

DT.30.11.2018

**SEARCH REPORT CUM**  
**TITLE CLEARANCE CERTIFICATE**

OF PLOT NO.12, SECTOR-2,  
GHANSOLI, NAVI MUMBAI.

I have carried out search of title of the Plot No.12, situated at Sector-2, Ghansoli, Navi Mumbai, admeasuring 2400 Sq. Mtrs. (hereinafter referred to as the PLOT) which now stands in the name of M/S. SHAKTI DEVELOPERS, through its Partners 1) MR. RAMESH NANJI PATEL, 2) MR. MAHESH NANJI PATEL, having address at: 112, Baba Tower, Plot No.78 & 79, Sector-17, Vashi, Navi Mumbai – 400 705 at the office of Sub-Registrar of Assurances Thane for the last 13 years (from 2006 to 2018), - vide receipt No.1111435916, dt.25.10.2018 also in the Office of CIDCO and I have submit my observation as under:

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, 2<sup>nd</sup> 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 2018**

3. By an Agreement to Lease dated: 9<sup>th</sup> March, 2018 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 M/S. SHAKTI DEVELOPERS, through its Partners 1) MR. RAMESH NANJI PATEL, 2) MR. MAHESH NANJI PATEL, (therein referred to as the LESSEES & hereinafter referred to as the PROMOTERS), the CIDCO leased a Plot of land being Plot No.12, Sector-02, admeasuring 2400.00 Sq. Mtrs. at village Ghansoli, Navi Mumbai, Tal. & Dist. Thane, (hereinafter referred to as 'THE SAID PLOT'). THE Promoters paid the Premium in full agreed to be paid to the Corporation.

30/11/18  
PARTNER  
JINDAL & JINDAL  
LAW FIRM  
B-3/6/01-02, Sector-2,  
Navi Mumbai.

B-3/6/01-02, Opp. Abhudaya Bank, Sector 2, Vashi, Navi Mumbai - 400705.

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4. The said Agreement to Lease dated 9<sup>th</sup> March, 2018 has been registered at the Office of Sub Registrar Assurances Thane-8, Vide Receipt No.3178, Document No.TNN8-2994-2018, Dated: 09.03.2018.
5. The Physical possession of the said plot has been handed over to the Promoters for Development and Construction thereof the Building for Residential cum Commercial purposes. The corporation granted permission or license to the Promoters to enter upon the said Plot of land for the purpose of erecting building/s.
6. The Navi Mumbai Municipal Corporation, by its development permission-cum-Commencement Certificate under Reference No.NMMC/TPO/BP/CaseNo.20181CNMMC13701/4181/2018, Dt. 16.10.2018 granted its permission to develop the said Plot and to construct a Building for residential cum Commercial Purposes 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.
7. The Building being constructed on the above said Plot shall be known as "SHAKTI AURA" consisting Ground + 19 Floors.
8. I have made the oral enquiries from the Builders regarding the loan and if any case is pending in the court of law then the Builders replied in negative.

**SCHEDULE**

All that piece or parcel of land known as Plot No.12, in Sector-2, of Ghansoli, Navi Mumbai, admeasuring 2400.00 Sq.Mtrs. or thereabouts and bounded as follows that is to say:

On or towards the North By : Plot No.10  
On or towards the South By : Plot No.13 + Plot No.14  
On or towards the East By : Railway Boundary  
On or towards the West By : 30.00 mtrs. wide road

I am, thereof, of the opinion that the title of the said Plot No.12, situated at Sector-2, Ghansoli, Navi Mumbai, admeasuring 2400 Sq. Mtrs., now stands in the name of M/S. SHAKTI DEVELOPERS, through its Partners 1) MR. RAMESH NANJI PATEL, 2) MR. MAHESH NANJI PATEL is clear and marketable and free from all encumbrances, subject to the terms and conditions of the said Agreements to Lease

BJR/959/18/SEARCH

(R. R. JINDAL)  
ADVOCATE (NOTARY)  
(JINDAL AND JINDAL LAW FIRM) PARTNER  
**JINDAL & JINDAL**

LAW FIRM

B-3/6/01-02, Opp. Abhudaya Bank, Sector 2, Vashi, Navi Mumbai - 400705  
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