt. Radhabai Anant Patil, 2) Mr. Suresh Anant Patil, 3) Mr. Subhash Anant Patil, 4) Smt. Parvati Ramchandra Mhatre, 5) Smt. Manjula Narayan Mhatre, 6) Smt. Indira Pandurang Mhatre, 7) Smt. Devyani Sunil Patil, 8) Smt. Surekha Anant Patil paid to the Corporation Lease premium of Rs.26,350/- (Rupees Twenty Six Thousands Three Hundred Fifty Rupees only)
3. That Agreement to Lease made at Belapur, Navi Mumbai on 27th November 2007 between the Corporation of the One Part & 1) Smt. Radhabai Anant Patil, 2) Mr. Suresh Anant Patil, 3) Mr. Subhash Anant Patil, 4) Smt. Parvati Ramchandra Mhatre, 5) Smt. Manjula Narayan Mhatre, 6) Smt. Indira Pandurang Mhatre, 7) Smt. Devyani Sunil Patil, 8) Smt. Surekha Anant Patil in respect of Plot No. 120, admeasuring Area 1549.99 Sq. Mtrs., Sector No. 50, Village-Dronagiri of 12.5%(G.E.S.), Taluka-Uran, Dist- Raigad & said Agreement to Lease is registered before the Sub-Registrar of Assurance at Uran, bearing document No. 1383/2008, dt. 07/05/2008 the corporation has handed over peaceful and vacant possession of the said plot to the Original allottee.
4. That Tripartite Agreement made at Navi Mumbai on this 11th day February 2014 between the Corporation of the One Part & 1) Smt. Radhabai Anant Patil, 2) Mr. Suresh Anant Patil, 3) Mr. Subhash Anant Patil, 4) Smt. Parvati Ramchandra Mhatre, 5) Smt. Manjula Narayan Mhatre, 6) Smt. Indira Pandurang Mhatre, 7) Smt. Devyani Sunil Patil, 8) Smt. Surekha Anant Patil ("The Original allottee") is the Other Part &

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- 1) M/s. Ashapura Developers through its Partners a) Mr. Suresh Dhanaji Bhanushali, b) Mr. Anil Dhanaji Bhanushali, c) Mr. Harilal Velji Shah, d) Mr. Mahesh Narayan Patel having office address at Shop No. 6, Bhoomi Heights, Sector-8, Plot No. 5 & 6, Kharghar, Navi Mumbai & 2) Mr. Subhash Anant Patil, 3) Mr. Suresh Anant Patil both residing at Mulekhand, Taluka-Uran, Dist. Raigad. ("therein referred to as New Licensee") in respect of Plot No. 120, admeasuring, Area 1549.99 Sq. Mtrs., Sector No. 50, Village-Dronagiri of 12.5%(G.E.S.), Taluka-Uran, Dist- Raigad & said Tripartite Agreement is registered before the Sub-Registrar of Assurance at Uran bearing document No. 192/2014, dt. 11/02/2014
5. Corporation has recorded name as Licensee in said Plot as 1) M/s. Ashapura Developers through its Partners a) Mr. Suresh Dhanaji Bhanushali, b) Mr. Anil Dhanaji Bhanushali, c) Mr. Harilal Velji Shah, d) Mr. Mahesh Narayan Patel & 2) Mr. Subhash Anant Patil, 3) Mr. Suresh Anant Patil vide CIDCO letter dated 12/02/2014, Ref.No.CIDCO/VASAHAT/SATYO/DRONAGIRI/1111/2014
6. That the as per the records and documents 1) M/s. Ashapura Developers through its Partners a) Mr. Suresh Dhanaji Bhanushali, b) Mr. Anil Dhanaji Bhanushali, c) Mr. Harilal Velji Shah, d) Mr. Mahesh Narayan Patel & 2) Mr. Subhash Anant Patil, 3) Mr. Suresh Anant Patil obtained the development permission/commencement certificate from Corporation vide Ref No.CIDCO/BP-15434/TPO(NM & K)/2017/2290, dated: 23/01/2018 in respect of the said Plot No. 120, admeasuring

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Area 1549.99 Sq. Mtrs., Sector No. 50, Village-Dronagiri of 12.5%(G.E.S.), Taluka-Uran, Dist- Raigad

That I have taken the search from year 2003 to 2018 for the said plot of land dated 27/08/2018 its receipt No. 2568 and document no. Uran-0-2018 dated 27/08/2018 through this there are no any encumbrances of whatsoever nature on the said Plot No. 120, admeasuring Area 1549.99 Sq. Mtrs., Sector No. 50, Village-Dronagiri of 12.5%(G.E.S.), Taluka-Uran, Dist- Raigad bounded as follows that is to say:

On or towards the North by : Prop.30.00 Mtrs. Wide Road
On or towards the South by : Plot No. 121,122,123
On or towards the East by : 11.00 Mtrs. wide Road
On or towards the West by : Plot No. 119

7. I have gone through following record of the documents

I) Agreement to Lease dated 27th November 2007

II) Tripartite Agreement dated 11th day February 2014

III) CIDCO letter dated 12/02/2014, Ref.No.CIDCO/VASAHAT/SATYO/DRONAGIRI/1111/2014

IV) Development permission/ Commencement Certificate Ref No. No.CIDCO/BP-15434/TPO (NM & K)/2017/2290, dated: 23/01/2018 and through the search it appears that the property is free from all encumbrances of whatsoever nature.

Regards,

Adv. P.G. Danawale

Adv. P. G. DANAWALE

B.Com, LL.B.

Advocate High Court

Enkey Square CHS Ltd Shop No.2,
Plot No.21, Sec-6, Koparkhairane,
Navi Mumbai-400709.

