



Mrs. S. R. Narula
(B.Com., LL.B.)

ADVOCATE HIGH COURT

2, SS-4/261, Xerox Lane, Sector -2, Vashi, Navi Mumbai – 400 703.
Tel. : (Off) 9029927143 : Mobile No. 9819333603

Date: 09/08/2017.

TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

I have investigated the title of Plot No.17, in Sector-38, situated at Village/Site Nerul, Navi Mumbai, Tal. & Dist. Thane Admeasuring about 2064.480 Sq. Mtrs., lying within the jurisdiction of the Navi Mumbai Municipal Corporation.

It is seen from the records that M/S. CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its Registered Office at 'NIRMAL' Nariman Point, Mumbai-21, (hereinafter called 'CIDCO') has vide its Agreement to Lease dated 30/11/2016 has allotted Plot of land bearing No.17, in Sector-38, situated at

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Village/Site Nerul, Navi Mumbai, Tal. & Dist. Thane in the name of M/S.V.M.CONSTRUCTIONS, a Company registered under the Companies Act, 1956 (1 of 1956), having its registered office at Shop No.H-544/545, APMC Fruit Market, Sector-19, Vashi, Navi Mumbai-400705 (hereinafter referred to as the Licensee).

AND WHEREAS CIDCO has execute Agreement to lease dated 30/11/2016, with the above said M/S.V.M.CONSTRUCTIONS, in respect of above said Plot No.17, in Sector-38, situated at Village/Site Nerul, Navi Mumbai, (hereinafter referred to as 'said Plot'). I have to mention that pursuant to the said Agreement to Lease the Licensee was put into physical possession of the said plot for the purpose of constructing proposed building/s.

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AND WHEREAS the said Agreement to Lease Dt.30/11/2016 has been registered with Sub-Registrar of Assurances at Thane-3, Under Serial No.TNN3-11994/2016, Dt.01/12/2016.

On the basis of the documents submitted M/S.V.M.CONSTRUCTIONS is the lawful owner of above said Plot bearing No.17, in Sector-38, situated at Village/Site Nerul, Navi Mumbai.

AND WHEREAS the above said plot is under construction as per the plans and specifications approved by the PLANNING AUTHORITIES of Navi Mumbai Municipal Corporation.

AND WHEREAS the Navi Mumbai Municipal Corporation has issued Commencement Certificate Vide their Letter bearing No.NMMC/TPD/BP/OnlineNo.20171CNMMC11994/3133/2017, dated 24/07/2017 to commence the construction work of the

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Residential Building on Plot No.17, in Sector-38, situated at Nerul, Navi Mumbai, in favour of M/S. V. M. CONSTRUCTIONS.

On the basis of the documents submitted, I do hereby certify that the above said Plot bearing No.17, in Sector-38, situated at Nerul, Navi Mumbai, is mortgaged with INDIABULLS, and the original documents of the above said Plot are with INDIABULLS.

SCHEDULE OF PLOT

All that piece or parcel of land being Plot No.17, in Sector-38, situated at Nerul, Navi Mumbai, Tal. & Dist. Thane, contained by admeasuring 2064.480 Sq. Mtrs., for thereabouts and bounded as follows, that is to say:-

On the North by : Plot No.15A & 15B
On the South by : Plot No.18 & 18.
On the East by : 11.00 Mtrs. Wide Road
On the West by : Plot No.20A.

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