

DATE: 05.07.2018

SEARCH REPORT CUM
TITLE CLEARANCE CERTIFICATE

OF PLOT NO.142, UNDER GAOTHAN EXPANSION SCHEME,
SECTOR-50, DRONAGIRI, NAVI MUMBAI,
TALUKA-URAN, DIST. RAIGAD.

I have caused the search through search clerk MR. HEMENDRA MESTRY in the Sub-Registrar office at Panvel on 27.06.2018 for the 13 years, from 2006 to 2018, vide receipt No.1111374690, dt.27.06.2018 in respect of the GES Plot No.142, Sector-50, Dronagiri, Navi Mumbai, Tal.Uran, Dist.Raigad, admeasuring 1298.94 Sq. Mtrs which now stands in the name of 1) SHRI. MUKESH AMRITLAL BAKHAI, an adult, Indian inhabitant having address at 303, Regal Apartment, S. V. Road, Near Khiranagar, Santacruz (W)-400 055, 2) M/S. VILLA CITY BUILDERS LLP, through its Partners a) MR. PRABHULAL KHETSHI PATEL, b) MR. LALJI AKHAI BERA, c) MR. KARAN SUDHIR BHATT, d) M/S. EMPIRE BUILDERS & DEVELOPERS LLP, through its designated Partner MR. KETAN VINOD VYAS, having address at Shop No.18, Shiv Chambers, Plot No.21, Sector-11, CBD, Belapur, Navi Mumbai, 3) M/S. SHREE KHODIYAR DEVELOPERS, through its Partners a) MR. MUKESH VELJIBHAI BHUVA, b) MR. ARVIND BATUKBHAI MENDAPARA, c) MR. CHIRAG K. PARVADIA, d) MR. ALPESH K. KOTADIYA, having address at D-24/2:12, Sector-48, Nerul, Navi Mumbai,

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, 2nd 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 2011

3. By an Agreement to Lease dated: 18th July, 2011 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 1) SMT. JANABAI KRISHNA TANDEL, 2) SHRI. HASURAM KRISHNA TANDEL, 3) SHRI. KIRAN KRISHNA TANDEL, 4) SMT. SHAKUNTALA RAM TANDEL, 5) SHRI. JOTESH RAM TANDEL, 6) SHRI. DEVENDRA RAM TANDEL

TANDEL, 7) SMT. DAMAYANTI KAMALAKAR MHATRE, 8) SMT. VAISHALI VASANT THALI, 9) SMT. ARUNA PRADIP GHARAT, 10) SMT. NISHA HARISHCHANDRA GHARAT, (therein referred as the LESSEES & hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Expansion Scheme, a Plot of Land being Plot No.142, Sector-50, admeasuring 1298.94 Sq. Mtrs. at village Dronagiri, Taluka-Uran, Dist. Raigad, (hereinafter referred to as 'THE SAID PLOT'). THE ORIGINAL Allottees paid the Premium in full agreed to be paid to the Corporation.

4. The said Agreement to Lease dated 18th July, 2011 has been registered at the Office of Sub Registrar Assurances Uran, Vide Receipt No.28907, Document No.975/2011, Dated: 18.07.2011.
5. The Physical possession of the said plot has been handed over to the Original Allottees for Development and Construction thereof the Building for Residential cum Commercial purposes. The corporation granted permission or license to the Original Allottees to enter upon the said Plot of land for the purpose of erecting building/s.

IN THE YEAR 2012

6. By Tripartite Agreement dated 12th June, 2012 between the CIDCO THE FIRST PART 1) SMT. JANABAI KRISHNA TANDEL, 2) SHRI. HASURAM KRISHNA TANDEL, 3) SHRI. KIRAN KRISHNA TANDEL, 4) SMT. SHAKUNTALA RAM TANDEL, 5) SHRI. JOTESH RAM TANDEL, 6) SHRI. DEVENDRA RAM TANDEL, 7) SMT. DAMAYANTI KAMALAKAR MHATRE, 8) SMT. VAISHALI VASANT THALI, 9) SMT. ARUNA PRADIP GHARAT, 10) SMT. NISHA HARISHCHANDRA GHARAT, the Original Allottees of the SECOND PART & the 1) M/S. BRIGHT BUILDERS AND DEVELOPERS, through its Partners a) SHAMJI HARI PATEL, b) MR. BHAGWATIPRASAD DALAIRAM YADAV, c) MR. PARVEZ FAROOQUI, d) MR. MANISH MULCHAND GANGAR, 2) SHRI. MUKESH AMRITLAL BAKHAI.
7. The said Tripartite Agreement dated 12th June, 2012 has been Registered at the Office of Sub Registrar Assurance Uran, vide Document No.Uran-754/2012, Dated. 12.06.2012.
8. The CIDCO has transferred the said Plot in favour of 1) M/S. BRIGHT BUILDERS AND DEVELOPERS, through its Partners a) SHAMJI HARI PATEL, b) MR. BHAGWATIPRASAD DALAIRAM YADAV, c) MR. PARVEZ FAROOQUI, d) MR. MANISH MULCHAND GANGAR, 1) SHRI. MUKESH AMRITLAL BAKHAI, vide CIDCO Letter No. CIDCO/VASAHT/12.5% SCHEME/DRONAGIRI/ 2012, Dated : 18.06.2012.

IN THE YEAR 2016

9. By another Tripartite Agreement dated 12th August, 2016 between the CIDCO THE FIRST PART 1) M/S. BRIGHT BUILDERS AND DEVELOPERS, through its Partners a) SHAMJI HARI PATEL, b) MR. BHAGWATIPRASAD DALAIRAM YADAV, c) MR. PARVEZ FAROOQUI, d) MR. MANISH MULCHAND GANGAR, 2) SHRI. MUKESH AMRITLAL BAKHAI & the 1) SHRI. MUKESH AMRITLAL BAKHAI, 2) M/S. VILLA CITY BUILDERS LLP, through its Partners a) MR. PRABHULAL KHETSHI PATEL, b) MR. LALJI AKHAI BERA, c) MR. KARAN SUDHIR BHATT, d) M/S. EMPIRE BUILDERS & DEVELOPERS LLP, through its designated Partner MR. KETAN VINOD VYAS, 3) M/S. SHREE KHODIYAR DEVELOPERS, through its Partners a) MR. MUKESH VELJIBHAI BHUVA, b) MR. ARVIND BATUKBHAI MENDAPARA, c) MR. CHIRAG K. PARVADIA, d) MR. ALPESH K. KOTADIYA 'the Subsequent New Licensees' of THE THIRD PART.
10. The said Tripartite Agreement dated 12th August, 2016 has been Registered at the Office of Sub Registrar Assurance Uran, vide Receipt No.2125, Document No.Uran-1320-2016, Dated.12.08.2016.
11. The CIDCO has transferred the said Plot in favour of 1) SHRI. MUKESH AMRITLAL BAKHAI, 2) M/S. VILLA CITY BUILDERS LLP, through its Partners a) MR. PRABHULAL KHETSHI PATEL, b) MR. LALJI AKHAI BERA, c) MR. KARAN SUDHIR BHATT, d) M/S. EMPIRE BUILDERS & DEVELOPERS LLP, through its designated Partner MR. KETAN VINOD VYAS, 3) M/S. SHREE KHODIYAR DEVELOPERS, through its Partners a) MR. MUKESH VELJIBHAI BHUVA, b) MR. ARVIND BATUKBHAI MENDAPARA, c) MR. CHIRAG K. PARVADIA, d) MR. ALPESH K. KOTADIYA, vide CIDCO Letter No.CIDCO/VASAHAT/12.5%SCHEME/DRONAGIRI/936/2016/11929/ Dated: 31.08.2016.
- 12 The Promoters have entrusted the architect works to "ATUL PATEL (hereinafter called "The Said Architect") & RCC works to B. S. SUKHTANKAR, (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot.

IN THE YEAR 2018

13. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO), by its development permission-Cum-Commencement Certificate under Reference No.CIDCO/BP-15398/TPO(NM &K)/2016/2722, Dated: 01.06.2018, granted its permission to develop the said plot and to construct a building for residential cum Commercial proposes on the said plot subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building.

14. The Building being constructed on the said Plot shall be known as "IMPERIA VILLA"
15. I have made the oral enquiries from the Promoters regarding the loan and if any case is pending in the court of law then the Promoters replied in negative.

SCHEDULE

All that piece or parcel of land known as Plot No.142, Sector-50, in Village Dronagiri of 12.5% (Erstwhile Gaothan Expansion Scheme) containing measurement 1298.94 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

- On or towards the North By : Plot No.141
On or towards the South By : 11 mtrs. wide Road
On or towards the East By : 22 mtrs. wide Road
On or towards the West By : Plot No.143 & 143A

I am, thereof, of the opinion that the title of the said plot of land being Plot No.142, Under Gaothan Expansion Scheme, Sector-50, Dronagiri, Navi Mumbai, Tal.Uran, Dist.Raigad, admeasuring 1298.94 Sq. Mtrs., which stands in the name of 1) SHRI. MUKESH AMRITLAL BAKHAI, 2) M/S. VILLA CITY BUILDERS LLP, through its Partners a) MR. PRABHULAL KHETSHI PATEL, b) MR. LALJI AKHAI BERA, c) MR. KARAN SUDHIR BHATT, d) M/S. EMPIRE BUILDERS & DEVELOPERS LLP, through its designated Partner MR. KETAN VINOD VYAS, 3) M/S. SHREE KHODIYAR DEVELOPERS, through its Partners a) MR. MUKESH VELJIBHAI BHUVA, b) MR. ARVIND BATUKBHAI MENDAPARA, c) MR. CHIRAG K. PARVADIA, d) MR. ALPESH K. KOTADIYA, is clear and marketable and is free from all encumbrances subject to the terms and conditions of the said Agreement to Lease dated 18th July, 2011 and also Tripartite Agreement dated 12th August, 2016


(R. R. JINDAL)
Advocate & Notary
(JINDAL AND JINDAL LAW FIRM)
PARTNER
JINDAL & JINDAL
LAW FIRM
3-3/6/01-02, Sector-2,
Vashi, Navi Mumbai.