

GANESH R. KADAM
ADVOCATE HIGH COURT
NOTARY (GOVT. OF INDIA)

C-1/7/2:3, Opp. Navratna Hotel,
Sector - 2, Vashi,
Navi Mumbai 400 703.
Tel. 27822223
E-mail:- advgrkadam@yahoo.in

Date: 20/07/2019


TITLE REPORT
TO WHOMSOEVER IT MAY CONCERN

The Title Report of immovable property bearing Plot No. 3, admeasuring 1750.00 sq. mtrs., situated at Sector- 6, Ghansoli, Navi Mumbai, standing in the name of M/S. NEELKANTH INFRACON and bounded as under:

On or towards the North by : Plot No. 2
On or towards the South by : Plot No. 4
On or towards the East by : 30.00 MTR WIDE ROAD
On or towards the West by : Plot No. 1

FLOW OF TITLE :

1. The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, being the New Town Development Authority within the provisions of Section 113 of Maharashtra Regional Town Planning Act, 1966, (MAHA ACT. No. XXXVIII of 1961 hereinafter referred to as the said Act) and incorporated by State of Maharashtra Under the Provisions of Companies Act, 1956 (hereinafter referred to as "CIDCO LTD") AND THE SAID CORPORATION i.e. CIDCO LTD., being empowered to deal with the land already acquired/vested within the manner it deem fit, including the power


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to dispose off any piece and parcel of plot/land, as per various proposals approved by State Government from time to time, under the provisions of Section 118 of the said Act.

2. That M/S. NEELKANTH INFRACON by its after dated 07/02/2019 requested the Corporation to grant a lease of a piece or parcel of land so acquired and vested in the Corporation of the State Government and described hereinafter.
3. That M/S. NEELKANTH INFRACON being the highest bidder of Plot No. 3, Sector-06, Ghansoli, Navi Mumbai, the Corporation has consented to grant to the Licensee a lease of all the piece or parcel of land described in the Schedule hereunder written.
4. That M/S. NEELKANTH INFRACON has paid on 07/09/2019 to the Corporation the Sale price of said Plot.
5. The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED has been allotted Plot No. 3, admeasuring 1750.00 sq. mtrs., situated at Sector- 6, Ghansoli, Navi Mumbai to M/S. NEELKANTH INFRACON and Subsequently on 23/05/2019 Agreement To Lease has been executed between CITY AND INDUSTRIAL


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DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED and M/S. NEELKANTH INFRACON. The said Agreement to Lease dated 23/05/2019 has been duly registered in the Office of Sub Registrar Thane- 8 vide document at Sr. No. TNN8-6399/2019 Receipt No. 6838 dated 23/05/2019.

6. The building Commencement Certificate Ref No. जा.क्र.नमुंमना/नरवि /ससनर/बांप./Online No. 20191CNMMC15380/2839/2019 dated 17/07/2019 is also granted by the Navi Mumbai Municipal Corporation.

Subject to the terms and conditions stated in the Agreement to Lease, the Title of immoveable property Plot No. 3, admeasuring 1750.00 sq. mtrs., situated at Sector- 6, Ghansoli, Navi Mumbai is clear and marketable based on documents and owned by M/S. NEELKANTH INFRACON are entitle to hold all the rights title and interest of the said Plot.

Issued by


GANESH R. KADAM

Advocate & Notary
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25/06/2019

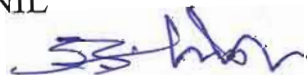
SEARCH REPORT

SEARCH REPORT in respect of immovable property bearing Land Plot No. 3, admeasuring 1750.00 sq. mtrs., situated at Sector- 6, Ghansoli, Navi Mumbai standing in the name of M/S. NEELKANTH INFRACON.

We have taken Search for 12 year i.e. from 01st January, 2008 to 24th June, 2019 at the office Sub Registrar of Assurance Thane- 3 on 24/06/2019 vide Receipt No. 11408 for Rs. 300/- issued by the Sub Registrar of Assurance Thane - 3 (subject to torn misplaced documents and papers, documents sent for binding, rebinding and index II not ready).

Search from 01st January, 2008 to 24th June, 2019

2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	NIL



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2014 NIL
2015 NIL
2016 NIL
2017 NIL
2018 NIL

2019 Agreement To Lease dated 23/05/2019 executed between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED and M/S. NEELKANTH INFRACON, with the Sub Registrar Thane- 8 vide document at Sr. No. TNN8-6399/2019 Receipt No. 6838 dated 23/05/2019.

Issued on the basis of available recorded seen by the Search Clerk and without any liability of the under signed of whatsoever

I confirm and certify that the above information is true and correct as per records maintained in the above office.

ISSUED BY


GANESH R. KADAM

Advocate & Notary

GANESH R. KADAM
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इतर पावती

Original/Duplicate

Monday, 24 June 2019 10:14 AM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 11408 दिनांक: 24/06/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: टनन3-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.गणेश आर कदम

वर्णन अर्ज क्र.1171/2019 मौजे घणसोली प्लॉट नं.3 सेक्टर-6 सन 2008 ते 2019 (12 वर्षे)

शोध-व निरीक्षण:

रु. 300.00

एकूण:

रु. 300.00

Joint Sub Registrar Thane 3

रु. दुय्यम निबंधक वर्ग ३

छापे क्र. ३

1); देयकाचा प्रकार: eChallan रक्कम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002925442201920E दिनांक: 24/06/2019

बँकेचे नाव व पत्ता:

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