

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

Mob. 8082018739

E-mail: pandurangd.2007@rediffmail.com

Date: 09.05.2018

TO WHOMSOEVER IT MAY CONCERN

TITLE CLEARANCE CERTIFICATE

Sub: - Plot No. 17, admeasuring Area 249.91 Sq. Mtrs., Sector No. 50, Dronagiri, Taluka-Uran, Dist- Raigad

This is to certify that I have investigated the Title of Plot No.17, admeasuring Area 249.91 Sq. Mtrs., Sector No. 50, Dronagiri, 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.17, admeasuring Area 249.91 Sq. Mtrs., Sector No. 50, Dronagiri, Taluka-Uran, Dist- Raigad under 12.5% Scheme to Smt. Jaywanti Baliram Madhavi residing at-Chirle, Post-Jasai, Taluka-Uran, Dist. Raigad.
2. The Original allottee Smt. Jaywanti Baliram Madhavi paid to the Corporation Lease premium of Rs.4,250/- (Rupees Four Thousands Two Hundred Fifty only)



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3. That Agreement to Lease made at Belapur, Navi Mumbai on 11th day of June 2008 between the Corporation of the One Part & Smt. Jaywanti Baliram Madhavi in respect of Plot No.17, admeasuring Area 249.91 Sq. Mtrs., Sector No. 50, Dronagiri, Taluka-Uran, Dist- Raigad under 12.5% scheme & said Agreement to Lease is registered before the Sub-Registrar of Assurance at Uran, bearing document No. 1799/2008, dt. 11/06/2008 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 August 2017 between the Corporation of the One Part & Smt. Jayawanti Baliram Madhavi ("The Original allottee") is the Other Part & M/s. Shrey Infra through its Partners 1) Mr. Manish Vithalbhai Hirani, 2) Mr. Bhavesh Rameshbhai Umaretiya ("therein referred to as New Licensee") in respect of Plot No.17, admeasuring Area 249.91 Sq. Mtrs., Sector No. 50, Dronagiri, Taluka-Uran, Dist- Raigad under 12.5% scheme & said Tripartite Agreement is registered before the Sub-Registrar of Assurance at Uran bearing document No. 1321/2017, dt. 14/08/2017

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5. Corporation has recorded name as Licensee in said Plot as M/s. Shrey Infra through its Partners 1) Mr. Manish Vithalbhair Hirani, 2) Mr. Bhavesh Rameshbhai Umaretiya vide letter dated 21/08/2017, Ref.No.CIDCO/VASAHAT/SATYO/DRONAGIRI/211/2017/21953
6. That the as per the records and documents M/s. Shrey Infra through its Partners 1) Mr. Manish Vithalbhair Hirani, 2) Mr. Bhavesh Rameshbhai Umaretiya obtained the development permission/commencement certificate from Corporation vide Ref No.CIDCO/BP-15618/TPO (NM & K)/2017/2419, dated: 20/03/2018 in respect of the said Plot No.17, admeasuring Area 249.91 Sq. Mtrs., Sector No. 50, Dronagiri, Taluka-Uran, Dist- Raigad under 12.5% scheme
7. That I have taken the search from year 1999 to 2018 for the said plot of land dated 08/05/2018 its receipt No. 1420 and document no. Uran-0-2018 dated 08/05/2018 through this there are no any encumbrances of whatsoever nature on the said Plot No.17, admeasuring 249.91 Sq. Mtrs., Sector No.50, Dronagiri, Taluka-Uran, Dist- Raigad under 12.5% scheme



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8. I have gone through following record of the documents

I) Agreement to Lease dated 11th June 2008

II) Tripartite Agreement dated 11th August 2017

III) CIDCO letter dated 21/08/2017

Ref.No.CIDCO/VASAHAT/SATYO/DRONAGIRI/211/2017/21953

IV) Development permission/ Commencement Certificate Ref No.

CIDCO/BP-15618/TPO (NM & K)/2017/2419, dated: 20/03/2018

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. DANAVALE
B.COM. LL.B.
Advocate High Court
Enkey Square CHS Ltd. Shop No.2,
Plot No.21, Sec-6, Koparkhairane,
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Date: 09/05/2018

SEARCH REPORT

I had taken Search of 20 years from 1999 to 2018 at the Office of the Sub Registrar of Assurances Uran dated 08.05.2018, receipt No. 1420, Search Application No. 445/2018 document application no. Uran-0-2018, amount of Rs. 500/- on the said Plot No.17, admeasuring 249.91 Sq. Mtrs., Sector No.50, Dronagiri, Taluka-Uran, Dist- Raigad under 12.5% scheme having following entries.

Sr. No.	Year	Entries
1	1999 to 2007	Nil
2	2008	Entry
3	2009 to 2016	Nil
4	2017	Entry
5	2018	Nil

Regards,

Adv. P.G. Danawale

Adv. P. G. DANAVALE
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